

CITY OF COOS BAY CITY COUNCIL

Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
February 3, 2026	3.b

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

FROM: Chelsea Schnabel

THROUGH: Chelsea Schnabel, Community Development Director

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

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, defined as *means a self-storage facility designed to be rented or leased for private storage of personal belongings.*
- 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).*]

It 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*.

Planning Commission has recommended the City Council approve Land Use Application #187-25-000115-PLNG subject to the following revisions:

- Make no changes to current regulations of self-storage units, except to prohibit new development 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.*

Refer to the October 14, 2025, and January 13, 2026, Staff Reports for additional details and information.

City Council may move to approve the application as was originally submitted, or to approve as per Planning Commission's recommendation, or to approve as per how Council sees fit.

ACTION REQUESTED:

City Council is asked to consider the recommendation of the Planning Commission to make a final decision. Council's decision may be supported by taking one of the following actions (**A**, **B**, or **C**):

City Council Meeting February 3, 2026

Motion:

- A. The City Council **APPROVES** Land Use Application #187-25-000115-PLNG based on the information presented by the applicant, all evidence in the record to-date, and recommended findings of approval (see options below):
 - A. As presented in the application; or
 - B. As recommended by the Planning Commission; or
 - C. As revised by the City Council [*LIST REVISIONS*].
- B. The City Council **DENIES** Land Use Application #187-25-000115-PLNG based on findings that the application does not comply with applicable standards. [*make supportive findings*]
- C. **CONTINUE** 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.

If Council makes an approval, Staff will prepare an ordinance that aligns with Council's approval and present it for adoption at Council's next regularly scheduled meeting on February 17, 2026.

BACKGROUND:

In August of 2025, City Council imposed a moratorium on the development of self-storage unit facilities. Staff prepared a proposal for code amendments that align with the intent of the moratorium - expressly prohibiting new development city-wide. Those code changes were presented to the Planning Commission during the initial public hearing on October 14th, 2025. 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. Planning Commission considered alternative options such as restricting self-storage unit facilities from certain zone districts, requiring a Conditional Use Permit for development, setting a cap on the maximum number of self-storage unit facilities city-wide, and establishing a buffer between self-storage unit facilities.

Public comment has been mixed, with the majority neutral to the initial proposal that would effectively restrict all new self-storage unit facility developments in city limits.

BUDGET IMPLICATIONS:

None.

ATTACHMENT(S):

- 25-115_Record Outline (2.3.26).pdf