



NOTICE OF FINDINGS AND FINAL DECISION OF THE CITY OF COOS BAY CITY COUNCIL IN THE MATTER OF LAND USE APPLICATION 187-24-000174-PLNG, TEXT AMENDMENTS TO THE COMPREHENSIVE PLAN INCLUDING THE TRANSPORTATION SYSTEM PLAN AND TO THE COOS BAY MUNICIPAL CODE RELATED TO THE EMPIRE AREA BLUEPRINT

On October 8, 2024, the Planning Commission conducted the first public hearing in consideration of the City of Coos Bay land use application for Empire Area Blueprint related amendments (187-24-000174-PLNG) and recommended the City Council approve the proposal subject to consideration of three changes. On March 18, 2025, after two work sessions, the City of Coos Bay City Council conducted the second public hearing on this matter during which time they considered the recommendation of the Planning Commission and all public comment received to-date.

The Mayor and Council moved to **APPROVE** Land Use Application 187-24-000174-PLNG and to **ADOPT** the recommended findings, presented as the draft *Findings and Final Decision of the City of Coos Bay City Council* in the matter of Record No. 187-24-000174-PLNG, dated March 18, 2025, subject to condition that the last sentence be removed from the second paragraph of the recommended finding under CBDC 17.360.060(1)(a), “Land Use And Community Development Planning Strategies, LU.11”, and subject to condition that the last sentence be removed from the second paragraph of Section 8.6 Coos Bay Estuary Management Plan of the Empire Area Blueprint. **The motion passed (7-0).**

On March 18, 2025, the Mayor and Council moved to **ENACT** Ordinance Numbers 582, 583, and 584 and to **ADOPT** Resolution 25-07, confirming Land Use Application 187-24-000174-PLNG approval. **The motion(s) passed unanimously (7-0).**

I. GENERAL INFORMATION

Applicant: City of Coos Bay
Case Type: Type IV Land Use Review, Legislative Amendments
Appeal Procedure: Legislative land use decision with appeal to the Land Use Board of Appeals (LUBA)
Proposal: Amend the text of the Coos Bay Comprehensive Plan including the Transportation System Plan and the Coos Bay Municipal Code to align with the Empire Area Blueprint.
Findings: Refer to the *Findings and Final Decision of the City of Coos Bay City Council* in the matter of Record No. 187-24-000174-PLNG, dated March 18, 2025, Attachment B to Ordinance Numbers 582, 583, and 584, incorporated herein by reference.

II. CITY COUNCIL CONCLUSIONS

Based on the above findings, the City of Coos Bay City Council concluded that the land use application for Legislative Amendments (187-24-000174-PLNG) is substantially consistent with the Coos Bay Comprehensive Plan and applicable Statewide Planning Goals and complies with the approval criteria set forth in the Coos Bay Development Code for Legislative Amendments.

III. CITY COUNCIL DECISION


The City Council (7-0) hereby:

- **ADOPTS** *Resolution 25-07*, evidencing the City’s commitment to the Empire Area Blueprint.
- **ENACTS** *Ordinance No. 582*, including the findings as presented in the *Findings and Final Decision of the City of Coos Bay City Council* in the matter of Record No. 187-24-000174-PLNG, dated March 18, 2025, in support of the City Council’s decision to **APPROVE** amendments to the Coos Bay Municipal Code.
- **ENACTS** *Ordinance No. 583*, including the findings as presented in the *Findings and Final Decision of the City of Coos Bay City Council* in the matter of Record No. 187-24-000174-PLNG, dated March 18, 2025, in support of the City Council’s decision to **APPROVE** amendments to the Coos Bay Comprehensive Plan.
- **ENACTS** *Ordinance No. 584*, including the findings as presented in the *Findings and Final Decision of the City of Coos Bay City Council* in the matter of Record No. 187-24-000174-PLNG, dated March 18, 2025, in support of the City Council’s decision to **APPROVE** amendments to the Coos Bay Transportation System Plan.

City Manager: Nichole Rutherford
Community Development Director: Chelsea Schnabel
City Legal Counsel: Nate McClintock

March 18, 2025: CITY COUNCIL adopted Resolution 25-07 and Ordinance Numbers 582, 583, and 584 including findings and conclusions in the matter of Record No. 187-24-000174-PLNG.

Additional meeting information and case related materials may be found online at:
<https://www.coosbayor.gov/government/projects#EmpireAreaBlueprint>

Prepared By: 
Chelsea Schnabel, AICP, CFM,
Community Development Director

Date Final Decision Mailed/Posted: March 21, 2025

Appeal of Decision. A decision adopted by ordinance is final and becomes effective as specified in the ordinance. This City Council decision may be challenged by filing a “Notice of Intent to Appeal” with the State Land Use Board of Appeals (“LUBA”) not later than 21 days from the date the decision becomes final (refer to ORS 197.620 and 197.830). Copies of the intent to appeal shall be provided to the local government and applicant. A fee is required. The issue being appealed must have been raised by the close of the record and with sufficient specificity to afford the review body an opportunity to respond to the issue. For more information, contact LUBA at the Public Utility Commission Building, 550 Capitol Street NE, Salem, OR 97310 [(503) 373-1265].