



**FINDINGS AND FINAL DECISION
OF THE CITY OF COOS BAY CITY COUNCIL**

RECORD NO. 187-25-000114-PLNG

**LAND USE APPLICATION FOR TEXT AMENDMENTS TO THE COMPREHENSIVE
PLAN TO REPEAL AND REPLACE THE 2009 ECONOMIC OPPORTUNITIES
ANALYSIS AND TO ALIGN ECONOMIC GOALS AND POLICIES WITH THE
UPDATED 2025 ECONOMIC OPPORTUNITIES ANALYSIS**

NOVEMBER 4, 2025

I. INTRODUCTION

The Coos Bay City Council authorizes text amendments to the City of Coos Bay Comprehensive Plan that update the City's Economic Opportunities Analysis (EOA) and align the City's economic goals and policies with the updated EOA.

II. REQUEST AND AUTHORIZATION

This approval:

- 1) Repeals the *2009 City of Coos Bay Economic Opportunity Analysis* and replaces it with the *2025 City of Coos Bay Economic Opportunities Analysis* subject to condition that all references to "PCIP" be removed from the *2025 City of Coos Bay Economic Opportunities Analysis* and replaced with the more general "potential Port development projects".
- 2) Amends Chapter 7.5 of the Coos Bay Comprehensive Plan to align the economic goals and policies with the updated Economic Opportunities Analysis (EOA).

III. BACKGROUND

Oregon Statewide Planning Goal 9, Economic Development, tasks local municipalities to maintain a 20-year supply of commercial and industrial lands suitable for economic growth that can be provided with public services. To accomplish this task, an Economic Opportunities Analysis (EOA) is performed. The EOA is a planning document for municipalities, it forecasts economic growth and identifies land needs for future development; it is not a project authorizing document.

The City received \$50,000 in grant funds from The Ford Family Foundation to complete an updated EOA, to replace the 2009 EOA, together with an Economic Development Strategic Plan (EDSP). An EDSP is key to moving forward implementation of the strategies and actions set forth in the EOA. The Coos Bay City Council adopted the EDSP on September 2, 2025.

Multiple stakeholder engagement opportunities occurred throughout the project duration. This work was informed by a Project Advisory Committee (PAC) made up of community members including residents, property owners, business owners, and affected agencies that met four (4) times to review and consider project materials, to inform the Buildable Lands Inventory (BLI), and to recommend updated goals and policies. Additional stakeholder feedback was obtained through one-on-one interviews and focus groups. An online community survey gathered additional feedback. The Planning Commission and City Council conducted joint-work sessions in April and August of 2025 wherein project information was presented and public feedback was received and incorporated into the final product(s).

The Planning Commission conducted the initial public hearing on this matter at their

October 14, 2025, meeting where new testimony was received. This testimony focused on references made to potential expansion of the Port. After consideration of the record including testimony received during the public hearing, the Planning Commission motioned (4-0) to recommend the City Council APPROVE Land Use Application #187-25-000114-PLNG and ADOPT by ordinance the proposed amendments.

On November 4, 2025, the Coos Bay City Council, after conducting the second public hearing on this matter, moved to APPROVE Land Use Application #187-25-000114-PLNG 1) subject to condition that all references to “PCIP” be removed from the 2025 *City of Coos Bay Economic Opportunities Analysis* and replaced with the more general “potential Port development projects” and to ADOPT by ordinance the proposed amendments including the recommended findings.

See *Land Use Record #187-25-000114-PLNG* incorporated herein by reference.

IV. NOTICE

The Department of Land Conservation and Development (DLCD) was notified of the proposal to amend the text of the Coos Bay Comprehensive Plan on August 28, 2025.

Public notice was sent to interested parties and posted at City Hall and on the City Website on August 28 and October 16, 2025, and published in the City’s newsletter on October 3, 24, and 31, 2025. Legal notice was published in the September 30, 2025, edition of The World Newspaper.

V. COMMENTS

Written and oral testimony was received, and comments were addressed. Refer to *Record No. 187-25-000114-PLNG*.

VI. APPROVAL CRITERIA

Chapter 17.130 CBDC, Procedures.
Chapter 17.360 CBDC, Plan Amendments and Zone Changes.

CBDC 17.360.020 Initiation of amendment.

(1) Amendments of the comprehensive plan text or map, zoning map, or this title may be initiated by the city council, the planning commission, the director, or by application of a property owner or their authorized agent by following: (b) Legislative Process. Subject to a Type IV land use procedure. See CBDC [17.130.110](#).

