



**NOTICE OF FINDINGS AND FINAL DECISION OF THE COOS BAY CITY COUNCIL IN THE MATTER OF LAND USE APPLICATION 187-25-000138-PLNG, TEXT AMENDMENTS TO THE COOS BAY DEVELOPMENT CODE TO PROVIDE CLARITY, CONSISTENCY, AND EASE OF USE**

On December 9, 2025, the Planning Commission conducted the first public hearing in consideration of the City of Coos Bay land use application for Development Code text amendments (187-25-000138-PLNG) and recommended the City Council approve the proposal as presented.

On January 6, 2026, the 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 evidence including public comment received to-date.

**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 Development Code to provide clarity, consistency, and ease of use.  
**Findings:** Refer to the *Findings and Final Decision of the City of Coos Bay City Council* in the matter of Record No. 187-25-000138-PLNG, dated January 6, 2026, incorporated herein by reference.

**II. CITY COUNCIL CONCLUSIONS**

Based on the above findings, the Coos Bay City Council concluded that the land use application for Legislative Amendments (187-25-000138-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 (**6-0**) hereby:


- **ENACTS Ordinance No. 590** in support of the City Council's decision to **APPROVE** amendments to the Coos Bay Development Code 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. 187-25-000138-PLNG, dated January 6, 2026.*

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

**JANUARY 6, 2026: City Council enacted Ordinance Number 590 including adoption of findings and conclusions in the matter of Record No. 187-25-000138-PLNG.**

Additional meeting information and case related materials may be found online at:  
[https://www.coosbayor.gov/government/projects#Code\\_Clean\\_Up](https://www.coosbayor.gov/government/projects#Code_Clean_Up)

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

**Date Final Decision Mailed/Posted:** January 8, 2026

**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].