



CITY COUNCIL

AGENDA

MONDAY, OCTOBER 12, 2026

COUNCIL CHAMBERS - 180 NE 2ND ST.

Where Life is Sweet

Meetings are always open to the public in-person. Other ways of viewing or participating in live meetings are as follows:

View live meetings on YouTube at: <https://bit.ly/HermistonYouTube>

To participate in live meetings through Zoom, registration is required no later than 8am the day of the meeting by emailing meetings@hermiston.gov and providing participants full name and place of residence. The City Recorder will respond to sender with Zoom meeting details prior to the start of the meeting.

Submit written electronic comments to meetings@hermiston.gov . For written comments to be part of the official record, sender must provide their full name and place of residence and comments must be received within the time frame given for the item under discussion. The City Recorder will respond/confirm to sender that their electronic comment was received and will be made part of the record; or, if their electronic comment is not able to be made part of the record, the City Recorder will respond to the sender and state the reason(s) why.

1. CALL COUNCIL/CITY MANAGER WORK SESSION MEETING TO ORDER - 6:00 PM

A. Housing Code Updates

2. ADJOURN WORK SESSION MEETING

3. CALL REGULAR MEETING TO ORDER – 7:00 PM

4. DECLARATION OF QUORUM

5. FLAG SALUTE

6. CITIZEN INPUT ON NON-AGENDA ITEMS

Anyone wishing to bring anything before the council that is not on the agenda is asked to please do the following: 1. Please limit comments to not more than FIVE minutes; 2. State your name and place of residence; 3. Direct your comments to the Chair.

7. CONSENT AGENDA

A. Committee Vacancy Announcement

- 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

8. ITEMS REMOVED FROM CONSENT AGENDA

9. PUBLIC HEARING

- A. Rezone - Celski Hermiston LLC - 1320 & 1340 NE 4th St 4N2802CD TL 400 & 600 (Ordinance No. 2387)

10. ORDINANCES

- A. Ordinance No. 2385 – Amend Article V of Chapter 33 titled Initiative and Referendum-
SECOND MEETING
- B. Ordinance No. 2387- Rezone: Celski Hermiston, LLC - 1320 and 1340 NE 4th St 4N2802CD Tax Lots 400 and 600 (See Public Hearing Section)

11. OTHER

- A. 2026 Quarterly Council Goal Setting Update.

12. COMMITTEE REPORTS

- A. City Committee and Liaison:

Airport Advisory, Budget, Hispanic Advisory, Library Board, Parks and Recreation, Planning Commission, Recreation Projects Fund, Faith-Based Advisory, Community Accountability, Public Safety, Public Infrastructure, Transit Planning, EOTEC, Stepping Stones Alliance (not a City Committee), Public Finance, Sanitary Disposal & Curbside Recycling, Vacancy Review

- B. Mayor's Report
- C. Council President's Report
- D. Council Report
- E. Youth Advisory Report

F. Manager's Report

13. ADJOURN

**** AMERICANS WITH DISABILITIES ACT NOTICE****

Please contact Hermiston City Hall, 180 NE 2nd Street, Hermiston, OR 97838 (Phone No. 541-567-5521) at least 48 hours prior to the scheduled meeting time if you need an accommodation. TTY and TDD users please call Oregon Telecommunications Relay Service at 1-800-735-2900 or 711.



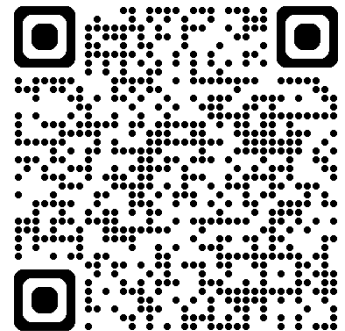
PUBLIC ANNOUNCEMENT

The City is accepting applications for the following Committees:

1. [Eastern Oregon Trade & Event Center](#) (Advertised 09/24/2026)
 - o Position 7, Representing the Community At-Large, remainder of a 3-year term ending June 30, 2028
2. [Faith-Based Advisory Committee](#) (Advertised 08/20/2026)
 - o Position 1 & 2, with a 3-year term ending December 31, 2029
3. [Parks & Recreation Advisory Committee](#) (Advertised 08/20/2026)
 - o Position 7, with a 3-year term ending October 31, 2029

Deadline to apply for Committees: Open Until Filled

Applications and more information about these and all other City Committee's, Board's, and Commission's can be found on the City's website at: <https://hermiston.or.us/volunteer> or by using the QR Code. Have questions or are interested in applying? Reach out to Lilly Alarcon-Strong at: City Hall, 180 NE 2nd Street, Hermiston, at lalarcon-strong@hermiston.gov, or at 541-567-5004.



