



CITY OF COOS BAY
 Community Development Department
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PLANNING COMMISSION STAFF REPORT

Date of Continuance: January 13, 2026
Item: #187-25-000115-PLNG (Type IV – Text Amendments)
Applicant: City of Coos Bay
Owner: N/A
Permit Request: Text Amendments to the Coos Bay Development Code
Subject Property: City of Coos Bay city limits

I. REQUEST

The initial proposal is to amend the text of the Coos Bay Development Code as follows:

- 1) Adds a new definition “mini storage” to CBDC 17.150.020.
- 2) Expressly prohibits mini storage facilities in the following zone districts: 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).
[Commercial uses are already expressly prohibited in all other zone districts (SLR, LDR, LDR Overlay, and WS).]

II. BACKGROUND

On August 5, 2025, the Coos Bay City Council identified self-storage unit facilities as a type of land development that must be immediately restricted in city-limits to protect the City’s limited commercial and industrial lands. Near-term approval of additional self-storage unit facilities would displace higher-employment or mixed-use opportunities on limited corridor and employment sites; reduce storefront activity critical to small-business growth and walkability; and, impair progress toward adopted economic development and corridor plans such as the Empire Area Blueprint and Front Street Blueprint. On August 19, 2025, Coos Bay City Council subsequently passed Resolution 25-29, imposing an immediate moratorium on approval of new self-storage unit facilities in Coos Bay city limits.

The City recently completed an updated Economic Opportunities Analysis (EOA, 2025) which finds the City has a deficit of needed commercial and industrial lands, approximately 30-acres and 36-acres respectively. The City prioritizes economic development types that bring jobs, housing, active streetscapes, and increased assessed values to the community. Self-storage unit facilities do not provide permanent jobs, housing, or an active streetscape for citizens. Self-storage unit facilities are, generally, prescribed lower assessed values than other commercial development types.

Attached as Exhibit 1 is a comparison of 2025 assessed values for self-storage unit facilities and multi-use facilities, provided by the Coos County Assessor’s office.

The initial proposal updates the text of the Coos Bay Development Code (CBDC) to prohibit self-storage unit facilities in city limits and is in line with City of Coos Bay Comprehensive Plan Economic Goal #3 – Align land use and infrastructure with economic priorities. There are 13 permitted self-storage unit facilities existing in city limits, these units are allowed to remain and be maintained. There is one (1) additional self-storage unit facility in land use review, to be permitted. A map showing these facilities in relation to city zoning is attached as Exhibit 2.

Planning Commission conducted the initial public hearing on this matter at their October 14th, 2025, meeting. Both the Staff Report and Public Testimony were presented. Planning Commission closed the public hearing, opting to continue deliberations to January 13th, 2026, and directing Staff to provide alternative options to the original proposal for consideration prior to making a recommendation to the City Council.

A. ALTERNATIVE PATHWAYS OF REGULATION

a. RESTRICT THE USE TO A SPECIFIC AREA/ZONE DISTRICT

Self-storage unit facilities are considered a light industrial-commercial, non-water-dependent use type. Currently, this use is Permitted outright in the Industrial-Commercial (I-C) zone district and Conditionally in the Commercial (C) zone district. There is the potential to permit this use in other zone districts where “Other uses” are permitted. The only zone district planned to accommodate this type of use is the Industrial-Commercial (I-C) zone district. The residential zone districts are intended for the development of housing. The commercial zone districts are intended for the development of retail, service, office, and high-density residential uses. All other zone districts

