CITY COUNCIL

Work Session Meeting Minutes
October 12, 2026

Mayor Primmer called the City Council work session meeting to order at 6:00pm. Present were Councilors Hayward, Myers, McCarthy, Duron (arrived at 6:36pm), and Kelso. Councilors Roberts and Barron were excused, and Councilor Linton was absent. City Staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Richard Tovey, Finance Director Ignacio Palacios, Police Chief Jason Edmiston, Planning Director Clint Spencer, Assistant Planner Heather La Beau, and City Recorder Lilly Alarcon-Strong.

Housing Code Updates

Winterbrook Associate Planner Keava Campbell and Planning Director Clint Spencer presented information (attached) regarding Legislative Changes to Oregon Administrative Rules and Revised Statutes and explained how these changes will impact the City.

After presenters addressed questions from the Council, the Council agreed that they would prefer to wait to implement these changes until the City reaches the required implementation population of 25,000 as well as agreed to the recommendations regarding only allowing ADUs on single-unit development lots, removing multi-unit (5+ unit) apartments as a conditional use in R—and allow in R-3, and remove boarding and rooming houses-allowing SROs to cover them.

(Councilor Duron arrived at 6:36pm)

Planning Director Spencer stated final review will be presented to the City Council at a later date for adoption before implementation.

Adjournment

Mayor Primmer ended the work session at 6:42pm and stated the City Council would convene for their regular council meeting after a short recess.

Hermiston Code Update

City Council Work Session

City of Hermiston, Oregon
Monday, October 12, 2026

Funded by the DLCD 2025-2027 Planning Assistance Grant Program

Agenda



Source: Oregon Live

5 min	Project Overview
15 min	Statutory Requirements
30 min	PC Recommendations and Policy Decisions

What's this Code Update About?

Amendments to the Hermiston Municipal Code (HMC) to comply with State Law changes addressing housing need.



Source: City of Hermiston

Process

1. Review Legislative Changes to Oregon Administrative Rules (OAR) and Revised Statutes (ORS)
2. Assess Hermiston Municipal Code
3. Draft and Finalize Code Updates
4. Adopt

Regulatory Compliance

Regulatory Compliance Changes for Hermiston

- **SB 1537, SB 974, HB 4037 –** Require more application types to be limited land use or similar administrative review.
- **HB 2138, HB 4063 –** Require middle housing types and SROs, reduce development barriers such as required traffic studies, and expedite middle housing land divisions.
- **HB 3395 –** Allows affordable housing on commercial lands; requires SROs and duplexes in all residential zones.
- **HB 3560 –** Expands where family child care homes and child care centers are allowed.
- **HB 2347, HB 4064 –** Bars stricter standards for manufactured dwellings than site-built homes; updates definitions.

Overarching Changes

Across Chapters 154 and 157

- **Administrative review –** Staff decision only for most residential-related applications; all tentative subdivisions and partitions, replats; some nonconforming uses in new streamlined section.
- **Clear and objective standards –** a code path for residential applications without discretion: can each standard be answered "met" or "not met"?
- **Middle housing –** duplexes, triplexes, quadplexes, cottage clusters, and townhouses. Medium cities must allow duplexes in all residential zones; large cities must allow all types.



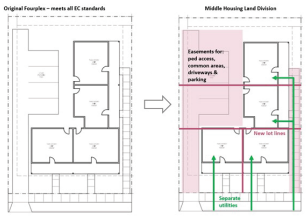
Chapter 154: Land Divisions

HMC 154.73 [new] and 154.74 [new]

- Rename chapter "Land Divisions"; staff decides preliminary plats and replats.
- Discretionary standards revised to be clear and objective.
- **Expedited Land Divisions –** 63-day staff review of residential applications meeting a density or affordability threshold.
- **Middle Housing Land Divisions –** simplified, expedited process so each middle housing unit sits on its own lot.