Proposed appointment(s) and confirmation(s) of these positions are made by the City Council. All appointments to city boards and commissions shall be made in accordance with the ordinances and city charter. Appointees shall not be full-time employees of the city, shall not be elected officials of the city, shall not be appointed to more than two boards or commissions at a time, and shall not sell to the city or its boards and commissions over which the council has appointive powers and budget control either directly as a prime contractor or supplier, or indirectly as a first-tier subcontractor or supplier. Sales shall be construed to mean sales, services or fees aggregating \$20,000 or more in any one calendar year. Preference for appointees shall be given to city residents.



CITY COUNCIL

Regular Meeting Minutes September 28, 2026

Mayor Primmer called the regular meeting to order at 7:00pm. Present were Councilors Hayward, Roberts, McCarthy, Myers, Duron, Linton, Kelso, and Barron. 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, and City Recorder Lilly Alarcon-Strong. The pledge of allegiance was given.

Proclamation- Water Professionals Appreciation Week. Recognizing the dedicated water-related city staff for their role in supporting the public health, economy, and environment. – Mayor Primmer asked members of the Water, Recycled Water, and Street Department present to come before the Council to be recognized, read aloud the Water Professionals Appreciation Week Proclamation, and thanked these staff members for their diligence and dedication to their professions that allow the City to have safe drinking water and the like.

(Applause from all present.)

Presentation- Introduction of Youth Advisory Council

Hermiston High School Social Studies Department Teacher, Aaron Davis, stated the Youth Advisory Council is in its sixth year with the goal to encourage and engage youth to become involved in their community now and into the future, read aloud the Youth Advisory Council's purpose statement, and stated members of the Youth Advisory Council will also be attending the League of Oregon Cities Conference in October, thanks to the City, and National League of Cities Conference in Washington DC in March, thanks to a scholarship received from the Greater Hermiston Foundation.

Each Youth Advisory Council member introduced themselves stating their name, grade, and committees they are involved in.

Mayor Primmer thanked Mr. Davis for his leadership helping students get involved and the students for their civic engagement.

(Applause from all present.)

Presentation- Retail Strategies

Retail Strategies Portfolio Director Brooke Hill and Retail Development Manager John Mark Boozer presented information (attached) regarding Retail Recruitment Update into the Hermiston Market by bridging the gap between the private and public sector; this is done by obtaining data, working on-site seeing what land and buildings are available and what is needed, attending trade shows to market Hermiston, and more. Retail Strategies Team spoke regarding how important it is for municipalities to invest in retail resources as retail attracts workforce, enhances quality of life and future community growth. The Team spoke regarding past recruitment activity that led to new retail in Hermiston, leakage report, and continued outreach with potential retail development, as well as answered questions from the Council.



CITY COUNCIL

Regular Meeting Minutes September 28, 2026

Citizen Input on Non-Agenda Items

Donna Romero and Tammy, Grace, and John Fisher- Spoke regarding their support of the proposed indoor aquatic center stating the indoor facility will bring water skills and safety opportunities to individuals, families and those with disabilities that are greatly needed in the area, help the Hermiston and Pendleton Swim Teams, and help bring swim competitions to Hermiston bringing in tourism.

Linda Stark, Hemlock Ave- stated the High School Homecoming Fireworks show is getting bigger and louder each year which causes disruptions for many people and animals and asked that this event be toned down.