FINDING: In the Summer of 2024, the City Council accepted grant funds from The Ford Family Foundation to complete an Economic Opportunities Analysis (EOA) and Economic Development Strategic Plan (EDSP). A joint City Planning Commission and City Council work session was conducted in April of 2025 to consider and inform this work. The Community Development

Director is responsible for the official application for associated text amendments that will implement the updated EOA. This application for Comprehensive Plan text amendment is consistent with CBDC 17.360.020.

CBDC 17.130.035 Pre-application review.

(1) Requirement. Unless otherwise expressly provided in this title, all applications subject to Type III or Type IV review are subject to pre-application review unless the director waives the requirement in writing.

FINDING: The Community Development Director served on the Project Management Team (PMT), which allowed opportunity for continual input from the City throughout the long-range planning process. Therefore, this application is consistent with CBDC 17.130.035(1).

CBDC 17.130.040 Application contents for all application types.

(1) All land use applications subject to a Type I, II, III, or IV review shall contain at a minimum the contents listed in Table 17.130.040(1) – Minimum Requirements for All Applications.

(2) A project site plan identifying existing conditions to remain, and the proposed development and/or land use. The site plan shall include all relevant information from Table 17.130.040(2) – Site Plan Requirements determined by the director to demonstrate the proposed development and/or land use complies, or can be conditioned to comply, with each applicable CBCP, this title, and other city and state policies, regulations, and approval criteria applicable to the application.

(3) Any additional information including but not limited to Table 17.130.040(3) – Additional Contents required by the director to demonstrate the proposed development and/or land use complies, or can be conditioned to comply, with each applicable CBCP, this title, and other city and state policies, regulations, and approval criteria applicable to the application.

(4) Additional application contents associated with a specific application required for the proposed development and/or land use. See Table 17.130.040(4) for specific permit/review applications and applicable code sections with additional application contents and process requirements.

FINDING: A complete application including the DRAFT Economic Opportunities Analysis (EOA) together with the DRAFT text amendments and supportive findings to address the criteria was submitted on August 27, 2025. This proposal does not implicate one specific area, so a site plan is not applicable. Therefore, this application is consistent with CBDC 17.130.040.

Amendment applications are, also, subject to CBDC 17.360.040.

CBDC 17.360.040 Application contents.

(1) An amendment application shall include the requisite fee and three paper copies and one electronic copy of the applicable information required by CBDC 17.130.050(2), Technically Complete Status.

(2) A technically complete application shall contain:

(a) A map of the proposed amendment, if applicable; (b) The complete proposed text amendment, if applicable; (c) A narrative describing the potential effects the proposal will have on public services, including streets, schools, parks and utilities, to the extent applicable; (d) An analysis of the potential cumulative effects of the proposal; (e) Materials required under CBDC 17.130.050(2); and (f) Other materials the director deems necessary.

The fee for this application is waived because the City initiated the amendments. A map of the proposal is not applicable because the proposal does not implicate one specific area. The application submittal includes the proposed amendments together with the DRAFT Economic Opportunities Analysis (EOA) and a written narrative with supportive findings that address the criteria. One paper copy and one electronic copy of the application was provided because it has been determined that one paper copy and one electronic copy is a sufficient number of copies for review. Therefore, this application is consistent with CBDC 17.360.040.

CBDC 17.130.050 Review for technically complete status.

(1) Applicability and Schedule. Before accepting an application subject to a Type I, II, or III review, the director shall determine within 30 calendar days after the application is submitted whether the application is technically complete.

FINDING: This application is for a Type IV review. Therefore, CBDC 17.130.050 is not implicated.

CBDC 17.130.060 Distribution of notices.

The city shall provide all required notices subject to Type II, III, or IV review to:

(1) The applicant and the applicant's representative; (a) The property owner of record; shall be the person(s) listed in the records of the Coos County assessor; and (b) Failure of a property owner to receive notice shall not affect the decision if the notice was sent. A sworn certificate of mailing or transmittal confirmation executed by the person who did the mailing or notification shall be conclusive evidence that notice was provided to parties listed or referenced in the certificate;

(2) Agencies with jurisdiction, including transportation and transit agencies; and

(3) Other persons with standing who request such notice in writing.

FINDING: This application is for a Type IV Legislative Land Use Review. The City is the applicant. Notice of this land use application review was provided to agencies who participated in the long-range planning work that led up to this proposal. Therefore, this application is consistent with CBDC 17.130.060.

CBDC 17.130.070 Approval criteria.