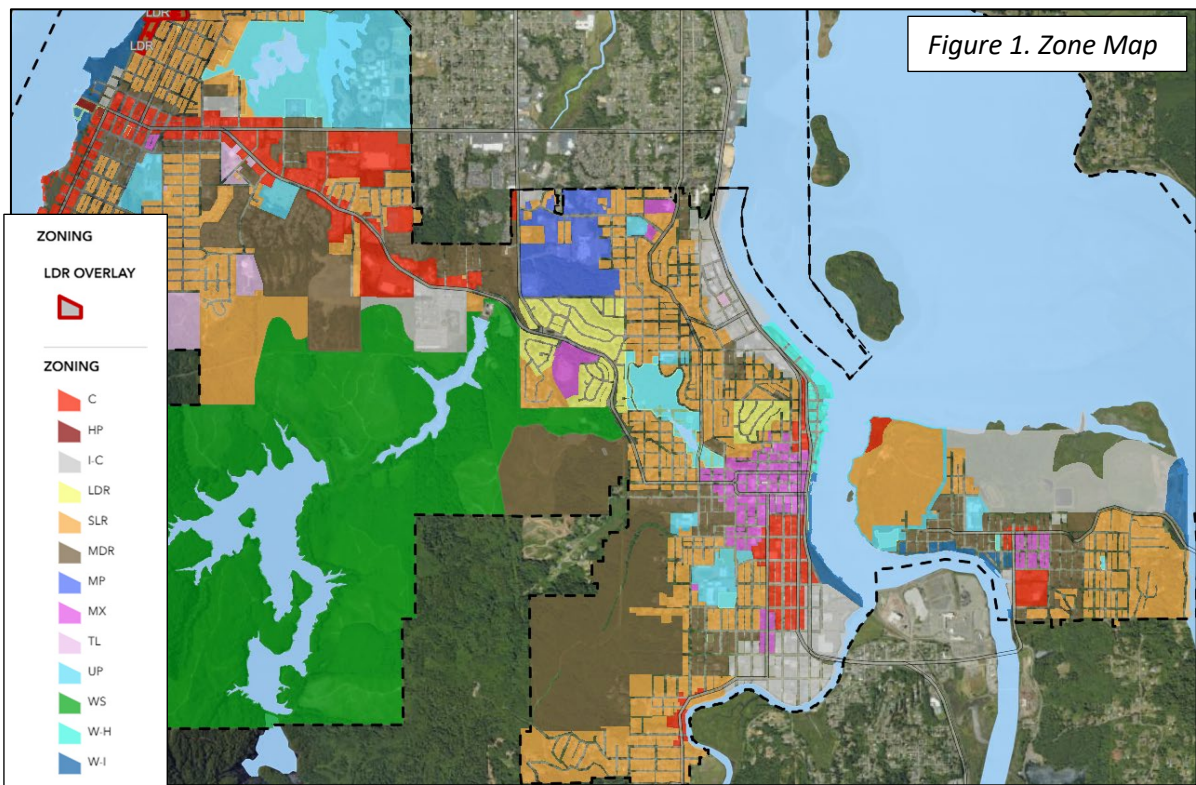


Figure 1. Zone Map

are planned for special use types such as water-dependent, watershed, medical park, and urban public. Refer to the *Coos Bay Comprehensive Plan*. Therefore, if the use was to be allowed but restricted to a specific area/zone district, it is reasonable to restrict the use to the I-C zone district. The I-C zone district is spread throughout the city (see Figure 1 and Exhibit 2).

Within the I-C zone district, there may be areas where self-storage unit facilities are more or less desirable. In the Empire District, the [Empire Area Blueprint](#) plans for a vibrant, connected, walkable area that attracts locals and visitors. The vision of the [Front Street Blueprint](#) is “... a bustling, vibrant, and inviting district with a mix of waterfront-related industrial employment, commercial, and limited residential uses.” The Highway 101 corridor is the entrance to the heart of downtown. Ocean Boulevard is primarily commercial with industrial areas already built out. Areas in Eastside are restricted by environmental factors such as wetlands, floodplains, and what limited uses are allowed in the [Coos Bay Estuary Management Plan](#). South Coos Bay, south of Johnson Avenue, remains primarily industrial with limited pedestrian connectivity.

b. REQUIRE A CONDITIONAL USE PERMIT FOR THE USE

A Conditional Use Permit (CUP) sets forth special standards for a use not permitted outright. The CUP process allows for public input and intends to ensure these uses are compatible with the surrounding area, considering factors such as noise, traffic, hours of operation, lighting, etc. The CUP process provides an additional layer of review that is viewed by developers as a barrier to development because it increases project approval timelines, costs, and lends uncertainty given decision-making need not be based on clear and objective standards. Current City Code conditionally permits self-storage unit facilities in the Commercial (C) zone district; whether the review comes before the Planning Commission is a matter of project scale. It is reasonable to require a CUP for self-storage unit facilities in the C zone district.