Source: City of Hermiston



Source: City of Eugene, 2025

Chapter 157: Housing Types

HMC 157.025–157.029, 157.136, 157.145, 157.153, 157.155, 157.156

- **Middle housing –** all types allowed in residential zones; new supplemental provisions; limited traffic impact consideration.
- **ADUs and SROs –** allowed in all residential zones; no ADU parking; new SRO standards.
- **Bonus units –** affordability and accessibility bonuses of 1–2 units on middle housing; adopt DLCD's model code module.
- **Manufactured housing –** matched standards to site-built homes; parks allowed in R-2 and above.



Source: American Legal Publishing



Source: City of Hermiston

Chapter 157: Other Uses

HMC 157.002, 157.040, 157.041, 157.055, 157.157, 157.158

- **Residential Uses on Commercial lands –** two definitions of affordable housing on commercial lands and commercial-to-residential conversions allowed.
- **Emergency Shelter Siting –** move temporary shelter requirements into a new section compliant with housing law; City Council reviews at a public hearing, court has final decision.
- **Family Child Care Homes –** allowed in all residential and commercial zones; centers also in Light Industrial.
- **Clean-up –** amend nonconforming uses; replace "family" with "unit."



Source: Restore Oregon (2024)

PC Recommendations and Policy Decisions

City Council Work Session – October 12, 2026 – Hermiston, Oregon

Planning Commission Discussion Topics

- Large City Requirements
- Residential and Commercial Allowances
- Residential Dimensional Standards
- Residential Design Standards

City Council Work Session – October 12, 2026 – Hermiston, Oregon

Large Cities Requirements

HMC 157.025 through 157.029

- Hermiston Population: 20,300 (PSU Population Estimate)
- State requirements "kick in" at 25,000 (Large City).
- Council committed to proactively implementing Large City requirements at beginning of grant.
- Planning Commission suggests a middle ground:
  - All middle housing in R-3, R-4, and RR.
  - Only duplexes (required) in R-1 and R-2.

Additional Large Cities Requirements

- **Allow all middle housing types in all residential zones.**
- **Allow middle housing land divisions for all middle housing types.**
- **Allow bonus units for middle housing types.**

City Council Work Session – October 12, 2026 – Hermiston, Oregon

Other Allowed Uses – Residential Zones

HMC 157.136, HMC 157.026, and 157.027

1. ADUs are only allowed on single-unit development lots.
2. Conditional uses are discretionary, so housing cannot be a conditional use.
   - Remove multi-unit (5+ unit) apartments as a conditional use in R-2; allow in R-3.
3. Remove boarding and rooming houses; SROs cover them.



Source: Google Streetview (2025)



Source: Tower Apartments

Allowed Uses – Commercial Zones

HMC 157.040 through HMC 157.043

1. Residential uses can't be conditional. Allow market-rate apartments in C-1, not C-2.
   - Allow all middle housing types in NCO.
   - Subject to R-3 dimensional/parking standards.
2. Prohibit ground-floor storefront residential in C-1 and DCO on arterial and major collector streets per the TSP.

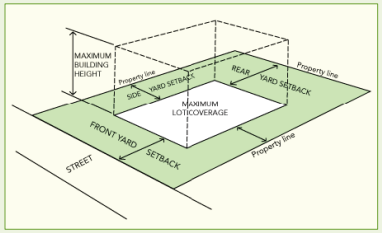


Source: City of Hermiston

Residential Dimensional Standards

HMC 157.025 through 157.029

1. Replace the scaled rear setback (+1 ft of setback per ft of height above 15 ft) with 10 ft up to 20 ft height and 20 ft setback above.
2. Keep existing multi-unit minimum lot sizes.
3. Keep existing maximum lot coverage.



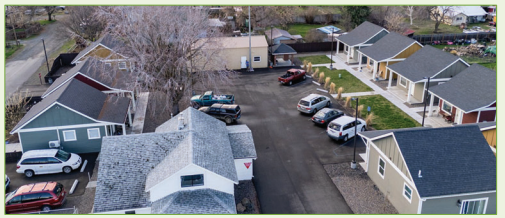
Source: City of Walnut Creek

Residential Design Standards

HMC 157.154 [new] and HMC 157.155 [new]

1. Largely maintain lenient design standards, but:
   - Regulate windows and doors for plexes, townhouses, and multi-unit.
   - Additional cottage cluster standards to retain key cottage characteristics.





