

**The CITY OF COOS BAY  
PLANNING COMMISSION MINUTES**

**Tuesday, May 8, 2012**

**6:00 P.M. Coos Bay Library, 525 Anderson Avenue**

**ATTENDANCE**

**COMMISSIONERS:** Chairman Christine Coles, Commissioners Jim Berg, Bruce Harlan, Phil Marler, Chris Hood, Jeff Marineau and Danny Stoddard

**STAFF:** Laura Barron, Planning Administrator  
Debbie Erler, Planner 1

**SIGNED-IN GUESTS:** None

---

**APPROVAL OF MINUTES**

Approval of the Planning Commission minutes of March 13, 2012.

**MOTION:** Commissioner Harlan – Approve the Planning Commission minutes of March 13, 2012 as submitted.

**SECOND:** Commissioner Hood

**VOTE:** Unanimous

**ABSTAIN:** Commissioners Jim Berg and Jeff Marineau

**CCI/PUBLIC COMMENTS** None

**ADMINISTRATIVE**

**ITEM A - One-year Extension Request - Conditional Use ZON2008-00052:** The applicant Mr. and Mrs. Gary Angell, 10 Crater Lake Blvd, Medford, OR 97504, is requesting a one-year extension approval to allow the replacement of the single-family dwelling in Coos Bay Estuary Management Plan Shoreland Unit 28-UW and zoned Waterfront Industrial (W-I) with conditions regarding the removal of riparian vegetation, the installation of the open cell channel protection system prior to the reestablishment of the dwelling structure, and approval of a Site Plan and Architectural Review. The property is located on the west side of 6<sup>th</sup> Avenue, south of H Street (T.25, R.13, S. 36BD - Tax Lot 1100). Mrs. Barron noted a correction to the staff memorandum which indicated the extension would expire in the year 2010, should be the year 2013.

The Planning Commission discussed the proposed bridge work by the ODOT and how it may affect the property. They discussed the abutting property and development in the surrounding area. Mrs. Barron stated a condition of approval for the Conditional Use Permit is that a SPAR approval will be required prior to construction of the single-family dwelling.

**MOTION:** Commissioner Harlan – Approve the one-year extension request for Conditional Use application #ZON2008-00052, with approved Conditions, for a period of one year beginning June 10, 2012.

**SECOND:** Commissioner Marineau

**VOTE:** Unanimous

**ITEM B – Vending on Public and/or Right of Way:** The City Council asked staff to look in putting vending carts on public property such as the Boardwalk, Pedway, and Mingus Park. Currently vending carts are only located on private property. Vending is allowed in a lot of larger cities on public property. The questions is if we should allow vending and, if so, should we limit the allowed locations, type of carts, the number of carts, durations, etc.

Commissioner Berg stated every city has “Street Culture”, and we should not limit the type of vending. This type of use will bring life into our downtown core area. There were a couple food carts on the sidewalks during the “Wine Walk”. He said over 500 people participated in the “Wine Walk” this year. It brings people to the area and we should encourage all types of vending, including food, flowers, and retail just like Wednesday Market.

Chairman Coles stated she agrees, but she would not want food on the boardwalk due to the mess, wind and access. She said the Old Fire Station or Pedway property would be great locations. She stated a number of years ago she had a coffee cart in the downtown area and the wind is really bad and getting the cart to the site, setting up and removing the cart daily is time consuming and cumbersome.

Commissioner Berg said he is not opposed to food carts on the Boardwalk. He said it is just a dock and there needs to be stuff going on to bring people to the area.

Commissioner Marineau stated issues such as access for the cart, set-up and removal, as well as the wind will be self-regulating. He said that if it is too much trouble, people are not going to want to locate there.

Chairman Coles stated she is 100 percent for allowing vending carts, but there needs to be some protection (insurance) to cover damage from blowing items such as signage or canopies.

Commissioner Stoddard stated there could venders selling arts and crafts. He said we need to keep an open mind.

Commissioner Berg stated we should not try to over regulate vending. He said the “Pedway” is another unused and unattractive site. He said we need as many activities in the Downtown area as possible.

Commissioner Marler stated he is in favor of less regulations, more variation and let the market decide (supply and demand).

Commissioner Marineau asked about issues related to existing vending carts. Mrs. Barron stated currently there are vending carts on private property and the main issues are location (to insure traffic safety, adequate off-street parking) and grey water disposal. She stated mobile food carts are also regulated by the Health Department.

Commissioner Berg stated in Paris they have book sales and other none food items all over. It will get people to the boardwalk or Pedway and it may spill over into the downtown area. There is something about vending that brings vitality; we need to be more liberal rather than more restrictive.

Chairman Coles stated there are a number of locations that would work for vending carts. She said there needs to be some regulation such as a business license and liability insurance, along with the Health Department regulations.

Commissioner Hood asked about regulations regarding pedestrian passage. He said there could be issues for some businesses if carts are set-up next to their front door. He said some consideration needs to be given to current business owners, such as not allowing a flower vending cart in front of a flower shop or a hot dog vender in front of a restaurant. He added that he agrees that any activity will people to the area.

Chairman Coles said any activity in the downtown area can have economic spillover. She said the Wednesday Market brings a couple thousand people to the downtown area and business owners need to capitalize on the spillover by offering Wednesday specials.

Commissioner Berg stated the town comes alive during the Wednesday Market and the Friday Wine Walk. He said the more we can use the downtown as a venue the more people to come to the area.

Commissioner Danny asked about the location of the carts. Mrs. Barron stated the City would need to designate locations approved for carts and when their business license is issued they would be assigned a location. She said there are locations where carts would not be approved due to inadequate pedestrian passage.

Commissioner Marler stated he is not opposed to vending on public property, including Mingus Park, but pedestrian traffic must be protected.

Commissioner Berg stated the more we can use the downtown as a venue, the more people it will bring to the downtown area and we need to be open to new ideas.

Commissioner Hood stated that if a business owner doesn't want a food vender in front of their business then the City can find the vender a new location.

Mrs. Barron stated there is a need for clear pedestrian passage and there should be setbacks from similar businesses, such as, a 50-foot setback from a restaurant if the vender is selling food and from a flower shop if the vender is selling flowers. She asked if vending should be prohibited in the parks as is done in most of the cities she reviewed. The Commission agreed vending should be allowed in the parks.

Commissioner Berg stated that scheduled events bring people to the area.

Mrs. Barron stated staff will meet with the Downtown Business Association and the Chamber for their input. Staff will then submit a report to the City Council.

### **COMMISSION COMMENTS**

Commissioner Berg invited everyone to the upcoming boat building center fundraiser dinner.

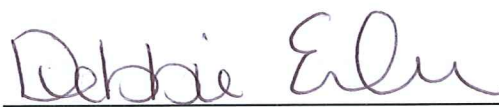
Chris Coles stated the Park Commission is working on a Parks Master Plan and she encouraged everyone to take the time to submit their comments. Chairman Coles stated she is concerned about pedestrian safety at the crosswalk by the pool. She said drivers don't stop for pedestrians in the cross walk.

**STAFF COMMENTS** None

**ADJOURNMENT** 6:45 p.m.



Christine Coles, Chairman  
City of Coos Bay  
Coos County, Oregon

ATTEST:   
Debbie Erler, Planner 1, City of Coos Bay

**APPROVED AS REVISED JULY 10, 2012**

G:\DCS\PLANNING\Minutes PC\2012\DRAFT\Mn05-08-2012.doc