The authorizing authority shall approve a land use application if the applicant has sustained the burden of proving that:

(1) The application complies with the applicable regulations of the Coos Bay comprehensive plan and development code; or that the application can comply with all applicable regulations by complying with adopted conditions of approval; or that necessary variances have been approved; or that adopted conditions of approval have been met prior to final plat approval.

FINDING: Refer to findings under CBDC 17.360.060(1).

(2) The development makes adequate provision for public services consistent with the level of service provided in adopted city policies, plans and regulations.

FINDING: The current proposal does not include new development; therefore, CBDC 17.130.070(2) is not implicated.

(3) The development will not have a significant adverse effect on adjacent properties or public facilities.

FINDING: The current proposal does not include new development; therefore, CBDC 17.130.070(3) is not implicated.

CBDC 17.130.110 Type IV procedure.

(1) Application contents as noted in CBDC 17.130.040. Refer to CBDC 17.130.070 for approval criteria.

FINDING: An application for Type IV Land Use Review (Amendments) consistent with CBDC 17.130.040 was submitted to initiate a Type IV procedure. The approval criteria for text amendments are set forth in CBDC 17.360.060, addressed below in this final order.

(2) Notice of Application. Twenty days prior to the director's decision, the city shall mail a written notice of the application to property owners within 300 feet of the application site.

(a) Contents of a Notice of Application Subject to Type IV Review. The notice of Type IV application shall contain at least the following information: (i) The file number; (ii) The

name(s) and address(es) of the applicant and owner; (iii) The legal description of the site; (iv) The street address or other easily understood geographical reference to the subject property; (v) A description of the proposal and a listing of the approval criteria by applicable code section number; (vi) A statement that the application can be reviewed at City Hall during working hours, and that copies can be obtained for a fee equal to the city's cost for providing the copies; (vii) The name and contact information of the city representative to contact regarding the application; (viii) An invitation to comment, in writing, on the proposal and the place, date and time that comments are due; (ix) A statement outlining the appeals process. (x) The date, time and place of the hearing; (xi) A statement that the planning commission will conduct the hearing in accordance with the rules of procedure adopted by the planning commission; (xii) A statement that the staff report will be available at least seven days prior to the hearing and how the report may be viewed; (xiii) A statement that interested parties may testify orally or in writing at the public hearing; (xiv) A statement of the date, time, and place for the city council public hearing in accordance with the rules of procedure adopted by the city council; and (xv) A statement that the staff report will be available at least seven days prior to the hearing and how the report may be viewed.

FINDING: This application is for a legislative Type IV Land Use Review that applies city-wide, with a focus on commercial and industrial land areas, and not to a single property. Therefore, CBDC 17.130.100(2) is not applicable.

(b) Comments. *The city shall provide the applicant a copy of comments timely received in response to the notice.*

FINDING: The City of Coos Bay is the applicant for this text amendment application and the record keeper of all comments received. CBDC 17.130.100(2)(b) is satisfied.

(c) Distribution of Notices. *Refer to CBDC 17.130.060.*

FINDING: Refer to findings under CBDC 17.130.060, above in this final order.

(3) Public Hearing. *An application subject to a Type IV process will be considered at one or more public hearings before the planning commission and one or more public hearings before the city council. The planning commission and city council may combine their meetings into one public meeting.*

FINDING: The Planning Commission conducted a public hearing on this matter on October 14, 2025. The City Council conducted a public hearing on this matter on November 4, 2025. Therefore, CBDC 17.130.100(3) is satisfied.

(a) Notice of the Initial Planning Commission Hearing. *At least 20 calendar days before the date of the first planning commission hearing regarding an application subject to a Type IV process, the director shall mail public notice of the hearing to parties who have requested such notice and to other individuals, firms or agencies as deemed*

appropriate. If the Type IV procedure is related to a specific property, public notice shall be mailed as specified in subsection (2) of this section to property owners within 300 feet of the application site. At least 10 days before the date of the hearing, the city shall cause notice of the hearing to be posted at City Hall, on the city website, and in the local newspaper.

FINDING: Notice of the Planning Commission public hearing was mailed to interested persons and posted at City Hall and on the City Website on August 28 and October 3, 16, 24, and 31, 2025, and published in The World Newspaper on September 30, 2025, prior to a decision, in accordance with CBDC 17.130.100(3)(a).

(b) Staff Report. At least seven calendar days before the date of the first planning commission or joint planning commission/council hearing, the city shall issue a written staff report regarding the application. The staff report shall set out the relevant facts and applicable standards for the application and a summary of how the application complies with those standards. The city shall mail a copy of the staff report to the review authority and to other parties who request it and post an electronic copy of the staff report on the city website. Copies of the staff report also shall be available at the public hearing.

