

CITY OF COOS BAY CITY COUNCIL

Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
February 17, 2026	5.b

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

FROM: Chelsea Schnabel

THROUGH: Nichole Rutherford, City Manager

ISSUE: Public Hearing to Consider Enactment of Ordinance Amending Coos Bay Development Code to Restrict Self-storage Facilities

SUMMARY:

Enactment of the ordinance confirms those amendments to the text of Coos Bay Development Code (CBDC) that are authorized by the City Council's February 3, 2026, approval of Land Use Record #187-25-000115-PLNG.

ACTION REQUESTED:

If it pleases Council, hold a public hearing accepting public comments on the proposed ordinance to restrict self-storage unit facilities in city limits. Following the public hearing, enact the Ordinance amending the Coos Bay Development Code (CBDC).

BACKGROUND:

On February 3, 2026, the City Council (4-0) motioned to:

- **APPROVE** Land Use Application 187-25-000115-PLNG subject to the recommendation of the Planning Commission, which is:
 - Make no changes to current regulations of self-storage units, except to prohibit new self-storage unit development/use in the Empire Area Blueprint study area and in the Waterfront Heritage (WH) zone district.
 - Add a new definition for “mini storage” that aligns with the Oregon Structural Specialty Code (OSSC) definition of self-service storage facility, which is *real property designed and used for the purpose of renting or leasing individual storage spaces to customers for the purpose of storing and removing personal property on a self-service basis.*

With the following additional revisions:

- Expand the area where new self-storage unit development/use is prohibited to include properties within city limits with street frontage along the following roadways: Highway 101; Empire Boulevard, south of Newmark Avenue; Newmark Avenue; and Ocean Boulevard, west of Norman Avenue.

Mapped Areas:

<https://coos-bay-gis.maps.arcgis.com/apps/instant/basic/index.html?appid=e046eaddb8f34773bcd137817c2895d1>

BUDGET IMPLICATIONS:

None.

ATTACHMENT(S):

- 25-115_Record Outline (2.3.26).pdf
- DRAFT_CC Recommended Findings of Fact_25-115 (2.17.26).pdf
- Map - Self-Storage Facilities Prohibited
- _____Ordinance - Amendments_Title 17_Self Storage.pdf