



CITY OF GEARHART

698 PACIFIC WAY • P.O. BOX 2510 • GEARHART, OREGON 97138
(503) 738-5501 • (503) FAX 738-9385

APPLICATION BEFORE THE CITY OF GEARHART PLANNING COMMISSION

PLANNING COMMISSION
2ND THURSDAY, 6:00 PM

DATE RECEIVED 05/14/21

1. APPLICANT: CUMMINS SPEAKMAN PHONE: 503-717-1610
MAILING ADDRESS: 201 SOUTH COTTAGE AVE GEARHART, OR 97138-4056
EMAIL ADDRESS: jspeakm@gmail.com CELL PHONE: 503-440-5453
2. PROPERTY OWNER: CUMMINS AND DIANE SPEAKMAN PHONE: 503-717-1610
MAILING ADDRESS: SAME
EMAIL ADDRESS: SAME CELL PHONE: 503-440-5453
3. SURVEYOR/ ENGINEER: NA PHONE: _____
MAILING ADDRESS: _____
EMAIL ADDRESS: _____ CELL PHONE: _____
4. LEGAL COUNSEL: LAWRENCE POPKIN PHONE: 503-738-3400
MAILING ADDRESS: 1580 N ROOSEVELT DRIVE SEASIDE, OR 97138
EMAIL ADDRESS: lpopkin@campbellpopkin.com CELL PHONE: 503-994-9204
5. PROPERTY LOCATION: 1368 PACIFIC WAY GEARHART, OR
6. LEGAL DESCRIPTION OF PROPERTY:
(A) ASSESSORS PLAT AND TAX LOT: 61010BA00201
(B) ADDITION, BLOCK, AND LOT: PARCEL 2 PARTITION PLAT 1990-12

PER SEC 13.080 OF THE GEARHART ZONING CODE ACTUAL EXPENSES INCURRED BY THE CITY DURING THE PROCESS OF TECHNICAL EVALUATION OF AN APPLICATION SHALL BE BORNE BY THE APPLICANT, IN ADDITION TO THE FILING FEES ESTABLISHED BY RESOLUTION. UNPAID PENALTIES, FINES OR INCUMBRANCERS OWED TO THE CITY OF GEARHART ARE GROUNDS FOR WITHHOLDING ISSUANCE OF A PERMIT. DO YOU OWE ANY MONEYS TO THE CITY OF GEARHART? (CIRCLE) YES NO

7. SIGNATURE (APPLICANT) Cummins Speakman DATE: 5/6/21
PRINT CUMMINS E SPEAKMAN
8. SIGNATURE (OWNER) Diane K. Speakman DATE: 5.6.21
PRINT DIANE K SPEAKMAN

NOTICE: ALL ITEMS MUST BE COMPLETED IN ORDER FOR THE APPLICATION TO BE DEEMED COMPLETE AND READY FOR PROCESSING.

TO BE COMPLETED BY STAFF
DOES APPLICANT OWN ANY MONEY TO THE CITY? _____ IF SO, AMOUNT _____
FOR _____ ACCOUNT # _____ DEPARTMENT STAFF _____ (INITIAL)



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APPLICATION FOR CONDITIONAL USE

In certain districts conditional uses may be permitted subject to the granting of a Conditional Use Permit. Because of their unusual characteristics or special characteristics of the area in which they are to be located, conditional uses require special considerations, so they may be properly located with respect to the Comprehensive Plan and zone standards.