FINDING: The staff report was made available on September 24, 2025, more than seven (7) days in advance of the scheduled public hearing. Therefore, this application complies with CBDC 17.130.100(3)(b).

(c) Public Hearing Procedure. Public hearings shall be conducted in accordance with the rules of procedure adopted by the review authority, except to the extent waived by the review authority. A public hearing shall be recorded on audio or audiovisual tape.

(i) At the conclusion of a planning commission or joint planning commission/council hearing on an application subject to a Type IV process, the planning commission or, in the case of a joint planning commission/council meeting, the council shall announce one of the following actions, which may not be appealed: (A) That the hearing is continued. If the hearing is continued to a place, date and time certain, then additional notice of the continued hearing is not required to be mailed or published. If the hearing is not continued to a place, date and time certain, then notice of the continued hearing shall be given as though it was the initial hearing; or (B) That the planning commission recommends against or in favor of approval of the application(s) with or without certain changes, or that the planning commission makes no recommendation regarding the application(s), together with a brief summary of the basis for the recommendation. (C) That, in the case of a joint planning commission/council hearing, the council may take action as noted in subsection (3)(c)(iii) of this section.

FINDING: This land use application was considered at a public hearing conducted in accordance with the procedures set forth in CBDC 17.130.100(3)(c) on October 14, 2025, before the Planning Commission, and on November 4, 2025, before the City Council. Therefore, this application is consistent with CBDC 17.130.100(3)(c).

CBDC 17.130.140 Expiration and extension of decisions.

(1) Except as otherwise expressly provided by the Coos Bay development code or the decision in question, decisions made pursuant to this chapter expire four years after the effective date of the decision unless, within that time, the applicant or a successor in interest files an application for an extension of the decision or the permit is inaugurated as defined in Chapter 17.150 CBDC.

FINDING: This legislative land use decision is final as of the effective date of the Ordinance. CBDC 17.130.140 is not implicated when the City Council adopts a legislative land use decision by ordinance.

CBDC 17.360.060 Approval Criteria.

(1) With a Type IV review, the city council shall approve the proposal upon finding that:

(a) The proposed amendment is consistent with the applicable policies of the comprehensive plan or that a significant change in circumstances requires an amendment to the plan or map.

Finding: The proposal is necessary to incorporate the updated EOA (a significant change in circumstances) into the Comprehensive Plan and to align the goals and policies set forth in the economic element of the Comprehensive Plan with updated EOA.

The proposal is consistent with the Coos Bay Comprehensive Plan as follows:

Housing Goals

Goal 5: *Allow for, encourage and support the development of housing units in conjunction with commercial development (e.g., housing located above commercial uses).*

The proposal continues to support the development of housing units in conjunction with commercial development. For this reason, the proposal is consistent with Housing Goal 5.

Public Participation Strategies

CI.1 *Coos Bay shall continue to utilize, support, and publicize its Citizen Involvement Program and the efforts of the Committee for Citizen Involvement (CCI), which is charged with the responsibility of coordinating general public knowledge about and involvement in all phases of the ongoing planning and community development process. The city recognizes*

the advantages of broad-based community input to the quality and public acceptability of its planning and community development decisions.

The City has a robust public involvement program, providing opportunities to disseminate information to the public via public meetings, the City website, the Friday Update newsletter, and social media. For this long-range planning process, a Public Advisory Committee (PAC) met regularly, stakeholder interviews and focus groups were completed, a community survey was available for online feedback, and Planning Commission and City Council held open meetings, all of which provided opportunity for input to inform the EOA.

The PAC met a total of four (4) times: December 12, 2024, February 12, 2025, May 19, 2025, and June 26, 2025. On April 22, 2025, the City Council and the Planning Commission held a joint work session.

For these reasons, this proposal is consistent with Public Participation Strategy CI.1.

(b) The proposed amendment is in the public interest.

FINDING: Adoption of the updated EOA together with updated economic goals and policies will facilitate the realization of the City's current vision for economic development in Coos Bay.

Therefore, this proposal will provide a long-term benefit to the community and is in the public interest of the citizens of Coos Bay and is consistent with CBDC 17.360.060(1)(b).

(c) Approval of the amendment will not result in a decrease in the level of service for capital facilities and services identified in the Coos Bay capital improvement plan(s).

FINDING: While the proposal acknowledges a deficit of commercial and industrial land areas, it does not make changes to the existing commercial or industrial zone districts. The proposal is not for new development and does not allow for any new uses or activities nor any new policies that would impact capital facilities and services.