Consent Agenda Items

Councilor Duron moved and Councilor Hayward seconded to approve Consent Agenda items A-G to include:

- A. Liquor License Application- Change of Location- Ye Olde Pizza Shoppe to be located at 1823 S. HWY 395.
- B. Liquor License Application- Change of Owner- Grocery Outlet located at 1875 N 1st Street
- C. Committee Vacancy Announcement
- D. Minutes of the July 13th, Public Safety Committee Meeting
- E. Minutes of the August 10th, Public Finance Committee
- F. Minutes of the August 24th, City Council Regular Meeting
- G. Minutes of the September 14th, City Council Regular Meeting

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

Councilor Roberts recognized Eagle Scout Thomas Greenough for his gift of the Flag Retirement Box to the City and congratulated him on his accomplishments as presented at the last City Council meeting.

Items Removed from the Consent Agenda

No items were removed.

Ordinance No. 2385- Amend Article V of Chapter 33 Titled Initiative and Referendum

After City Attorney Tovey read the ordinance by title only, City Manager Smith explained the proposed Ordinance as provided in the agenda packet and answered questions from the Council, Youth Advisor Gabriel Richards, and a member of the public Krista Van Veen.

A majority of the Council voiced their support for the ordinance stating that individuals living inside City limits should be the only persons able to initiate laws that impact where they live, not people who do not live in the City and therefore do not have to live with the consequences of their initiatives.

Councilor Barron and McCarthy disagreed, stating that any person should be able to bring initiatives and referendums to the City as ultimately only City residents will vote on the issue at hand.



CITY COUNCIL

Regular Meeting Minutes September 28, 2026

After additional Council comments, Councilor Duron moved and Councilor Roberts seconded to adopt Ordinance No. 2385 at a single meeting and become effective 30-days after adoption by the City Council. Motion passed 6-2 with Councilors Hayward, Roberts, Myers, Duron, Linton, and Kelso voting in favor, and Councilors McCarthy and Barron voting against. Mayor Primmer announced that because the vote was not unanimous another motion would be needed to approve the first reading of Ordinance No. 2385 and set for a second reading at the next City Council meeting. Councilor Roberts moved and Kelso seconded this motion, which was approved unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron voting in favor.

Ordinance No. 2386- Annexation 4N2814 BC Tax Lot 400 Thomas Property 1250 SE 4th St

After City Attorney Tovey read the ordinance by title only and Planning Director Spencer presented information about the annexation as provided in the agenda packet:

- Councilor McCarthy moved and Councilor Hayward seconded to approve the findings of fact as presented in the staff report. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron voting in favor.
- Councilor McCarthy moved and Councilor Duron seconded to impose conditions of approval as presented in the staff report. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron voting in favor.
- Councilor Myers moved and Councilor Kelso seconded to adopt Ordinance No. 2386 at a single meeting and become effective 30-days after adoption by the City Council. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron voting in favor.

Resolution No. 2441- Wastewater & Domestic Water utility Agreement

At 8:17pm Councilor Hayward stated he had a conflict of interest and excused himself from the Council Chambers.

Assistant City Manager Morgan presented information (attached) and in the agenda packet regarding finalizes the agreement terms with Amazon Web Services (AWS) related to a wastewater and domestic water supply project which would install a new sewer main in Feedville Road and Highway 207 with 73.6% of the project funding coming from AWS and the remainder coming from the City with State of Oregon financing.

Mayor Primmer and Councilors Kelso and Roberts thanked AWS for their community contributions and City management for being forward thinking.

After additional Council questions and comments, Councilor McCarthy moved and Councilor Myers seconded to adopt Resolution No. 2441 and lay upon the record. Motion passed 6-1 with Councilors Roberts, Myers, McCarthy, Duron, Kelso, and Barron voting in favor, and Councilor Linton voting against.

Councilor Hayward returned to the Council Chamber and dais at 8:40pm.

(Youth present excited the meeting at 8:44pm.)



CITY COUNCIL

Regular Meeting Minutes September 28, 2026

TSP Final Revisions Briefing

Planning Director Spencer presented information (attached) and provided in the agenda packet regarding the Transportation System Plan (TSP) being presented in advance of the adoption hearing. The TSP update has been in progress for about 16 months with the feedback from the Council and Planning Commission has been incorporated in the final plan.

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

Length of Loan Term on Local Improvement District Loans

City Manager Smith presented information as provided in the agenda packet regarding possibly offering other length-of-loan options for property owners participating in a local improvement district where they would like to take advantage of financing through the City.