Most existing facilities in city limits are in the C zone district. To protect the City’s valuable commercial land areas for more desirable commercial uses, the City can consider additional measures, such as removing self-storage unit facilities as an allowed use in the C zone district, establishing a cap on the number of self-storage unit facilities permitted in city-limits, or establishing a buffer on the proximity from one facility to another.

c. IMPOSE A CAP ON THE NUMBER OF ALLOWED USES

The average self-storage unit inventory need per person across America is conservatively seven (7) square-feet.¹ The 2020 Census shows the City to have a population of 15,981 persons, or a need for approximately 112,000 square-feet of rentable storage space. The average size of a storage unit facility in the U.S. is 46,000 net rentable square feet.² Assuming no less than 14 self-storage unit facilities exist in city limits and conservatively estimating each to be one-quarter the size of the national average, staff reasons the city has at least 161,000 square feet of net rentable storage space or at least 150% of the national average.

Considering how the city of Coos Bay compares to other communities in Oregon with respect to total number of self-storage unit facilities per capita, staff finds the city, with no less than 14

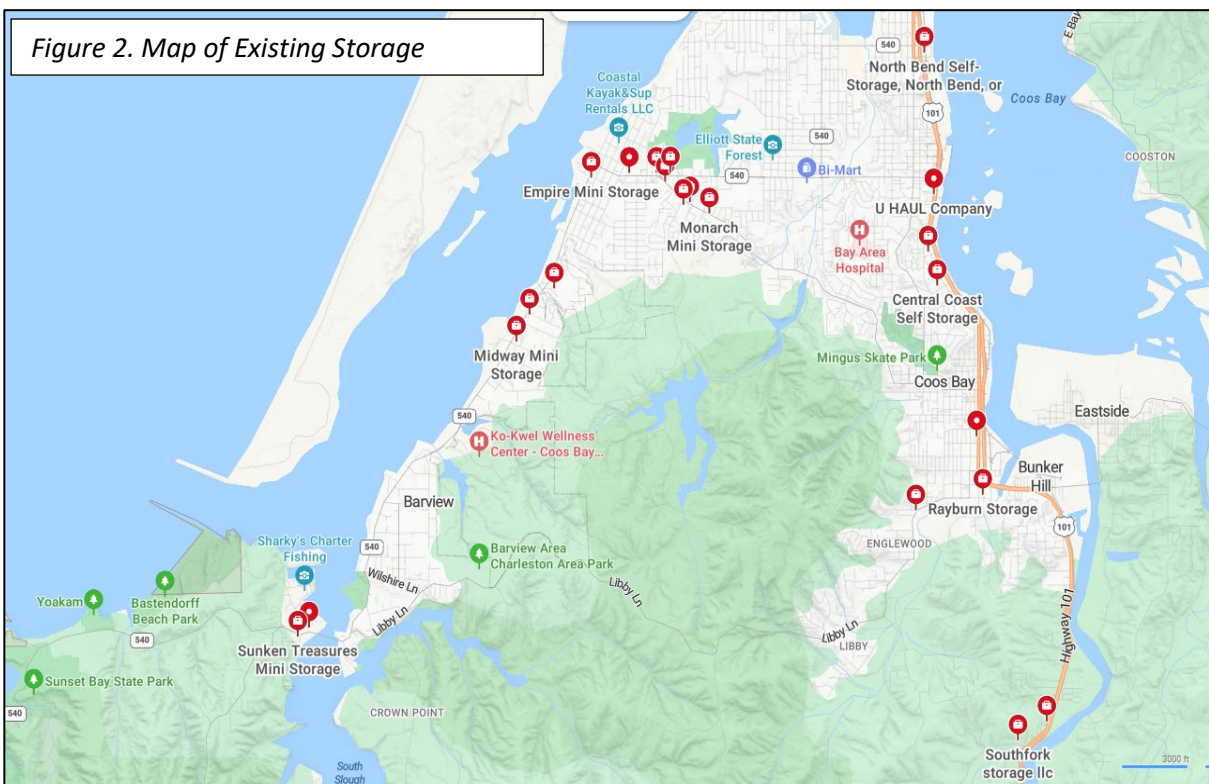
¹<https://selfstorage.loan/investor-glossary/key-metrics-in-self-storage>

