

CITY OF COOS BAY JOINT WORK SESSION

Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
May 26, 2026	2.c

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

FROM: Nichole Rutherford, City Manager

THROUGH: Nichole Rutherford, City Manager

ISSUE: Discussion Regarding Vacant and Blighted Property Program

SUMMARY:

City staff have prepared materials to support amendment of Coos Bay Municipal Code that aligns with the overall intention of addressing vacant and blighted properties within the city. Review and discussion of the compiled materials will help identify next steps, along with any modifications necessary to timely implement this new revitalization program.

ACTION REQUESTED:

Conduct a policy discussion regarding the proposed Vacant and Blighted Property Stabilization Program and provide direction to staff regarding:

- modernization of Chapter 8.55 of the Coos Bay Municipal Code;
- establishment of administrative enforcement authority;
- implementation of a citywide vacant and blighted property registration framework;
- development of compliance and redevelopment pathways;
- and preparation of adoption-ready ordinance materials for future Council consideration.

BACKGROUND:

The City of Coos Bay currently addresses nuisance properties, dangerous buildings, substandard structures, and vacant property conditions through several sections of the Coos Bay Municipal Code, including existing nuisance regulations, dangerous building procedures, substandard building regulations, and vacant property registration requirements. Over time, staff has identified increasing concerns related to:

- prolonged residential and commercial vacancies;
- deteriorated and unsecured structures;
- absentee ownership challenges;
- chronic nuisance conditions;
- unauthorized occupancy and trespassing;
- repeat police and fire service calls;
- illegal dumping and debris accumulation;
- and declining property conditions impacting surrounding neighborhoods and commercial districts.

In particular, portions of the downtown core, Hwy 101 frontage, and Empire District continue to experience long-term storefront and building vacancies that impact economic vitality, visual appearance, redevelopment momentum, and surrounding investment confidence. The City's current regulatory framework has provided useful enforcement tools; however, the existing structure is fragmented across multiple code sections and does not provide a comprehensive citywide stabilization and administrative

Joint Work Session Meeting May 26, 2026

enforcement framework specifically tailored toward vacant and blighted property conditions. In response, staff has begun development of a proposed Vacant and Blighted Property Stabilization Program intended to modernize and coordinate the City's existing property stabilization efforts through:

- updated registration requirements;
- coordinated administrative procedures;
- objective maintenance and security standards;
- redevelopment-oriented compliance pathways;
- administrative citation authority;
- and phased enforcement tools designed to address chronic and high-impact properties.

BUDGET IMPLICATIONS:

Full impacts are not known at this time.

ATTACHMENT(S):

- ___ Vacant & Blighted Property Regulations.pdf
- Miscellaneous Fees.pdf