Councilor Kelso spoke regarding other financing options property owners can utilize that does not involve the City. Councilor Linton spoke regarding her thoughts that the City should pay for street and sidewalk improvements in their entirety, so these improvements are not financial burdens to people. Councilor Kelso responded that these LID improvements and payments will be made by businesses with owners who do not live in the community, not people.

After additional Council questions and comments from Council members, Councilor McCarthy moved and Councilor Hayward seconded to take no action. Motion passed 6-2 with Councilors Hayward, Myers, McCarthy, Duron, Kelso, and Barron voting in favor, and Councilors Roberts and Linton voting against.

Continue the Meeting

At 9:27pm it was announced that a vote of the Council must be made to continue the meeting per Council Rules as it was nearing 9:30pm. Councilor Linton moved and Councilor McCarthy seconded to extend the meeting by one hour, motion carried 7-1 with Councilors Hayward, Roberts, McCarthy, Duron, Kelso, Linton, and Barron voting to continue the meeting, Councilor Myers voting against.

August 2026 Monthly Financial Report

Councilor McCarthy moved and Councilor Hayward seconded to accept the August 2026 Monthly Financial Report as presented (attached) by Finance Director Palacios, Assistant City Manager Morgan, and City Manager Smith. Motion carried unanimously with Councilors Hayward, Roberts, Myers, McCarthy, Duron, Linton, Kelso, and Barron voting in favor.

Committee Reports

Airport Advisory Committee: Councilor Roberts gave updates regarding fuel sales and changes with fuel requirements in regard to high-performance engines and fuel needs, and the Airport's 5-year plan.

Hispanic Advisory Committee: Councilor Duron encouraged the public to attend the Hispanic Heritage Month Celebration on Saturday, October 3rd from 11am to 3pm at the Community Center.

Library Board: Councilor Roberts stated their most recent meeting was cancelled as there is not a Library Director as of yet.



CITY COUNCIL

Regular Meeting Minutes September 28, 2026

Mayor's Report

Mayor Primmer spoke regarding:

- Many upcoming events that took place/are taking place in the City to include: Family Magic Night and Alpaca Fest
- LOC Annual Conference that will be taking place next month
- Apologized for not being able to attend the last meeting, thanked Council President McCarthy for leading the last meeting, and asked that Council members please let him know if they are unable attend meetings as soon as they know.

Council President's Report

Council President McCarthy encouraged the public to participate in Treats on Main on October 30th not October 31st.

Council Reports

Councilor Duron spoke regarding attending the September 4th City Chat at the Food Pod stating she was happy to witness the excitement on a high school students face when she met Hermiston's Mayor.

Councilor Linton spoke regarding attending the Governors Luncheon stating it was a good meeting and was well attended.

Councilor Kelso encouraged the Council to attend the Hispanic Heritage Month Celebration stating it is a great way to speak with other community members and encouraged the public to attend the Stepping Stones Alliance Annual Fundraising Banquet.

Councilor Barron thanked the Hispanic Advisory Committee for their work hosting the Hispanic Heritage Month Celebration.

Youth Advisory Report

None present.

City Manager's Report

City Manager Smith stated hats have been placed on the dais for each Council member as the City's sponsorship gift from the Farm-City Pro Rodeo.

Recess For Executive Session

At 9:51pm Mayor Primmer announced the City Council of the City of Hermiston will now meet in Executive Session in the Executive Session Room on the first floor for the purpose of discussing preliminary negotiations involving matters of trade or commerce.

The Executive Session is held pursuant to ORS 192.660 (2) (g) which allows the Council to meet in Executive Session to consider preliminary negotiations involving matters of trade or commerce in which the governing body is in competition with governing bodies in other states or nations.



CITY COUNCIL

Regular Meeting Minutes September 28, 2026

Representatives of the news media and designated staff shall be allowed to attend the executive session. All other members of the audience are excluded. Representatives of the news media are specifically directed not to report on any of the deliberations during the executive session, except to state the general subject of the session as previously announced. No final decision may be made in executive session. At the end of the executive session, the council will return to open session which the audience may attend. The executive session will last approximately 15 minutes.

Reconvene and Adjourn

There was no other business and Mayor Primmer reconvened and adjourned the regular City Council meeting at 10:25pm.