²<https://storeganise.com/blog/how-many-storage-units-per-acre>

existing facilities, exceeds the State (and National) benchmarks, where the benchmark for cities in the 10,000 to 20,000 population range average four (4) to seven (7) total facilities. Below is a list of other example communities and their associated facility counts.

| City | Population | Facilities | Comment |
|---------------|------------|------------|---------------------------------------------------|
| Prineville | 11,000 | ~6 | High for size due to highway corridor development |
| Lebanon | 18,000 | ~7 | Normal/upper end |
| Hood River | 7,800 | ~3 | Low—strict zoning |
| Dallas | 17,000 | ~5 | Typical |
| Central Point | 19,000 | ~5–6 | Typical |

It is important to note the City does not plan for the storage space needs of the entire region, just those of the city of Coos Bay. The self-storage unit facility market appears to be heavily concentrated in city limits. See Figure 2. Of the 22 facilities shown on the map (Coos Bay, North Bend, and adjacent Coos County), 18 are in Coos Bay city limits; this map does not account for the new U-Haul Storage facility on S. 1st Street nor the pending storage facility on Ocean Boulevard and, does not account for every existing self-storage unit facility in the mapped area. Based on this best available data, staff reasons approximately 80% of the existing countywide inventory is in Coos Bay city limits.



The City would be justified in setting a cap on self-storage unit facilities. It is more than reasonable to do so by setting a cap on the number of existing facilities and restricting (prohibiting) further development of any new self-storage unit facilities within the city limits.

d. IMPOSE A BUFFER ON PROXIMITY OF ONE USE TO ANOTHER USE

A buffer is a required separation between one use and another. Buffers are implemented to protect residential neighborhoods, maintain commercial corridors, preserve industrial lands, and to reduce visual, noise, and traffic impacts. Buffers are often set based on a horizontal distance (ie. 300-ft) and can include prohibition within certain areas.

Self-storage unit facilities are generally developed with large blank walls, security lighting, perimeter fencing, non-pedestrian-friendly design, result in limited employment opportunities, and yield lower tax values than other commercial uses relative to land area. To meet the goal of preserving the City's limited commercial lands for more desirable uses that promote jobs, housing, and walkable corridors, it is reasonable to impose a buffer in the range of 300-feet to 500-feet from one self-storage unit facility to another where self-storage unit facilities are permitted.

In summary, a few of the alternative pathways the City could utilize to restrict self-storage unit development in the city of Coos Bay include:

- a. Restrict self-storage unit facilities to the Industrial-Commercial (I-C) zone district and further prohibiting the use in the Empire Area Blueprint and Front Street Blueprint planning areas, and in any other areas deemed appropriate.
- b. Require a Conditional Use Permit (CUP) for self-storage unit facilities in the Commercial (C) zone district.
- c. Set a cap on the number of self-storage units permitted in city-limits. It is reasonable to set a cap equal to the number of existing facilities.
- d. Establish a buffer from one self-storage unit facility to another. A reasonable range for buffer is 300 feet to 500 feet, but could be more or less.