PLANNING COMMISSION
2ND THURSDAY, 6:00 PM

DATE RECEIVED 05/14/21
APPLICATION FEE: \$2000.00 PD 02

1. APPLICANT CUMMINS SPEAKMAN PHONE 503-717-1610
MAILING ADDRESS 201 SOUTH COTTAGE AVE GEARHART, OR 97138-4056
EMAIL ADDRESS jspeakm@gmail.com CELL PHONE 503-440-5453
2. PROPERTY OWNER SAME AS ABOVE PHONE _____
MAILING ADDRESS " _____
EMAIL ADDRESS " _____ CELL PHONE _____
3. PRESENT ZONE C-2
4. PROPERTY LOCATION 1368 PACIFIC WAY GEARHART, OR
5. LEGAL DESCRIPTION PARCEL 2 PARTITION PLAT 1990-12
6. SKETCH DRAWN TO SCALE ATTACHED _____
7. DETAIL AND REASONS FOR REQUEST WE WISH TO CONVERT A PORTION OF THE EXISTING BUILDING TO A SINGLE-FAMILY RESIDENCE. SEE ACCOMPANYING COVER LETTER
8. INDICATE COMPLIANCE WITH ARTICLE 8 CONDITIONAL USE AND ANY RELEVANT SECTIONS OF THE ZONING ORDINANCE SEE ACCOMPANYING ADDENDUM
9. COPIES: AFTER THE APPLICATION IS DEEMED COMPLETE SUPPLY 15 COPIES DRAWN TO SCALE NO SMALLER THAN 11" X 17" AND ONE PDF SENT TO planning@ci.gearhart.or.us ✓ SENT 5/8
10. ATTACH LIST OF NAMES OF RECORD OWNERS OF CONTIGUOUS LAND WITHIN 200' ✓
11. SIGNATURE (APPLICANT) Cummins E. Speakman DATE 5/7/21
PRINT CUMMINS E SPEAKMAN
12. SIGNATURE (OWNER) Diane K. Speakman DATE 5.7.21
PRINT DIANE K SPEAKMAN

NOTICE: ALL ITEMS MUST BE COMPLETED IN ORDER FOR THE APPLICATION TO BE DEEMED COMPLETE AND READY FOR PROCESSING.

COVER LETTER –

To accompany Conditional Use Application for 1368 Pacific Way, Gearhart, OR.

May 7, 2021

To whom it may concern,

My daughter, Rachel Speakman is a recent graduate of the Art Institute of Chicago. She was born and raised on Cottage Avenue in Gearhart. Her mother Diane and I own and operate Sesame and Lilies, a home decor store in Cannon Beach, which we originally started on the corner of US 101 and Pacific Way in 2003.

Rachel is a painter and illustrator. At the Institute she specialized in ceramic sculpture. It is her desire to return to this form of work. It requires heavy equipment and a reasonable amount of space. As any artist does, she also needs a place to display her work. She currently rents a small studio in our shop building in Cannon Beach which does not lend itself to the pursuit of clay sculpture. She also rents a small house in Seaside. The combined rents are significant.

Out of a desire to help Rachel procure a permanent domicile in the area, we began looking for a small house. But real estate prices have recently gone up significantly. Even if we were to find an affordable house, she would still need a suitable workspace. This is no easy task in today's market. She needs space – a place for a kiln, a place to display work and meet with clients. These activities are not permitted in a residential zone.

The Gearhart Ironwerks building represents the obvious solution. I worked there as a blacksmith alongside John Emmerling over a three-year period in the late nineties. I know the building and its history well. All the infrastructure is in place to support any artistic endeavor. It features a spacious showroom, ideally suited for displaying art and meeting clients. It also features a large workroom with concrete floor. Being set back as it is from the highway, it is not a tourist destination. Many of the Ironwerk's former clients are local residents. We feel that the presence of a working artist's studio would provide an important cultural component to the area. Rachel's mother Diane is also a prolific painter and would display her work here as well.

The adjacent former Arco gas station on Hwy 101 has supported a furniture maker and later a glassblower. It is now being used as a painting studio. By supporting local artists, the City of Gearhart can play an important role in adding to the vibrancy and aesthetics of the local community.