SIGNED:

Doug Primmer, Mayor

ATTEST:

Lilly Alarcon-Strong, CMC, City Recorder



Retail Recruitment Update

Hermiston, Oregon

www.retailstrategies.com
info@retailstrategies.com
+1 (205) 313-3676



Introduction

About us

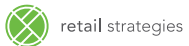
Founded in 2011 as a full-service advisory firm that works with municipalities on business recruitment through commercial real estate connections and networks.

- Retail Recruitment
- Retail Academy
- Downtown Strategies
- Small Business Support

We actively recruit retail businesses into the markets we serve by bridging the private/public gap.

Our team employs a commercial broker's mindset with a fiduciary responsibility for our municipal clients.

Partnership with Hermiston began in 2017.



Introduction

Our Process

- Data & Demographic Analysis
- Boots on the Ground
- Pleasant Persistence
- Trade Show Representation
- Investment Multiplier
- Relationship Agent



Hermiston, Oregon

Retail Recruitment Ladder

Why Should a Municipality Invest Resources in Retail?

Retail builds on retail. Retail economic impact adds up quickly. Retail attracts the workforce that attracts the primary jobs. Retail influences executives looking to locate their company in your community. Retail enhances the quality of life. Quality of life encourages the future growth of your community.





- Retailer Drives the Decision
- Small percentage of proposed sites equal new openings
- On average, this process takes **36 months** or more.



It's all about **PROFIT!**

Hermiston, Oregon

Our Toolbox

Retail Strategies uses the following industry-standard tools to help **leverage opportunities in Hermiston**

Custom Trade Area Design

Boots On The Ground Research

Gap Analysis (Leakage report)

Partner with Developers and Property Owners

ESRI Tapestry Segmentation Profiles

Hermiston, Oregon

Active Retail Interest

Retailer	Status
National Grocer	In Negotiations
Soft Goods Retailer	Pending Win
National Hotel	Interested in the Market
Deli Fast-Casual Restaurant	Expressed interest
Burger Quick-Service Restaurant	Interested in Market
Burger Quick-Service Restaurant	Reviewing Market
Quick-Service Restaurant (multiple brands)	Needs Franchisee
Variety Discount Store	In Negotiations
National Coffee Brand	In Negotiations

Hermiston, Oregon

Recruitment In Action

Fall 2024 Presentation

HERMISTON, OR

Active Retail Interest

Type of Retailer	Deal Status
Grocery User	Market Review
Outdoor Retailer	Reviewing Sites
Cellular Provider	Reviewing Sites
Chicken Fast-Casual	Reviewing Sites
Mexican QSR	In Negotiations

retail strategies

Stacy H. Phipps Director
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214.491.4235

John M. B. Buzar Retail Development Manager
john@retailstrategies.com
214.491.4235



Hermiston, Oregon

Retail Recruitment Wins

Brand
Panda Express
Marshalls
Famous Footwear
Chipotle
Planet Fitness
Grocery Outlet
Sherwin Williams
Soft Goods Retailer (pending)



Hermiston, Oregon

Recruitment Focus

Retail Types

- National & Regional Grocers
- Full-service Restaurants
- Fast-Casual Restaurants
- Upgraded QSR Concepts
- Experiential Retail
- Clothing/Apparel Retailers
- Home Improvement Retailers
- Home Goods Retailers
- Beauty Retailers
- Shoe Retailers
- Hobby/Craft Retailers
- Automotive Service Retailers

Big Picture Vision

- Establish Hermiston's unique market position with national retailers, their brokers, and developers.
- Recruit large-market, OR-based developers to actively monitor market for opportunities
- Push regional brokers to see viability in Hermiston for clients.



Where Life Is Sweet

Industry Trends

Expanding Retailers



Hermiston, Oregon

Continued Outreach

We share a common goal to generate new retail communication that would not otherwise happen and to create market influence in the retail industry.

We have conducted outreach to over 50 retail prospects ranging from: grocers, entertainment concepts, sit-down restaurants, coffee shops, quick serve restaurants, fast casual restaurants, pet stores, clothing and footwear, hotels, car service retailers, home furnishings, and more.

Together, we continue to collaborate and strategize with the Hermiston team to think creatively regarding new-to-market retail and available sites.



