



CITY OF COOS BAY

Community Development Department
500 Central Avenue
Coos Bay, OR 97420
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www.coosbayor.gov

NOTICE OF PUBLIC HEARING
Type IV – Development Code Text Amendments
Moratorium on Self-Storage Facilities
Land Use Application #187-25-000115-PLNG

Notice is hereby given that on Tuesday, October 14th, 2025, the **Coos Bay Planning Commission** will hold a public hearing at 6:00 p.m. in the Coos Bay City Hall Council Chambers located at 500 Central Avenue in Coos Bay Oregon to consider a proposal to amend the Coos Bay Development Code to prohibit new self-storage facilities in Coos Bay city limits.

APPLICANT/OWNER: City of Coos Bay, 500 Central Avenue, Coos Bay, Oregon 97420

SUBJECT PROPERTY: City of Coos Bay city limits.

ZONING DISTRICT & SPECIAL OVERLAYS: 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).

REQUEST SUMMARY: The applicant is requesting authorization to amend the text of the Coos Bay Development Code as follows:

- Add a new definition “mini storage” to CBDC 17.150.020.
- Expressly prohibit mini storage in the following zone districts: MDR, C, I-C, W-H, W-I, HP, UP, and MP.

All existing self-storage facilities are permitted to remain and to be maintained. All proposed self-storage facilities that have completed a pre-application conference will be permitted if the appropriate permit(s) are applied for prior to the pre-application conference expiration date.

REVIEW CRITERIA: Coos Bay Development Code (CBDC): Chapter 17.130 CBDC, Procedures; Chapter 17.360 CBMC, Plan Amendments and Zone Changes.

HEARING/APPEAL PROCEDURE: The review will be conducted in accordance with a Type IV procedure at CBDC 17.130.110. Testimony must be related to the referenced criteria. Written comments must be submitted by 4:00 p.m. on the Friday prior to the scheduled public hearing. Failure to raise an issue or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue may preclude further appeal on that issue. The Planning Commission will conduct the first evidentiary public hearing on this matter to make a recommendation to the City Council. The **Coos Bay City Council** is tentatively scheduled to conduct a second public hearing on this matter on Tuesday, November 4th, 2025, at Coos Bay City Hall. A final decision

of the City Council may be appealed to the Land Use Board of Appeals (LUBA) by filing a notice of intent to appeal with LUBA, with required fees, within 21 days of the date the final land use decision.

ADDITIONAL INFORMATION: A copy of the staff report will be available for inspection at least seven (7) days prior to the scheduled public hearing. A copy of the application with all submitted materials are available for review during business hours at the Public Works and Community Development Department at Coos Bay City Hall located at 500 Central, Coos Bay, Oregon. Upon request copies of all materials can be provided by email or printed for a reasonable fee. For additional information, please contact Chelsea Schnabel, AICP, CFM, Community Development Director, at (541) 269-1181 x3531 or reach by e-mail at cschnabel@coosbayor.gov.

Notice Mailed/Posted: August 29, 2025