We are working with Vito Cirelli of Open Concept Architecture in Portland on the design, Specialized Remodeling of Astoria will do the construction. Keith Keranen Excavating will do the septic work. We've met with Mark Brien for input on local codes. He has assured me that from his standpoint, as long as we are approved and all codes complied with, the project seems reasonable. I have provided plan drawings and a site plan for your review. Time is of the essence, so we would like to get this application on the docket as soon as possible. When it comes up for consideration, we urge you to approve our request for addition of a single-family residence at 1368 Pacific Way.

Thank you.

A handwritten signature in black ink that reads "Jay Speakman". The signature is written in a cursive, flowing style.

Addendum to Conditional Use Application for 1368 Pacific Way, Gearhart.

Reference: City of Gearhart Zoning Ordinance #684

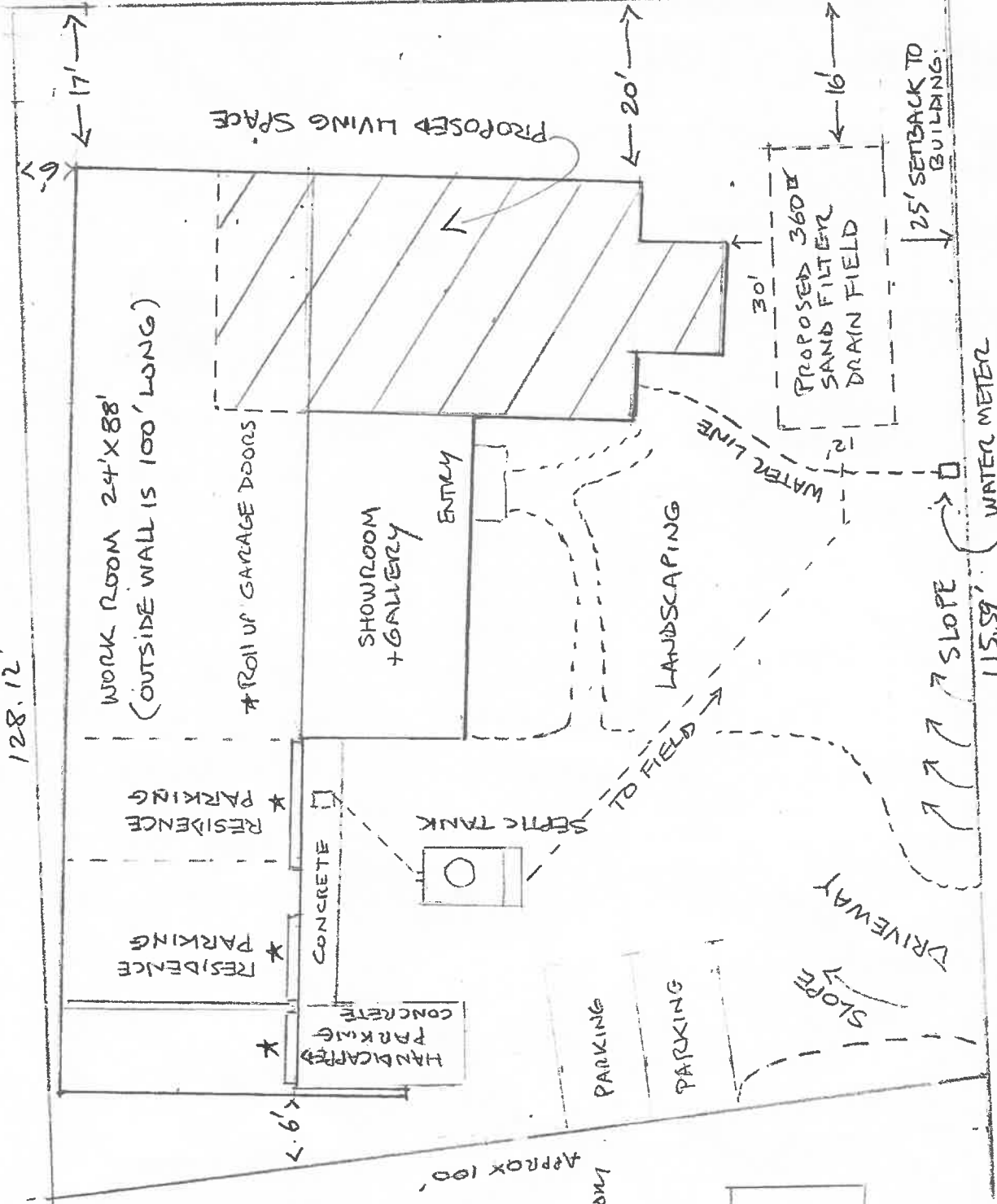
Article 8. CONDITIONAL USES

Section 8.040. OVERALL CONDITIONAL USE CRITERIA. Standards 1 through 7

1. We believe that the proposed use is consistent with the policies of the Comprehensive Plan.
2. A demand exists for the proposed use at this location. The building, which has been unused for several years, was built in 1993. Designed as a metalworking studio, it has a long history of commercial activity and supported a locally owned family business for 25 years. The showroom, which was expanded in 2003, has natural light, attractive landscaping, office and existing ADA restroom. It is perfectly suited for its intended use as an art gallery. The proposed living quarters will take up a paint room, foyer, and a small portion of the workroom.

