



CITY OF COOS BAY

Community Development Department
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Coos Bay, OR 97420
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**NOTICE OF CITY COUNCIL PUBLIC HEARING
AND PLANNING COMMISSION RECOMMENDATION
Type IV – Englewood Housing Development Project**

**(Planned Unit Development and Conditional Use Permit with Comprehensive Plan Map and Zone Map Amendments)
Land Use Application #187-25-000154-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 #187-25-000154-PLNG at their regular meeting on Tuesday, January 20, 2026, 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, December 9, 2025, in the City Hall Council Chambers. The application and staff report were reviewed, and opportunity for public comment and testimony was provided. The Planning Commission closed the hearing and voted unanimously (5-0) to RECOMMEND COUNCIL APPROVE Land Use Application #187-25-000154-PLNG subject to CONDITION that applicant and developer work together to satisfy items addressed in *Engineering Division Staff Report* dated December 1, 2025.

Decision Criteria: Coos Bay Development Code (CBDC): Section 17.130.070, Approval Criteria; Chapter 17.220, Low Density and Small Lot Residential Districts; Section 17.230.020, Land Uses and Permit Requirements (MX); Chapter 17.330, Off-Street Parking and Loading Requirements; Chapter 17.335, Supplementary Development Standards; Chapter 17.347, Conditional Uses; Chapter 17.360, Plan Amendments and Zone Changes; Chapter 17.362, Planned Unit Development; Chapter 17.367, Subdivisions.

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 testimony and evidence presented at the Planning Commission hearing.

Request Summary: The proposal includes the following for the Englewood Housing Development Project:

- Planned Unit Development (PUD) of workforce affordable housing on approx. 2.21-acres.
- Conditional Use Permit to allow for zero-lot line development.
- Amendment to the City of Coos Bay Comprehensive Plan Map to change the plan designation of approx. 1.91-acres from Commercial-Residential-Medium/High Density to Residential-Low Density.
- Amendment to the City of Coos Bay Zoning Map to change the zone district from Mixed-Use to Small Lot Residential.

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

Subject Property: 1400 Pennsylvania Avenue, Coos Bay, Oregon 97420

Zoning District & Special Overlays: Mixed-Use (MX) zone district, to be rezoned to Small Lot Residential (SLR).

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#!/>

Notice Mailed/Posted: December 10, 2025