Current City Code uses the term "mini-storage" to describe self-storage unit facilities but does not define what "mini-storage" means. Regardless of the pathway(s) selected to regulate self-storage unit facilities, the City should adopt a definition of the use. Below are a few example definitions:

- A self-storage facility designed to be rented or leased for private storage or personal belongings.
- A collection of small, compartmentalized storage spaces arranged in one or more buildings, typically with exterior access, intended for temporary or long-term storage of personal property.
- A facility consisting of individual, small-scale, fully enclosed storage units that are rented or leased to the general public for the purpose of storing personal property, household

goods, or business supplies, with access typically provided by exterior roll-up doors. The use does not include outdoor storage of vehicles, boats, or RVs unless specifically allowed.

III. 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 29, 2025.

Public notice was sent to interested parties and posted at City Hall on August 29, 2025, posted on the City's website on September 2, 2025, and published in the City's newsletter on October 3, 2024. A special Ballot Measure 56 notice was mailed to all affected property owners on September 9, 2025. Legal notice was published in the September 30, 2025, edition of The World Newspaper. Additional public notice was sent to interested parties and posted at City Hall and on the City's website on October 17, 2025.

IV. COMMENTS

The following comments have been received to-date:

Staff / Agency Comments

As of the date of this staff report, no comments from staff or outside agencies have been received.

Public Comments

Staff received multiple inquiries from the public regarding this matter. See Exhibit 3, attached hereto and incorporated herein by reference. Additional oral public comment was received during the [October 14, 2025 Planning Commission](#) public hearing.

V. APPROVAL CRITERIA

Chapter 17.130 CBDC, Procedures.

Chapter 17.360 CBDC, Plan Amendments and Zone Changes.

VI. RECOMMENDED FINDINGS

The draft recommended findings will be revised to reflect Planning Commission's recommendation.

VII. PLANNING COMMISSION RECOMMENDATION

The Planning Commission makes a recommendation to the City Council for a final decision. The Planning Commission may recommend approval or denial of the application or a continuance of the hearing to an upcoming meeting.

The Planning Commission recommendation can be supported by taking one of the following actions (**A**, **B**, or **C**):

Motion: The Planning Commission recommends:

- A. The City Council **APPROVE** Land Use Application #187-25-000115-PLNG based on the information presented by the applicant and recommended findings of approval. [*identify any changes*]
- B. The City Council **DENY** Land Use Application #187-25-000115-PLNG based on findings that the application does not comply with applicable standards. [*make supportive findings*]
- C. A **CONTINUANCE** of the public hearing on Land Use Application #187-25-000115-PLNG to a certain date/time [*set date/time*] to provide the applicant the opportunity to revise, respond, or clarify issues raised during the public hearing.