There is a shortage of affordable housing in Gearhart. Since it seems ideally suited for its proposed use as an artist's residence, studio and gallery, we suggest that this would be a natural next step in the building's evolution. The proposed living quarters will take up less than 1000 sq ft, or about 25% of the available interior space, leaving over 3000 sq ft for workspace and storage. We have been unable to find any other sites of similar size and quality in the area.
3. No change is proposed to the existing footprint of the building. There will be minimal impact to neighboring properties.
4. Little change in traffic is anticipated. If anything, traffic would be reduced as the artist/resident will not be commuting to and from Seaside to work at the studio.
5. Public facilities are adequate for the proposed use.
6. The topography of the site affords adequate drainage for a septic system. The soil is mainly sand, and a local contractor has inspected the site and provided a bid for replacing the existing septic tank with a dual chamber 1500-gallon tank with internal pump and constructing a bottomless sand filter septic drain field in compliance with local codes.
7. The site does have adequate area to accommodate the proposed use. The existing driveway, parking areas, and other facilities have long been in use. All utilities are in place for the addition of a residence. No change to the outer walls of the building are anticipated. Setbacks are all in compliance as required by the City of Gearhart.

128.12'



WORK ROOM 24' X 88'
(OUTSIDE WALL IS 100' LONG)

PROPOSED LIVING SPACE

* ROLL UP GARAGE DOORS

SHOWROOM
+ GALLERY

ENTRY

* RESIDENCE
PARKING

* RESIDENCE
PARKING

HANDICAPPED
PARKING
CONCRETE

CONCRETE

SEPTIC TANK

PARKING

PARKING

LANDSCAPING

WATER LINE

PROPOSED 360 SF
SAND FILTER
DRAIN FIELD

25' SETBACK TO
BUILDING

WATER METER

SLOPE

SLOPE

DRIVEWAY



JAY SPEAKMAN
 201 SO COTTAGE AVE
 GEACHART, OR
 97138
 503-440-5453
 jspeakm@gmail.com

