

CITY OF COOS BAY CITY COUNCIL

Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
May 19, 2026	5.a

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

FROM: Kelli Eichelberger , Planning Administrator

THROUGH: Kelli Eichelberger, Planning Administrator

ISSUE: Public Hearing on Land Use Application #187-26-000054-PLNG to consider Conditional Use Permit at 181 West Anderson Avenue

SUMMARY:

This request is for authorization of a Conditional Use Permit (CUP) to allow the renovation/remodel of the former JC Penney building at 181 W. Anderson for use as an indoor participant sports and recreation facility. The applicant proposes to use the facility for youth sports training, including, but may not be limited to wrestling, baseball, and/or softball.

ACTION REQUESTED:

Hold a public hearing and accept public comments.

Staff finds City Council can:

APPROVE Land Use Application #187-26-000054-PLNG based on the information presented by the applicant and recommended findings of fact as presented, subject to the conditions of approval listed therein on page 4 of the attached Staff Report.

BACKGROUND:

The Public Hearing on this matter, Land Use Application #187-26-000054-PLNG, was originally scheduled to be heard by the Planning Commission on Tuesday, May 12, 2026. Due to a lack of quorum and pursuant to CBMC 2.35.050, the matter has been forwarded to City Council for hearing on May 19, 2026.

The applicant first contacted staff regarding the use of the vacant building for an indoor participant sports and recreation facility in November 2025. A pre-application meeting was subsequently held on February 26, 2026, to discuss the proposal. Shortly thereafter, the applicant applied for the required Type III Conditional Use Permit which is the subject of this review.

The subject property was originally developed with a three-story, zero lot line building for use as a retail clothing store, JC Penney, around 1953. The most recent use, approved in 2014, was an office call center for First Call Resolution. The building has remained vacant since the closure of First Call Resolution around November of 2022.

BUDGET IMPLICATIONS:

None.

ATTACHMENT(S):

City Council Meeting May 19, 2026

- CC Staff Report_SR26-054 (5.13.26)_Final with attachments.pdf