Source: Age+, 1000 Friends of Oregon

THANK YOU!

City Council Work Session

City of Hermiston, Oregon

Wednesday, October 12, 2026

Funded by the DLCD 2025-2027 Planning Assistance Grant Program

CITY COUNCIL

Regular Meeting Minutes
October 12, 2026

Mayor Primmer called the regular meeting to order at 7:00pm. Present were Councilors Hayward, Myers, McCarthy, Duron, and Kelso. Councilors Roberts and Barron were excused, and Councilor Linton was absent. City Staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Richard Tovey, Finance Director Ignacio Palacios, Police Chief Jason Edmiston, Planning Director Clint Spencer, Parks and Recreation Director Brandon Artz, Assistant Planner Heather La Beau, and City Recorder Lilly Alarcon-Strong. The pledge of allegiance was given.

Citizen Input on Non-Agenda Items
None given.

Consent Agenda Items
Councilor McCarthy moved and Councilor Duron seconded to approve Consent Agenda items A-F to include:

A. Committee Vacancy Announcement 1
B. Appointment Recommendation of Hailey Beckwith to the Eastern Oregon Trade and Event Center Advisory Committee, Position 3, Representing the Greater Hermiston Hospitality & Tourism Committee- remaining 3-year term ending June 30, 2029.
C. Appointment Recommendation of Jigish S. Patel to the Recreation Projects Fund Advisory Committee, Position 4, Representing the Greater Hermiston Hospitality & Tourism Committee- 3-year term ending December 31, 2029.
D. Reappointment Recommendation of Lori Davis to the Budget Committee, Position 5, 3-year term ending December 31, 2029.
E. Reappointment Recommendation of Dan Burns to the Airport Advisory Committee, Position 1, 3-year term ending October 31, 2029.
F. Minutes of the September 28th, Regular Meeting of the City Council

Motion carried unanimously with Councilors Hayward, Myers, McCarthy, Duron, and Kelso voting in favor.

Items Removed from the Consent Agenda
No items were removed.

Public Hearing- Rezone: Celski Hermiston, LLC - 1320 & 1340 NE 4th St 4N2802CD TL 400 & 600 (Ordinance No. 2387) – Hearing no declarations of conflict of interest or ex parte contact from the Council, Planning Director Spencer read the hearing guidelines aloud and Mayor Primmer opened the hearing at 7:05pm.

Planning Director Spencer presented his report as provided in the agenda packet and additional information (attached) stating Celski Hermiston, LLC has submitted an application to amend the zoning map for land located at 1340 NE 4th Street. Current zoning for the two parcels is Outlying Commercial (C-2) and the applicant proposes to add the Neighborhood Commercial Overlay (NCO) to both parcels to facilitate multi-family housing.

There were no proponents, opponents, or neutral parties who wished to speak and Mayor Primmer closed the hearing at 7:08pm.
After staff answered questions from the Council and Council comment, Councilor Kelso moved and Councilor Myers seconded to approve the Findings of Fact as prepared in the agenda packet.

Mayor Primmer announced that this item would be presented again during Ordinance No. 2387 for final adoption and asked the Council to consider moving Ordinance No. 2387 from 10. B to 10. A. The Council agreed.

Ordinance No. 2387- Rezone: Celski Hermiston, LLC - 1320 & 1340 NE 4th St 4N2802CD TL 400 & 600
Mayor Primmer announced that this item was presented during the Public Hearing which had now been closed, and as such, no other evidence or public testimony would be received.

After City Attorney Tovey read the ordinance by title only, Councilor McCarthy moved and Councilor Hayward seconded to adopt Ordinance No. 2387 at a single meeting and become effective 30-days after adoption by the City Council. Motion carried unanimously with Councilors Hayward, Myers, McCarthy, Duron, and Kelso voting in favor.

Ordinance No. 2385- Amend Article V of Chapter 33 Titled Initiative and Referendum- SECOND MEETING
Mayor Primmer announced that this item was presented at the September 28th meeting and held its first reading.