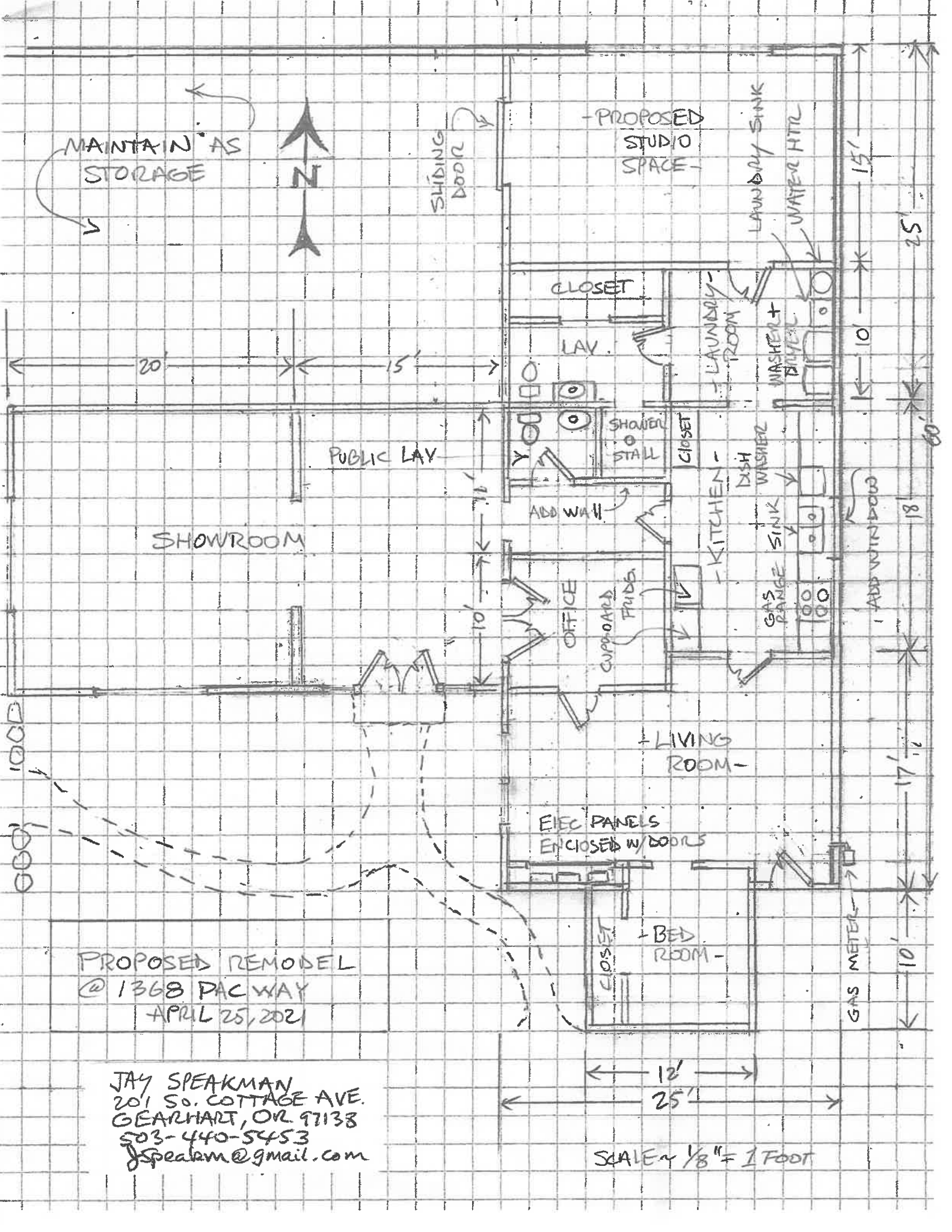
APPROX 100'

