



**CITY OF COOS BAY**

Community Development Department  
500 Central Avenue  
Coos Bay, OR 97420  
541.269.8918  
[www.coosbay.org](http://www.coosbay.org)

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**NOTICE OF PUBLIC HEARING**  
**Type IV – Comprehensive Plan & Code Text Amendments**  
**Empire Area Blueprint**  
Land Use Application #187-24-000174-PLNG

**Public Hearing POSTPONED:** The **Coos Bay City Council** public hearing to review the Empire Area Blueprint proposal, including amendments to the text of the Transportation System Plan (Comprehensive Plan) and to the text of the Coos Bay Municipal Code, scheduled for Tuesday, November 5, 2024, has been **POSTPONED** to a date yet to be determined.

A **Work Session** before the **Coos Bay City Council** is scheduled for Tuesday, January 28, 2025, at 6:00 p.m. in the Coos Bay City Hall Council Chambers to consider this matter in advance of the City Council public hearing.

**APPLICANT/OWNER:** City of Coos Bay, 500 Central Avenue, Coos Bay, Oregon 97420

**SUBJECT PROPERTY:** All lands within the Empire Area Blueprint study area.

**ZONING DISTRICT & SPECIAL OVERLAYS:** Commercial (C); Industrial-Commercial (I-C); Hollering Place (HP); Waterfront Industrial (W-I); Empire Waterfront Settlement Design Review Area; Floodplain; Coos Bay Estuary Management Plan; Empire Urban Renewal District.

**REQUEST SUMMARY:** The applicant is requesting authorization to amend the text of the Comprehensive Plan Transportation System Plan and Coos Bay Municipal Code to align with the Empire Area Blueprint as follows:

- Adopt by resolution the Empire Area Blueprint plan.
- Amend the Coos Bay Comprehensive Plan by amending the Transportation System Plan to update Tier 2 project CB-14 (Newmark Avenue Road Diet) to align with the vision set forth in the Empire Area Blueprint for the Newmark Avenue corridor and to incorporate Empire Area Blueprint transportation projects into the Street Connectivity section including project attachments.
- Amend Section 18.15.005 of the Coos Bay Municipal Code to update mobility targets to be consistent with those set forth in the adopted Transportation System Plan.
- Amend Coos Bay Development Code Title 17 as follows: A) amend Table 17.230.020 to allow residential uses in up to 100% of a building ground floor or story located within the Empire Area Blueprint study area; B) amend the exempt parking area with a cap to align with the Empire Area Blueprint study area boundaries; C) amend the Hollering Place zone district to align the allowed uses with those envisioned in the Empire Area Blueprint and to simplify development standards; and D)

repeat the Empire Waterfront Settlement Design Review standards to facilitate future development of the Empire Area.

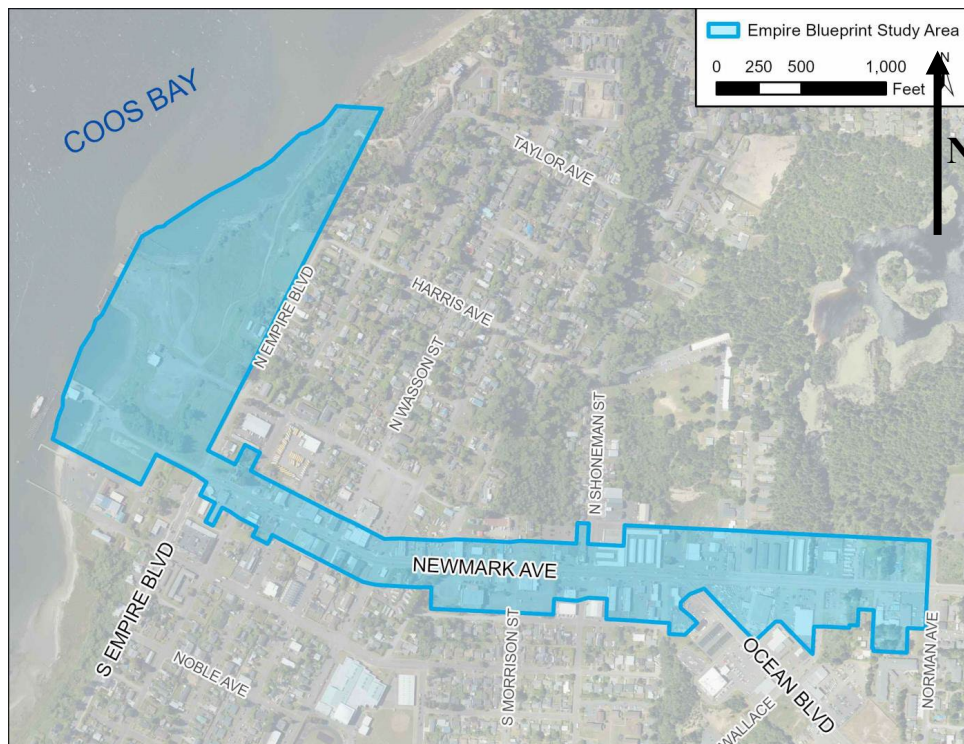
**PLANNING COMMISSION RECOMMENDATION:** APPROVE Land Use Application #187-24-000174-PLNG, including ADOPTION by resolution of the Empire Area Blueprint with the conditions that Council further consider the following: 1) a nautical theme; 2) expansion of the Empire boat ramp; and 3) a traffic light at the N. Schoneman intersection by 7-Eleven.

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

**HEARING/APEAL 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 City Council 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](mailto:cschnabel@coosbayor.gov).

### SUBJECT PROPERTY LOCATION MAP



Notice Mailed/Posted: October 28, 2024

<https://www.coosbayor.gov/government/projects#EmpireBlueprint>