After City Attorney Tovey read the ordinance by title only, for a second meeting, Councilor Hayward moved and Councilor Myers seconded to adopt Ordinance No. 2385 and become effective 30-days after adoption by the City Council. Councilors Hayward, Myers, Duron, and Kelso voted in favor, and Councilor McCarthy voting against. City Attorney Tovey stated the motion failed 4-1 as at least 5 Councilors must vote in favor to pass an ordinance. Councilor Kelso moved and Councilor McCarthy seconded to have this Ordinance be reconsidered at the next City Council meeting, which was approved unanimously with Councilors Hayward, Myers, McCarthy, Duron, and Kelso voting in favor.

2026 Quarterly Council Goal Setting Update
City Manager Smith presented information (attached) and provided in the agenda packet regarding updates on the 2026 Council Goals.

After staff answered questions from the Council, Mayor Primmer stated no Council action is being requested as this was presented as informational only.

Committee Reports
Parks and Recreation Advisory Committee: Councilors Duron and Myers spoke regarding the Senior Boards new leadership and encouraged the community to eat lunch provided by the Senior Board at the Harkenrider Activity Center, provided the meal calendar (attached), and asked that those wanting to eat lunch please call the Senior Board by 10:30am that day so they can prepare enough meals; recognized Willard and Judy Fordice for 32-years of service as the Senior Boards Directors; and spoke regarding the many youth and adult activities being provided by the department to include: Treats on Main, 3K Haunted Hussle, Horizon Park Dedication, and more; Tree Revitalization on November 3rd where 70 trees will be planted by volunteers at EOTEC, and the new Funland Park fencing.
Hispanic Advisory Committee: Councilor Kelso congratulated the Committee on a great Hispanic Heritage Month Celebration on Saturday, October 3rd at the Community Center, stating the event had great entertainment, food, and attendance.
EOTEC Advisory Committee: Councilor Kelso stated the Committee held its strategic plan meeting and was very informative with a great facilitator.

Public Infrastructure Committee: Mayor Primmer stated the Committee received updates regarding Gettman Road, CIP, the roundabout at Punkin Center and HWY 395, as well as new sewer rates for hotels that will be fairer for their consumption.

Mayor's Report

Mayor Primmer spoke regarding:

- Many upcoming events that took place/are taking place in the City to include: Stepping Stones Alliance Fundraising Gala and Land of Frights at EOTEC
- LOC Annual Conference that will be taking place this week
- New EOTEC RV Park

Council President's Report

Council President McCarthy encouraged the public to attend the 4th Annual Chamber of Commerce Volunteer Fair event at EOTEC on Wednesday.

Council Reports

Councilor Kelso thanked the Parks and Recreation Department for completing the fencing at Funland Park, stating it is noticeable and safer for kids and encouraged the public to attend the Dia de los Muertos event at Hermiston High School.

Youth Advisory Report

None present.

City Manager's Report

City Attorney Tovey announced the Title of Ordinance No. 2387 was incorrect as read earlier in the meeting and the correct title needed to be read into the record. City Attorney then read the correct title of Ordinance No. 2387 into the record.

City Manager Smith spoke regarding:

- Nine Youth Advisory Committee members and Mr. Davis will be attending the LOC Conference
- Announced Socorro "Coco" Pacheco has accepted the new Library Director position and will start January 6, 2027 to accommodate her family's transition and move from California
- Asked for a volunteer to shoot a short video for the website's "Ask Hermiston" answering various questions received and a question asking if the City thinks a hotdog is a taco. Councilor McCarthy volunteered.

Adjourn

There was no other business and Mayor Primmer adjourned the regular City Council meeting at 7:41pm.