SITE PLAN FOR
 1368 PAC. WAY
 GEACHART, OR

PARCEL 2 PARTITION PLAT 1990-12
 TAX MAP KEY 61010BA00201

PACIFIC WAY

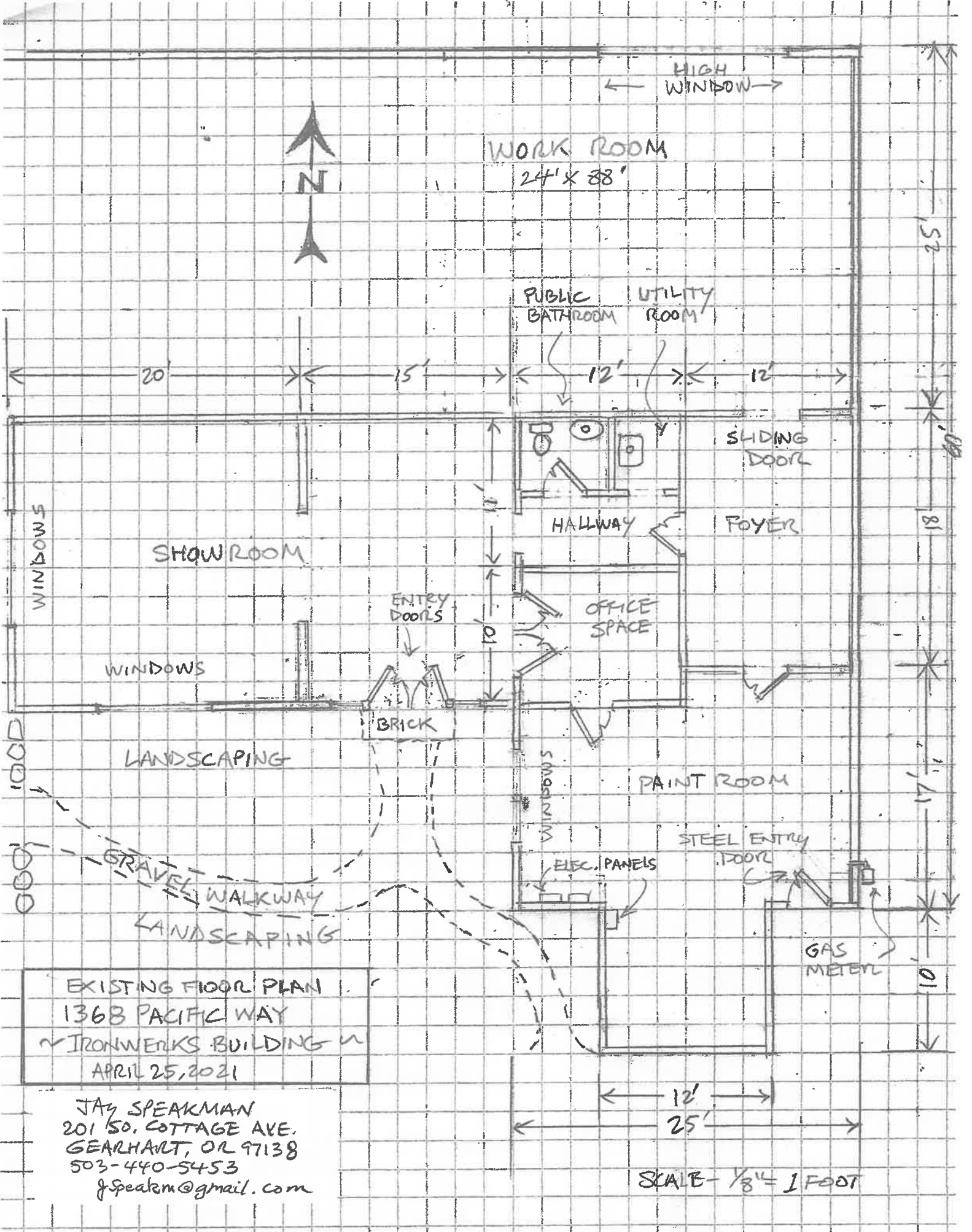
SCALE = 1" = 16'



PROPOSED REMODEL
 @ 1368 PAC WAY
 APRIL 25, 2021

JAY SPEAKMAN
 201 SO. COTTAGE AVE.
 GEARHART, OR 97138
 503-440-5453
 jspeakm@gmail.com

SCALE 1/8" = 1 FOOT



EXISTING FLOOR PLAN
 136B PACIFIC WAY
 ~ IRONWERKS BUILDING ~
 APRIL 25, 2021

JAY SPEAKMAN
 201 SO. COTTAGE AVE.
 GEARHART, OR 97138
 503-440-5453
 j.speakm@gmail.com

SCALE - 1/8" = 1 FOOT