

CITY OF COOS BAY JOINT WORK SESSION

Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
July 30, 2026	2.b

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

FROM: Chelsea Schnabel, Community Development Director

THROUGH: Nichole Rutherford, City Manager

ISSUE: Report on Planning Commission's Big Box Store Discussion

SUMMARY:

Planning Commission was presented with big box store implications at their regular July 14, 2026, meeting. Commissioners reached the consensus that big box store development in Coos Bay is not a problem warranting further engagement and regulation because the City is already implementing regulations sufficient to balance community impacts while encouraging balanced economic growth; also, exploration of a dark store prevention ordinance could be beneficial.

Planning Commission asked during their discussion whether the City of North Bend is discussing this same matter and further discussed the following topics:

- That many existing commercial buildings have sat vacant for years in Coos Bay; any reuse is better than none.
- The potential for big box store development is limited by the limited number of vacant parcels in the city that meet the area requirements for this type of development.
- That people are already shopping out of town at big box stores.
- That small businesses provide jobs but less opportunity than bigger companies do for career growth.
- That communities up and down the coast have experienced bigger box store development than that in Coos Bay; they are examples of how communities and small businesses adjust to this type of development.
- The example of when the development of Wal-Mart was a concern, how much time and energy went into fearing how that development would impact the community though it now is a regional hub for shopping and an economic driver in our area.
- That limiting big box store development limits the potential for the community's overall economic growth.

ACTION REQUESTED:

None.

BACKGROUND:

On June 23, 2026, Council was presented with big box store implications for the city of Coos Bay. Council directed staff to present the implications to Planning Commission at their regular July 14, 2026, meeting and report back on that discussion.

BUDGET IMPLICATIONS:

To pursue additional public engagement efforts, economic analysis, and/or code amendments will implicate Fund 01, General Fund.

ATTACHMENT(S):