Where Life Is Sweet





Thank You

Hermiston, Oregon

retailstrategies.com

+1 (205) 313-3676

info@retailstrategies.com

Birmingham/Fort Worth

Res. 2441: Utility Agreement

City Council: September 28, 2026



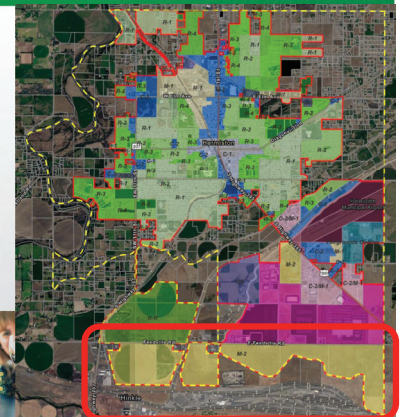
Resolution 2441

- Permanent Drinking Water Supply
- Permanent Sewer Service
- Temporary Cooling Discharge



Background

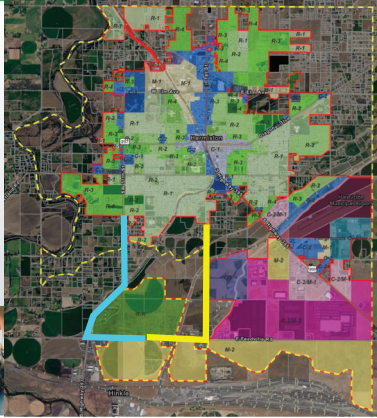
- UGB Expanded: Jan., 2026
 - **Hyperscale Data Center Zoning**
 - **Approved Fall '25**
 - **Extensive Utility Analysis**





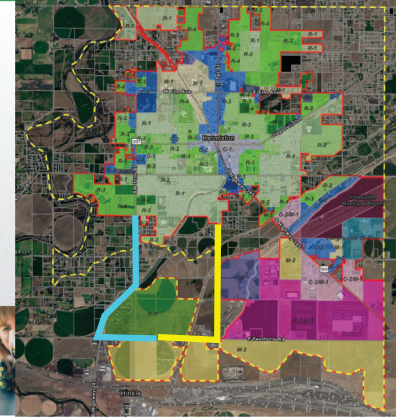
Background

- Sewer Options
 - S 1st (\$4.6M)
 - SW 11th (\$6.2M)



Background

- Sewer Options
 - S 1st (\$4.6M)
 - SW 11th (\$6.2M) = +26%
- March, 2026
 - Council Approved SW 11th Route
 - 74% from Developer
- Res. 2441 Ratifies 74/26 Split



Res. 2441: Agreement

- Employee Drinking Water
- Employee Sewage
- Temporary Cooling Discharge



Res. 2441: Agreement

- Employee Drinking Water
 - Up to 7,500 Gallons Per Day (GPD)
 - <Elementary School (50,000+ GPD)
 - <Car Wash (~9,000 GPD)
 - No infrastructure upgrades





Res. 2441: Agreement

- Permanent Sewer
 - Up to 7,500GPD
 - \$4.6M Infrastructure Needed (piping/pumping)



Res. 2441: Agreement

- Temporary Cooling Discharge
 - No More than 2 Years
 - No More than 75 Gallons Per Minute (Seasonally 0 GPM)
 - Accepted Quality Governed by City Code



Res. 2441: Fiscal

- Capital
 - City to Construct SW 11th Sewer Route (\$6.2M)
 - Company to Pay for \$4.6M



Res. 2441: Fiscal

- Capital
 - City \$1.6M Portion
 - State CWSRF Loan (Undetermined portion 'forgivable')
 - ~~State Regional Infrastructure Fund Grant (requesting \$1M)~~
 - Long-Term Savings
 - \$600K(NPV) Lift Station Replacements Every 20-40 Years
 - Avoided Lift Station Maintenance (Daily Checks)
 - ~500 Acres of future residential development enabled





Res. 2441: Fiscal

• Future Housing

- ~500ac within UGB
- ~2,500 Housing Units (@5/ac)
 - ~6,000 Residents
 - ~\$1.7M/yr: Sewer
 - ~\$12M/yr: Local Taxes



