



# SEASIDE Signal



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## Smith gets another shot at barn permit

**Gearhart Planning Commission must decide if owner has substantially completed conditional use permit**

By Katherine Lacaze  
Seaside Signal

The Land Use Board of Appeals has ordered the city of Gearhart to reconsider Shannon Smith's conditional use permit for her historic livery and determine if she's completed substantial construction and, if not, whether she's entitled to another six-month extension.

"What happened was positive for me and, I think,

for Gearhart," Smith said. "We're very excited to get it behind us and make this a wonderful gathering place for people in the city."

She announced during public comment of the Gearhart City Council's meeting April 1 that she had received the Land Use Board of Appeals' decision, but it was not further discussed at the meeting.

The three-member board heard oral arguments in Portland on Feb.

26, the final stage of a lengthy appeal process. Shelby Rihala, an associate with Jordan Ramis PC who specializes in land-use issues, represented the city; Smith was represented by her attorney Dan Kearns, of Portland.

The written opinion provided by the board summarizes that Smith was appealing the city's decision that her conditional use permit was void and, subsequently, denying her request for a second extension of the permit.

See Smith, Page 10A



KATHERINE LACAZE PHOTO

**Gearhart resident Shannon Smith has been trying for several years to renovate her historic livery for use as an events center. She obtained a conditional use permit in 2012, which the city believes expired last year.**

*Council reviews pot dispensary ordinance*

**Business license ordinance also to be amended**

By Katherine Lacaze  
Seaside Signal

City Council is slowly moving ahead on adopting an ordinance to regulate medical marijuana dispensaries within city limits and the Urban Growth Boundary.

At its meeting Monday, the council read a draft ordinance, crafted by the Seaside Planning Commission, in its entirety, as well as a proposed amendment to the business license ordinance.

The first step to allow dispensaries in the city will be to amend the Code of Seaside, which currently prohibits any business that is unlawful, illegal or prohibited by state and federal laws. The proposed amendment changes the business license ordinance to include the sentence: "Notwithstanding the aforementioned provisions, a license can be issued for medical marijuana dispensaries that comply with the additional licensing requirements in Chapter 118."

The wording is meant to narrowly allow medical marijuana facilities without leaving the possibility for other illegal business activity, Seaside Planning Director Kevin Cupples said.

"(The ordinance) has just been opened a crack," he said.

In addition, a new chapter regulating dispensaries will be added to the Code of Seaside. The chapter, as proposed, requires all medical marijuana dispensaries to be registered in accordance with the Oregon Revised Statutes and Oregon Administrative Rule. Dispensary owners must be licensed with the Oregon Health Authority prior to operation.

It also requires background checks for anyone who owns, volunteers with or works in a dispensary. Dispensaries will not be able to operate from 8 p.m. to 8 a.m. and distributing marijuana or marijuana-infused products free of charge will be prohibited. Other chapter sections deal with licensing, license validity and annual review for renewal, revocation and suspension of licenses and penalties for violating provisions in the chapter.

See Council, Page 12A

## Seaside man gives smile, waves to drivers on Highway 101

**Assisted living facility resident shares memories from his years as football star, architect**

By Katherine Lacaze  
Seaside Signal

If you have traveled along U.S. Highway 101 in south Seaside any time during the past few months, chances are you've caught a glimpse of Gary Lewis doing one of his favorite pastimes: Smiling and waving at passersby, or perhaps soliciting a honk from a fleeting truck.

On dry days, the 69-year-old resident of Avamere at Seaside – formerly Necanicum Village Senior Living before its recent acquisition by the Avamere Family of Companies – frequents the sidewalk in front of the facility, trying to brighten the days of those he sees.

He has been quite successful in this mission, according to Avamere staff. They have received calls from multiple people and visitors expressing gratitude for the smile and wave they received from Lewis and, often, wanting to learn a little more about him. When he's not outside, fulfilling his unofficial role as emissary for the assisted living facility, people will inquire if he's alright.

People who have been touched by Lewis' wave when passing by him on Highway 101 have thanked him for his kindness with various gifts, such as a cake, hot beverages, a baseball cap and other items. But, as a social and thoughtful person, Lewis' primary goal is to

make people happy, said Sue Spivey, director of health services.

"That reward is enough for him; anything else is like icing on the cake," she added.