VIII. ATTACHMENTS

Exhibit 1 – Coos County Assessor Comparison of Assessed Values

Exhibit 2 – Map of Existing Facilities in relation to Zone Districts

Exhibit 3 – Public Comment Log

Chelsea Schnabel

Chelsea Schnabel, AICP, CFM | Community Development Director

December 31, 2025

Date

STORAGE FACILITIES -vs- MULTI-USE FACILITES

| Acct # | Name | Sq Ft | Type | RMV | RMV % of Total | MAV | AV | AV % of Total | 2025 Taxes per Sq Ft |
|---------------------------|------------------------|-------|------|--------------------|-------------------|--------------------|--------------------|---------------------|-------------------------|
| Storage Facilities | | | | | | | | | |
| 348106 | The Fortress | | Land | \$489,640 | 35% | \$277,120 | \$277,120 | 37% | |
| | | 41450 | Impr | \$907,100 | 65% | \$466,830 | \$466,830 | 63% | \$0.80 |
| | | | | \$1,396,740 | | \$743,950 | \$743,950 | | |
| 341000 | Stor-N-Lok | | Land | \$502,380 | 31% | \$377,110 | \$377,110 | 37% | |
| | | 24000 | Impr | \$1,097,310 | 69% | \$654,020 | \$654,020 | 63% | \$0.47 |
| | | | | \$1,599,690 | | \$1,031,130 | \$1,031,130 | | |
| 340100 | Wayment | | Land | \$489,640 | 35% | \$277,120 | \$277,120 | 37% | |
| | | 24125 | Impr | \$907,100 | 65% | \$466,830 | \$466,830 | 63% | \$0.19 |
| | | | | \$1,396,740 | | \$743,950 | \$743,950 | | |
| 374300 | Coos Bay Self Storage | | Land | \$135,480 | 20% | \$65,790 | \$65,790 | 18% | |
| | | 12100 | Impr | \$550,950 | 80% | \$293,240 | \$293,240 | 82% | \$0.25 |
| | | | | \$686,430 | | \$359,030 | \$359,030 | | |
| Muti-Use Facilites | | | | | | | | | |
| 7031200 | The Coney Station | | Land | \$134,130 | 24% | \$95,880 | \$95,880 | 26% | |
| | | 8680 | Impr | \$420,900 | 76% | \$266,340 | \$266,340 | 74% | \$0.53 |
| | | | | \$555,030 | | \$362,220 | \$362,220 | | |
| 7116300 | Chandler building Apts | | Land | \$85,150 | 5% | \$64,990 | \$64,990 | 6% | |
| | | 31574 | Impr | \$1,642,270 | 95% | \$1,114,980 | \$1,114,980 | 94% | \$0.61 |
| | | | | \$1,727,420 | | \$1,179,970 | \$1,179,970 | | |
| 7116600 | Café 101 | | Land | \$168,820 | 30% | \$116,120 | \$116,120 | 32% | |
| | | 7500 | Impr | \$392,740 | 70% | \$241,350 | \$241,350 | 68% | \$0.55 |
| | | | | \$561,560 | | \$357,470 | \$357,470 | | |
| 7108000 | Tioga | | Land | \$349,680 | 17% | \$249,980 | \$249,980 | 19% | |
| | | 53264 | Impr | \$1,718,590 | 83% | \$1,092,820 | \$1,092,820 | 81% | \$0.35 |
| | | | | \$2,068,270 | | \$1,342,800 | \$1,342,800 | | |

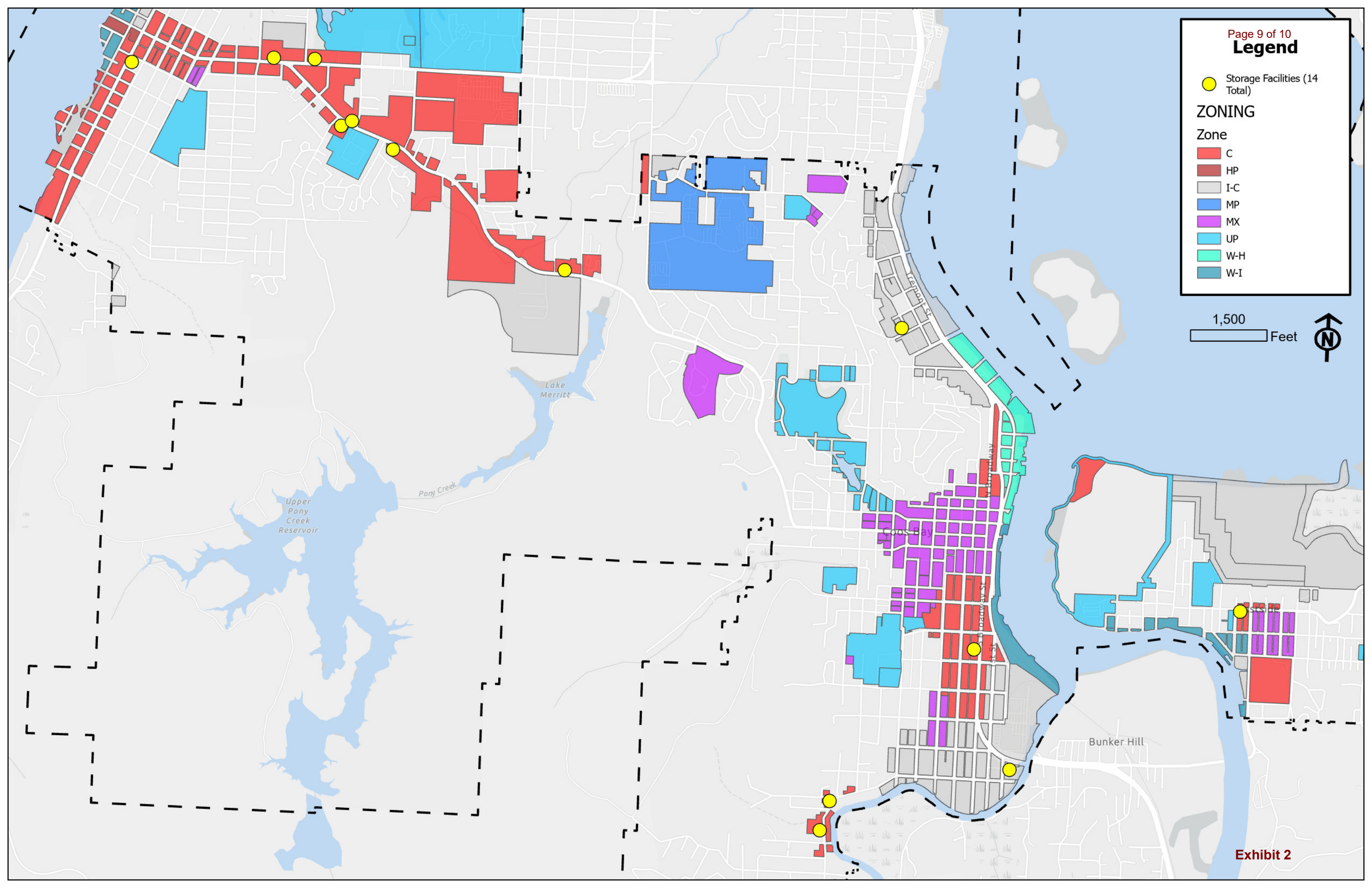
● Storage Facilities (14 Total)

