

CITY OF COOS BAY CITY COUNCIL

Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
January 6, 2026	6.b

TO: Mayor Benetti, Council President DiNovo, and City Councilors

FROM: Chelsea Schnabel

THROUGH: Nichole Rutherford, City Manager

ISSUE: Public Hearing to Consider Type IV Land Use Application #187-25-000138-PLNG for Text Amendments and Code Clean Up - Requires Enactment of Ordinance

SUMMARY:

The proposal amends Coos Bay Development Code (CBDC) Title 17 for clarity, ease of use, and for consistency with current State and Federal laws and City plans, policies, and internal processes. While this proposal is substantial, it is not a comprehensive update. This update will set the stage for work on housing-focused updates in 2026, work funded by a Department of Land Conservation and Development (DLCD) Housing Technical Assistance grant.

ACTION REQUESTED:

Hold a public hearing and accept public comments.

The Planning Commission recommends City Council:

1. **APPROVE** Land Use Application #187-25-000138-PLNG based on the information presented by the applicant, all evidence in the record to-date, and the recommended findings of approval as presented; and,
2. **ENACT** an ordinance confirming those amendments authorized to the Coos Bay Development Code.

BACKGROUND:

The City of Coos Bay Development Code (CBDC) falls under Title 17 of the Coos Bay Municipal Code (CBMC). This code sets forth the provisions regulating land use development in city-limits. It is amended as needed to comply with State and Federal laws as well as to align with current City plans, policies, and internal processes. The current code is inconsistent, difficult for staff to implement, difficult for the public to utilize, and presents barriers to development. It is not current with laws related to content-neutral sign regulations and the siting of child care facilities and manufactured dwellings.

The Coos Bay Planning Commission conducted various work sessions over the course of 2023 through 2025 to consider the need for amendments to CBDC. The proposal was made available for review and comment in September/October 2025. The Coos Bay Planning Commission conducted the first public hearing on this matter on December 9, 2025, and, after having received no public comment, motioned (5-0) to recommend the Coos Bay City Council approve Land Use Application #187-25-000138-PLNG as presented. Refer to attached Record Outline and Recommended Findings of Fact.

BUDGET IMPLICATIONS:

City Council Meeting January 6, 2026

None.

ATTACHMENT(S):

- DRAFT Recommended Findings of Fact (25-138)
- Record Outline (25-138)
- Ordinance_____Amendments_Code_Clean_Up__25-138_.pdf
- Attachment_B__legislative_draft_amendments_.pdf