Therefore, this application is consistent with CBDC 17.360.060(1)(c).

(d) The proposed amendment is consistent with the city of Coos Bay's planned transportation system as described within the transportation system plan;

FINDING: The proposal for amendments to the economic element of the Comprehensive Plan does not include changes to the planned transportation system.

Therefore, CBDC 17.360.060(1)(d) is not implicated.

(e) The proposed amendment is consistent with the adopted transportation system plan and would facilitate the planned function, capacity, and performance standards of the impacted facility or facilities; and

FINDING: The proposal for amendments to the economic element of the Comprehensive Plan remains consistent with the adopted transportation system plan because no new facilities, land uses, or activities are proposed that would impact the performance standards of a transportation facility.

Therefore, the proposal is consistent with CBDC 17.360.060(1)(e).

(f) The proposed amendment shall be consistent with the OAR 660-012-0060 requirements. Where it is found that a proposed amendment would have a significant effect on a transportation facility in consultation with the applicable roadway authority, the city shall work with the roadway authority and applicant to modify the amendment request or mitigate the impacts in accordance with the TPR and applicable law.

FINDING: The proposal is to incorporate the updated EOA into the Comprehensive Plan and to amend the text of the economic element of the Comprehensive Plan to align with the updated EOA goals and policies. The proposal will have no adverse effect on specific properties or public facilities including, but not limited to, transportation facilities, because it will not result in changes to current permitted uses and activities.

Therefore, the proposal is consistent with CBDC 17.360.060(1)(f).

VII. COMPLIANCE WITH STATEWIDE PLANNING GOALS

FINDING: This proposal is consistent with Oregon Statewide Planning Goals. The following Statewide Planning Goals are not applicable to the proposed code amendment: Goal 3—Agricultural Lands, Goal 4—Forest Lands, Goal 5—Natural Resources, Scenic and Historic Areas, and Open Spaces, Goal 6—Air, Water and Land Resources Quality, Goal 7—Areas Subject to Natural Hazards, Goal 8—Recreational Needs, Goal 12—Transportation, Goal 13—Energy Conservation, Goal 14—Urbanization, Goal 15—Willamette River Greenway, Goal 16—Estuarine Resources, Goal 17—Coastal Shorelands, Goal 18—Beaches and Dunes, Goal 19—Ocean Resources.

This proposal is consistent with Goal 1—Citizen Involvement. The development of the updated Economic Opportunities Analysis (EOA) included opportunity for public comment and review throughout its preparation: (A) The Public Advisory Committee, which provided technical and policy guidance, met four (4) times. On April 22, 2025, the City Council

and the Planning Commission held a joint work session. (B) In the spring of 2025, stakeholder interviews, focus groups, and an online community survey were conducted. (C) Public involvement was encouraged through numerous avenues including but not limited to publications in online newsletters and posted flyers. Adequate public notice of the proposed changes has been provided through the Type IV public notice process as specified in CBDC 17.130.110. The Department of Land Conservation and Development was notified of the intended amendments on August 28, 2025. Public notice was provided via mailings, postings at City Hall, on the City website, and City social media on August 28 and October 3, 16, 24, and 31, 2025 as well as publication in The World Newspaper on September 30, 2025. Public hearings were held before the Planning Commission on October 14, 2025, and before the City Council on November 4, 2025.

This proposal is consistent with Goal 2—Land Use Planning. The City has established a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions. The proposal followed the process established in CBMC Title 17 for text amendments to the Comprehensive Plan.

This proposal is consistent with Goal 9—Economic Development. The updated EOA includes analysis of the community’s economic patterns, potentialities, strengths, and deficiencies as they relate to state and national trends and inventories buildable commercial and industrial lands, providing the City with current information about the state of the Coos Bay economy. Updated economic goals and policies that are in line with the updated EOA will allow the City to plan for the next 20 years of economic development according to current economic needs.

This proposal is consistent with Goal 10—Housing. This proposal has a neutral effect on the development of housing because it makes no changes to the availability of needed housing units at price ranges and rent levels which are commensurate with the financial capabilities of Oregon households; the City’s current standards on flexibility of housing location, type, and density remain unchanged. Housing developments continue to be encouraged and supported in both commercial and industrial zone districts.

CONCLUSION: Based on the application submittal and information available at City Hall, and as outlined herein, the proposal complies with all criteria for approval of an application for a Comprehensive Plan Text Amendment. Therefore, Land Use Application #187-25-000114-PLNG is APPROVED.