ZONING

Zone

- C
- HP
- I-C
- MP
- MX
- UP
- W-H
- W-I

1,500 Feet



COMMENT LOG

| | | |
|--------------------------------------------------------------|--------------------------------------------------------------|----------------|
| 9.12.25 | 169 S. Marple, Black, John D & Alayna B – | SUPPORT |
| 9.12.25 | 1149 Minnesota, Patricia Brown (Minnesota Storage Lockers) – | NEUTRAL |
| 9.12.25 | 610 Lindy Lane, Kevin Brawley – | NEUTRAL |
| 9.16.25 | 1640 Ocean Blvd, Trevor Thomas – | SUPPORT |
| 9.16.25 | 845 S. Broadway, Gerald Pratt – | NEUTRAL |
| 9.16.25 | 718 9 th Avenue, David Geist – | NEUTRAL |
| 9.16.25 | 729 Johnson, Destinee Gustafson – | SUPPORT |
| 9.17.25 | 234 S. Mill, Joseph Penniman (for boat storage) – | SUPPORT |
| 9.17.25 | 253 1 ST Avenue, Gary Adishian – | NEUTRAL |
| 9.17.25 | 1460 Southwest Blvd, Olene Foley – | NEUTRAL |
| 9.22.25 | 1420 Anderson Ave, Jill Christiana – | SUPPORT |
| ~~~~~Post PC Staff Report~~~~~ | | |
| 9.25.25 | 577 9 th Ave, Apt. C, Claire Helm – | SUPPORT |
| ~~~~~10.14.25 Planning Commission Public Hearing~~~~~ | | |
| 10.14.25 | 227 S. Empire, Vern Herz (Empire Mini-Storage) – | OPPOSE |
| 10.14.25 | 763 S. Broadway, Tom Russ (Self-Storage U-Haul) – | OPPOSE |
| ~~~~~Post PC 10.14.25 Public Hearing~~~~~ | | |
| 10.21.25 | 305 2 nd , Teri Fisher - | NEUTRAL |
| 11.3.25 | 2025 N 13 th , Mary Cahill - | NEUTRAL |