

# CITY OF COOS BAY PLANNING COMMISSION

## Agenda Staff Report

| MEETING DATE  | AGENDA ITEM NUMBER |
|---------------|--------------------|
| July 14, 2026 | 3.a                |

TO: Planning Commission

FROM: Chelsea Schnabel, Community Development Director

THROUGH: Chelsea Schnabel, Community Development Director

ISSUE: Big Box Store Implications for the City of Coos Bay

### **SUMMARY:**

City Staff will provide the Planning Commission with information regarding big box store implications.

### **ACTION REQUESTED:**

Discuss whether big box store development is a problem warranting further engagement, analysis, and regulation in the city of Coos Bay.

### **BACKGROUND:**

On May 5, 2026, Council heard from two local business owners: Christopher Liga (Farr's Hardware, Coos Bay) and Christina Bloom (Perry's Supply, North Bend) about their concerns regarding the potential impacts of a Home Depot coming to Coos Bay. Ms. Bloom presented additional details to City Council at their May 19, 2026, meeting about potential land use restrictions that could be implemented to mitigate community impacts (attached). City Council asked staff to consider the matter further to determine options and implications. South Coast Development Council (SCDC) prepared a Trade Area Retail Gap Analysis (attached).

### **BUDGET IMPLICATIONS:**

N/A

### **ATTACHMENT(S):**

- Implications of Restricting Big Box Stores\_CC Presentation (6.23.26)
- SCDC\_Retail Research for Coos Bay Trade Area
- CBloom CC Comments\_Large Retail Formula Proposal (5.19.26)