

CITY OF COOS BAY PLANNING COMMISSION

Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
January 13, 2026	4.a

TO: Planning Commission

FROM: Chelsea Schnabel

THROUGH: Chelsea Schnabel, Community Development Director

ISSUE: Continuance of Public Hearing to Consider Type IV Land Use Application #187-25-000115-PLNG (Self-Storage Unit Moratorium).

SUMMARY:

The initial proposal amends the text of the Coos Bay Development Code as follows:

- Adds a new definition “mini storage” to CBDC 17.150.020.
- Expressly prohibits mini storage facilities in the following zone districts: Medium Density Residential (MDR), Commercial (C), Industrial Commercial (I-C), Waterfront Heritage (W-H), Waterfront Industrial (W-I), Hollering Place (HP), Urban Public (UP), and Medical Park (MP).
[Commercial uses are already expressly prohibited in all other zone districts (SLR, LDR, LDR Overlay, and WS).]

The initial proposal intends to address the City Council's concerns that include: protection of the City's limited commercial and industrial lands; displacement of higher-employment or mixed-use opportunities on limited corridor and employment sites; reduced storefront activity critical to small-business growth and walkability; and, impaired progress toward adopted economic development and corridor plans such as the *Empire Area Blueprint* and the *Front Street Blueprint*.

The following is a list of alternative pathways to regulating self-storage unit facility use/development in city limits:

- Restrict use to one area/zone district.
- Require a Conditional Use Permit (CUP).
- Impose a cap on the number of self-storage unit facilities permitted.
- Impose a buffer on how close one self-storage unit facility may be to another self-storage unit facility.

Refer to the January 13, 2026 Staff Report for additional details and information.

ACTION REQUESTED:

The Planning Commission makes a recommendation to the City Council for a final decision. The Planning Commission may recommend approval or denial of the application or a continuance of the hearing to an upcoming meeting.

The Planning Commission recommendation can be supported by taking one of the following actions (**A**, **B**, or **C**):

Motion: The Planning Commission recommends:

- A. The City Council **APPROVE** Land Use Application #187-25-000115-PLNG based on the information presented by the applicant and recommended findings of approval. [*identify any changes*]
- B. The City Council **DENY** Land Use Application #187-25-000115-PLNG based on findings that the application does not comply with applicable standards. [*make supportive findings*]
- C. A **CONTINUANCE** of the public hearing on Land Use Application #187-25-000115-PLNG to a certain date/time [*set date/time*] to provide the applicant the opportunity to revise, respond, or clarify issues raised during the public hearing.

BACKGROUND:

Planning Commission conducted the initial public hearing on this matter at their October 14th, 2025 meeting. Both the Staff Report and Public Testimony was presented at the public hearing. Planning Commission closed the public hearing, opting to continue deliberations to January 13th, 2026, and directing Staff to provide alternative options for consideration prior to making a recommendation to the City Council.

BUDGET IMPLICATIONS:

None.

ATTACHMENT(S):

- Planning Commission Staff Report_SR25-115 (01.13.26).pdf