Res. 2441: Fiscal

• Operational

- Drinking Water: Standard City Water Rates
- Sewer: Standard City Sewer Rates
- Cooling: Standard City Sewer Rates + Any Applicable Industrial Fees
- All Rates as they may exist in the future
 - Council retains full control over future rates



QUESTIONS

Where Life is Sweet™



Transportation System Plan Update

September 28, 2026



Project Synopsis

- Existing TSP adopted in 1997
 - Four project-oriented updates
 - One major update in 2014 as part of periodic review process
 - Has worked well guiding growth
 - At end of planning life
- Project is intended to repeal and replace 1997 TSP
- Updates several TSP components
 - Intersection plans
 - Corridor plans
 - Street classification plan
 - Sidewalk and pedestrian plan
 - Bike plan
- Updates development code



Project Team

- City staff
- Umatilla County
- ODOT
- DLCD
- First responders (Police and Fire)
- Hermiston School District
- Bike and Pedestrian Community
- Hermiston Chamber
- Citizen Representatives
- Kittelson and Associates (Transportation Engineers)
- Anderson Perry (Civil Engineers)
- Urbsworks (Land Use Planners)



Project Goals

VISION

Hermiston will strive towards a safe, efficient, and reliable transportation network that meets the needs of, enhances the quality of life of, and supports the mobility of all transportation users.

GUIDING PRINCIPLES

	Safety		Community
	Mobility		Environment
	Connectivity		Fiscal Strategy



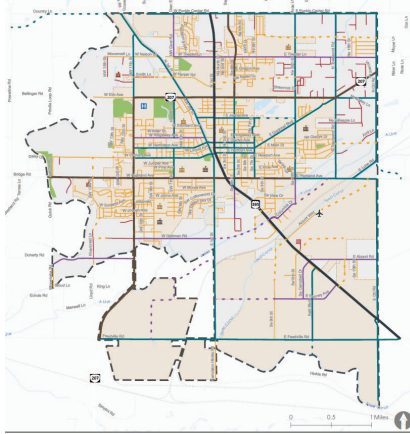
Public Outreach

- City chat at HHS football game
- Open house at Festival Street Christmas tree lighting
- Three school events
- Two virtual open houses
- Work sessions with city council and planning commission
- Standard noticing in paper
- Social media outreach
- Bilingual noticing for all events

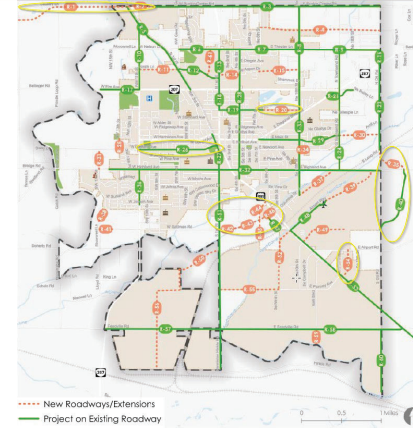


Street Classification

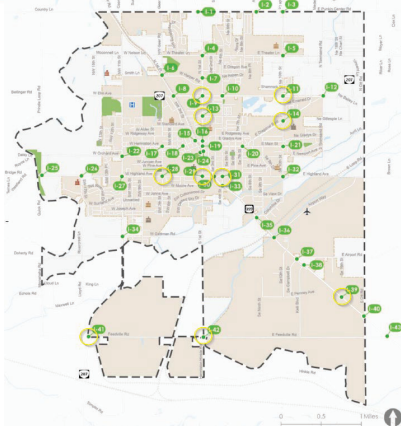
- Existing Functional Classification**
- Urban Major Arterial
 - Urban Minor Arterial
 - Urban Major Collector
 - Urban Minor Collector
 - Local
 - Private
- Dashed Indicates**
- Proposed Future Street
 - Hospital
 - Airport
 - Secondary School
 - Primary School
 - Private School
- Hermiston City Limits**
- Park
 - Urban Growth Boundary (Study Area)



