



CITY OF COOS BAY

Community Development Department
500 Central Avenue
Coos Bay, OR 97420
541.269.8918
www.coosbayor.gov

**NOTICE OF CITY COUNCIL PUBLIC HEARING
AND PLANNING COMMISSION RECOMMENDATION
Type IV – Comprehensive Plan Text Amendments
Economic Opportunities Analysis**

Land Use Application #187-25-000114-PLNG

FINAL DECISION by the City Council: The **Coos Bay City Council** is scheduled to hold a second public hearing on the matter of Land Use Application #187-25-000114-PLNG at their regular meeting on Tuesday, November 4, 2025, at 6:00 p.m. in the Coos Bay City Hall Council Chambers, located at 500 Central Avenue in Coos Bay Oregon. The City Council will consider the recommendation of the Planning Commission and may take final action on the proposal after the close of the hearing or continue the matter to a later specified date.

Planning Commission Action: The **Coos Bay Planning Commission** held the first public hearing on this proposal at their regularly scheduled meeting on Tuesday, October 14, 2025, in the City Hall Council Chambers. The application and staff report were reviewed, and public comment and testimony were received. The Planning Commission closed the hearing and voted unanimously (4-0) to RECOMMEND COUNCIL APPROVE Land Use Application #187-25-000114-PLNG.

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

Findings: In making their recommendation, the Planning Commission relied upon the recommended findings and conclusions contained within the Staff Report and the application together with the testimony and evidence presented at the Planning Commission hearing.

Request Summary: The request is for authorization to amend the text of the Comprehensive Plan as follows:

- Repeal and replace the 2009 Economic Opportunity Analysis with the 2025 Economic Opportunities Analysis.
- Amend Chapter 7, Section 5 to align the economic element goals and policies with the updated Economic Opportunities Analysis (EOA).

Applicant: City of Coos Bay, 500 Central Avenue, Coos Bay, Oregon 97420

Subject Property: City of Coos Bay city limits.

Zoning District & Special Overlays: N/A – no zone districts or special overlays implicated.

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. 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.

More information is available online at: https://www.coosbayor.gov/government/projects#Economic_Opportunities_Analysis