SIGNED: _____
Doug Primmer, Mayor

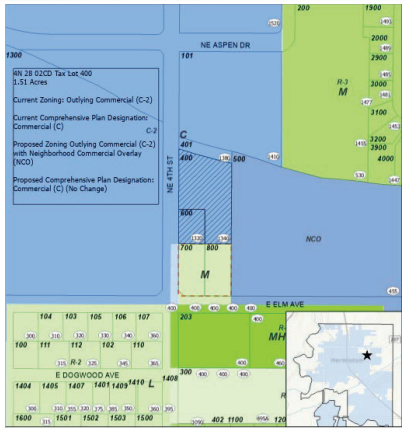
ATTEST: _____
Lilly Alarcon-Strong, CMC, City Recorder



Celski Hermiston LLC Rezone Request

October 12, 2026

Project Location





Hermiston City Council Goal Update

October 2026

Where Life is Sweet



Goal Areas

- Growing + Prosperous
- Safe + Healthy
- Sustainable
- Connected + Engaged



What is the process?

City Council Goal Setting
January 2026

→

City Council Adopted Goal Setting Report
March 2026

→

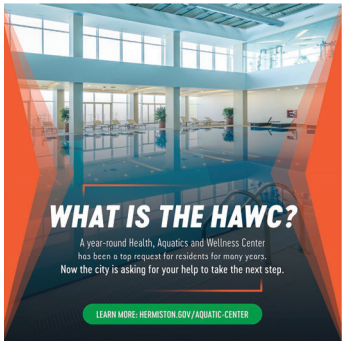
Goal Setting Quarterly Updates
July 2026
October 2026

Goal Area Growing + Prosperous



- Pursue additional retail investments and educate on retail efforts and processes
  - Recent Presentation from Retail Strategies along with Downtown Strategies work
- Explore/evaluate strategies to increase tourism and entertainment in Hermiston
  - Held a stakeholder meeting with the EOTEC Advisory Committee meeting

Goal Area Safe + Healthy



- Complete feasibility and possible next steps for HAWC
  - Report and recommendations scheduled for October 26 City Council Meeting
- Implement red light photo enforcement along Hwy 395
  - Final RFP being drafted

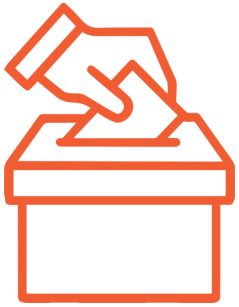
Goal Area Sustainable



- Conduct public engagement to identify use scenarios, evaluate all options, and finalize plan for Carnegie Building
  - Historic Register Application, finalizing operational agreement
- Finalize records digitization
  - Records clerk actively reviewing and scanning physical records

Goal Area

Connected + Engaged



- Finalize charter review
  - Proposed Changes on November 2026 Ballot



Any questions?

- Full list of tasks in packet

Hermiston Senior Center Menu for OCTOBER 2026

255 NE 2nd Street Phone: 541-567-3582

Meals on Wheels: Delivered Tuesdays & Thursdays - Call before 10am

Take Out Meal available by calling before11am & pick up 11:30am-noon

Meals Prices

Age 10 and Under FREE

All others: $ 5.00

Meals on Wheels: $ 5.00

Meals served in-house at noon call & let us know you're coming!

MEALS ARE SUBJECT TO CHANGE!

Thank you for your support!!

Remember we are still collecting Bottles & Cans!

			Thurs. 1 Meatloaf / Mashed Potato & Gravy Pea Salad & Dessert	**Fri. 2**
Mon. 5	**Tues. 6** Kielbasa Peppers & Potatoes / Fruit Bread Stick / Dessert	**Wed. 7**	**Thurs. 8** Baked Fish Potato Salad Fruit & Dessert	**Fri. 9**
Mon. 12	**Tues. 13** Tamale Pie Spanish Rice Vegetable & Dessert	**Wed. 14**	**Thurs. 15** Ham & Split Pea Soup Rolls / Fruit / Jello & Dessert	**Fri. 16**
Mon. 19	**Tues. 20** Chicken & Biscuit Casserole / Coleslaw Fruit & Dessert	**Wed. 21**	**Thurs. 22** Pork Loin / Fried Potatoes / Green Beans Dessert	**Fri. 23**
Mon. 26	**Tues. 27** Ham & Pea Fettuccine Green Salad / Dessert	**Wed. 28**	**Thurs. 29** Chicken Tenders Jo Jos / Fruit & Dessert	**Fri. 30**