

CITY OF COOS BAY CITY COUNCIL

Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
June 27, 2026	5.e

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

FROM: Chelsea Schnabel, Community Development Director

THROUGH: Nichole Rutherford, City Manager

ISSUE: Consideration to Approve the Regional Problem-Solving Agreement between Coos Bay and Coos County for Urban Growth Boundary (UGB) Phase 2 Work

SUMMARY:

Key Agreement Provisions

Three-Year Statutory Timeframe. Under ORS 197.652, a Regional Problem-Solving (RPS) project must be completed within three years of the Agreement's execution, unless the Land Conservation and Development Commission (LCDC) grants a one-year extension for good cause. Completion is defined as the amendment of the Urban Growth Boundary (UGB) for designated areas.

Scope of Work. The LCDC-approved work scope (Exhibit A to the Agreement) tasks the parties with evaluating the urban unincorporated communities of Charleston, Barview, and Bunker Hill/Bay Park, the rural unincorporated community of Millington, and the unincorporated area between Bunker Hill/Bay Park and Millington for UGB inclusion.

Project Schedule. The approved grant from the Department of Land Conservation and Development (DLCD) and the RPS Scope of Work anticipates a completion date of June 2027 for the elements related to the Phase 2 RPS work. The RPS Agreement itself anticipates additional future work to ensure coordination and efficient provision of services in the areas analyzed for addition to the City's UGB.

ACTION REQUESTED:

Staff recommends the City Council adopt a motion to: (1) approve the draft Regional Problem Solving Agreement between the City of Coos Bay and Coos County; and (2) authorize the Mayor to execute the Agreement following corresponding approval by the Coos County Board of Commissioners.

Recommended Motion:

"I move that the City Council approve the draft Regional Problem Solving Agreement between the City of Coos Bay and Coos County, in the form presented, and authorize the Mayor to execute the Agreement on behalf of the City."

BACKGROUND:

Project History

Significant portions of the Coos Bay area have developed at urban level densities but remain outside the City's Urban Growth Boundary (UGB). These areas include the urban unincorporated communities of Charleston, Barview, and Bunker Hill/Bay Park, the rural unincorporated community of Millington, and unincorporated areas between Bunker Hill/Bay Park and Millington. These areas are subject to land use regulations specific to unincorporated communities that complicate governance, infrastructure planning, City Council Meeting June 27, 2026

and the provision of urban services.

In 2024, the City and County initiated a collaborative Phase 1 project to evaluate whether the Regional Problem Solving (RPS) process under ORS 197.652 through 197.659 could address these longstanding challenges. The Phase 1 project was funded through DLCD grant award TA-25-006 and was carried out by CSA Planning, Ltd. (now an AKS Company) and Cable Huston LLP in coordination with the City and County.

Phase 1 produced five Technical Memoranda. The provisions that make up the RPS Agreement were presented to the Council in Technical Memos #3 and #4 during Phase 1. The Technical Memoranda were reviewed by a Project Advisory Committee, the Coos Bay Planning Commission, and the Coos County Planning Commission. The Memoranda were also reviewed by the Coos Bay City Council and Coos County Board of Commissioners at a joint meeting on May 27, 2025.

After completion of Phase 1, the City issued resolution 25-33 on September 16, 2025, which authorized the City to proceed with Phase 2 of the RPS work. On the same day the County issued resolution 25-09-177PL, authorizing the same work.

LCDC Work Scope Approval

On April 24, 2026, the Land Conservation and Development Commission (LCDC) reviewed and approved the RPS work scope as Agenda Item 12, pursuant to ORS 197.652(4). LCDC's review confirmed that the proposed work scope can reasonably be completed within the statutory three-year timeframe, that the participant list includes all necessary local governments, and that the work scope and participant list are consistent. With this approval, LCDC authorized the initiation of the Phase 2 RPS Implementation Project.

It is important to note that while LCDC approved the work scope and will ultimately review the adopted plan amendments, LCDC and DLCD are not party to the RPS Agreement itself. The Agreement is solely between the City and the County.

The Phase 2 work program has been funded by DLCD through Community Planning Technical Assistance Grant # TA-27-003, which provides \$70,000 to the City. The grant covers the cost of community engagement, evaluation of the urban unincorporated communities of Charleston, Barview, and Bunker Hill/Bay Park, the rural unincorporated community of Millington, and unincorporated areas between Bunker Hill/Bay Park and Millington as additions to the UGB, drafting of comprehensive plan and development code amendments, and an updated Urban Growth Management Agreement. The grant requires a project completion deadline of June 19, 2027.

ORS 197.654 requires that, following LCDC approval of the RPS work scope, the participants develop and agree to regional goals, actions to achieve those goals, measurable performance indicators, incentives and disincentives, actions to coordinate services, and a process for corrective action. The draft RPS Agreement before Council satisfies this requirement and provides the framework for the Phase 2 implementation work.

BUDGET IMPLICATIONS:

Staff time and resources as in-kind match.

ATTACHMENT(S):

- RPS Agreement_Coos Bay wExhibits.pdf
- City_Resolution 25-33 City-County Shared UGB RPS Project (9.16.25).pdf
- RPS_Project_Area_Map.pdf