

Statement in Regards to Use of 137 S Beacon

My name is Shannon Smith and my wife is Alex Smith. We have lived in Oregon for most of our lives and we have two grown male children, Keegan and Michael. For nearly 15 years I have worked as a psychiatric nurse practitioner at the Veterans Administration and at Multnomah County Health Department. Alex also has had a long career working as a community psychiatric nurse working with homeless youth with mental health & substance use issues in Downtown Portland.

Our family has vacationed in Tillamook County most of our lives enjoying the outstanding camping and beach activities at Cape Lookout. We also fell in love with the town of Rockaway Beach – with its long impressive beach and traditional beach town vibe. Our children intend to remain in Oregon and it our hope after developing this property to eventually open a specialty boutique while living in our residence above the shop full time.

We purchased our home on 137 S. Beacon and fell in love with the possibility of developing a home/business of our own near the downtown boardwalk and so close to the beach! We fully intend to develop our property as residential to the commercial standard with the intention of eventually having a mixed use property on South Beacon. We realize that South Beacon was rezoned commercial under the comprehensive plan with nearly all historical properties on our street being residential developments.

That being said we see ourselves as pioneering a first mixed use development on South Beacon that could potentially encourage further development of mixed use properties on South Beacon in alignment with the vision for the downtown commercial zone. We see this as a win/win for the City in both increasing the stock of new housing while also potentially increasing the number of commercial businesses contributing to the tax base.

The commercial future use we envision is likely a very small retail business selling plants, candles, and essential oils run by my wife. We would be intending to generate mostly foot traffic and would not have a need for additional parking or be impacting traffic on South Beacon.

We request that the planning commission approve our conditional use permit to build our home as residential on a street/lot that has historically been residential only. Our new beautiful home would adhere to current commercial standards and we believe would be a big improvement to the City and in line with its Comprehensive Plan. With this conditional variance approved we will be able to move forward with financing and constructing of our own home/business in Rockaway Beach and finally realize our dream of being residents here on the beautiful Oregon Coast.