### Getting to know Gary

Lewis was born in Ohio in January 1946 to Francis Harvey Lewis Jr. and Gladys Katherine Title. He was a star quarterback on both his high school and college football teams, and he participated in several other sports, such as basketball and track and field. Black and white photos of Lewis show him, as younger man, donning his football uniform or wearing a letterman jacket.

He graduated from Ohio State University in the 1960s and soon after was drafted by the Army and went to Vietnam. He fulfilled a mandatory four-year military stint and re-enlisted for two more years. He wasn't injured and he doesn't feel he was psychologically impaired from the experience either. For his service, he received a National Defense Service Medal; a Vietnam Service Medal; a Vietnam Campaign Medal; a Bronze Star Medal; a Meritorious Unit Commendation emblem and others.

He moved to Florida in his late 20s and lived there for about 30 years, during which time he designed dozens

of buildings as an architect. His work spanned single and multi-family dwellings, condominiums, commercial buildings, tennis clubs and more. His portfolio includes the World Tennis Center in Naples, Fla., and the Shippo Landing Condominiums in Marco Island, Fla. Lewis moved to Oregon about 13 years ago but his mother, Gladys, and sisters, Deloris and Jeanne, still reside in Florida.

To this day, Lewis is an avid sports fan and he sticks to his roots by following the Cleveland Browns. He also has an affinity for the Florida manatee, which is evident through his many decorations, including a throw pillow and figurine, that depict the animal. He even has swam with manatees before, he said.

### Sustaining a smile

Lewis suffered a debilitating stroke in 1980 that impaired his ability to speak except for a few words. His mind, however, is sharp and he has no problem comprehending and finding alternative ways of communicating. He has carefully preserved many aspects of his past in photographs, documents and other mementos, which he can refer to when sharing his story.

A family tree, for instance, links Lewis as a second cousin seven times removed to George Washington. His collection of keepsakes also includes a copy of Eddie Robinson's "Lucky Me," signed by the famous baseball player, and a book about Oregon that he received as a thank you for volunteering at Legacy Meridian Park Medical Center in Tualatin. Together, these and other personal items combine to create a portrait of who he is.

Others might have succumbed to an affliction that limited their speech and motion, but not Lewis, Spivey said. He maintains a cheery disposition and strives to be as independent as possible. He likes to dress nicely and be clean shaven. He doesn't struggle to assert autonomy – he's well-known and liked in and out of the facility, Spivey said. Other patrons and staff members described him as friendly, social and "a love."

"We're quite fond of him," Spivey said.

**Gary Lewis, 69, has assumed the unofficial role of emissary for Avamere at Seaside (formerly Necanicum Village Senior Living) where he is a resident. Lewis often can be seen frequenting the sidewalk outside of the facility to brighten the days of passing travelers with a smile and a wave.**

KATHERINE LACAZE PHOTO



## Seaside sees new surplus of thrift, vintage stores

By Katherine Lacaze  
Seaside Signal

In the past year, Seaside has seen an emergence of thrift shops and similar stores, and many store owners see that as an opportunity to give locals and visitors a multitude of inexpensive options.

Currently, there are at least 10 thrift stores in the area, not including a children's consignment store in Gearhart, antique stores and nonprofit clothing exchanges, like Father's Closet at Welcome Home Church. Other stores that opened last year, such as Nature's Spirit, came and went in a matter of months, along with the Helping Hands Thrift Store, which closed in September.

Cheryle Barker, Seaside's Tri-City Spay & Neuter Thrift Shop board president, said there has not been a time in recent memory when this many thrift shops were in the area. When she started volunteering

at the Spay & Neuter Thrift Shop about 15 years ago, Rag and Bone was the only other thrift shop she can remember. The Spay & Neuter Thrift Shop is the oldest in the city. The store started in 1968, moved to its Broadway location in 1988 and got its current title October 2013. Rag and Bone was established in the mid-1990s.

At the start of each summer, Barker creates a brochure of thrift, resale and consignment stores in Gearhart and Seaside. The rapid addition and subtraction of several shops in 2014 made the brochure outdated before the end of summer.

"I have no idea why they're springing up," Barker said, though she thinks many people still are struggling financially from the economic downturn and can't afford to purchase things at big box stores, so they're turning instead to thrift shops.

See Thrifts, Page 9A



KATHERINE LACAZE PHOTO

**Seaside's STUFF, which opened in July 2014 on Roosevelt Drive, is one of many thrift stores that has opened the past year**

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