Road Projects



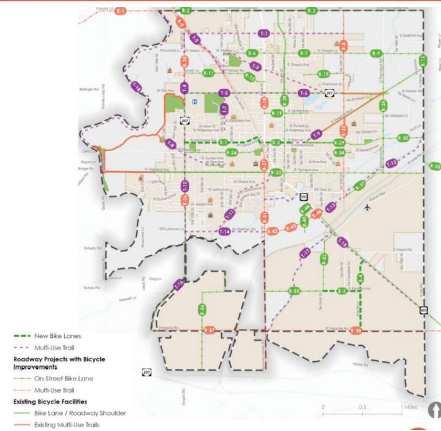
Intersection Projects



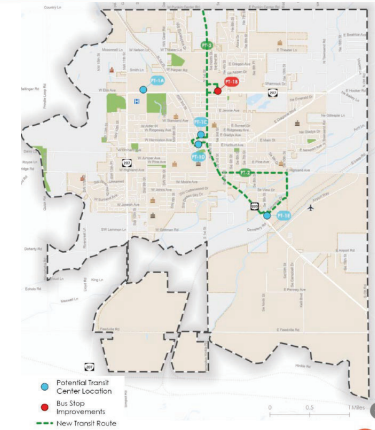
Pedestrian Projects



Bicycle Projects



Transit Updates



Development Code Update

- Amendment to zoning ordinance
 - Current zoning ordinance does not establish a threshold for traffic study related to development
 - Public works standards require a traffic study at 1,000 trips per day
 - 1,000 trip threshold is missing the majority of city development
 - Zoning ordinance and public works standards are amended to require a traffic study at 300 daily trips
- Amendments to land division ordinance
 - Lowers block length maximum from 600 to 350 feet
 - Lowers cul-de-sac length from 400 to 200 feet
 - Current block lengths do not encourage pedestrian activity and discourage connectivity with adjacent parcels



Next Steps

- Adoption is planned for October 2026
 - Planning commission hearing on October 14
 - City council hearing on October 26
 - Two ordinances to consider
 - One resolution to consider





Hermiston Urban Renewal Agency (HURA)

- Hermiston URA
 - **Second month of fiscal year**
- North Hermiston Urban Renewal Area – Project awaits bidding, anticipated to begin Spring/Summer 2027



General Fund

- 2026-27 first month (16.7%) of fiscal year.
- Monthly Revenues ended under projection by ~\$699k
 - **Timing of various revenues (franchise fees, etc.)**
 - Franchise Fee structure changed (7% to 4%) for power utilities
 - Change in usage and 'market forces' altering trends and estimates
 - Temporary reduction in transfers to street capital reserves



General Fund

- Monthly Expenses were under projection by ~\$109k
 - **Several departments over budget in comparison to projection and further evaluated**
 - City Council – annual membership
 - Airport – fuel purchases (offset by increased sales)
 - Parks, Parks/Utility Landscape, Municipal Pool – seasonal activity
 - Municipal Buildings - repairs



Special Revenue Funds

- Observations:
 - **EOTEC**
 - Event revenues and timing of project reimbursements
 - RV project continues



Utility and Street Funds

- Observations
 - Street – Revenues under projection by ~\$28k
 - Timing of federal allocation turnover
 - Regional Water Fund expenditures are ~\$85k over projection – capital reserve transfers.



Capital Projects

- Various projects in design or underway:
 - Geer/Harper Realignment – construction in progress
 - SE 10th Street Bridge – design proceeding, anticipated construction winter '26-'27 during off-season
 - Dogwood Street – construction proceeding – paving expected September 2026
 - RWS Backup Generators – site prep continued, 2027 estimated delivery and install
 - Aquifer Storage/Recovery – testing complete, initial recharge underway, anticipated April completion
 - Orchard Water Line replacement – project underway, anticipated paving in September 2026
 - E. Highland Avenue Line Replacement – design underway
 - View Drive Booster Upgrade – design begun
 - Well #6 Chlorination Structure – project underway anticipate completion by late fall
 - E. Evelyn Avenue gravity sewer line – project underway with paving anticipated September 2026
 - Lift Station #7 Rebuild – contract awarded, construction to begin fall 2026
 - Recycled Water Treatment Plant UV Upgrades – equipment contract awarded, install planned 2027
 - E. Theater Lane Lift Station – design begun
 - NW 2nd Street Paving – project underway with paving anticipated September 2026
- TBD (budgeted and part of CIP):
 - Well #4 Controls – delays may require rescheduling project
 - Lift Station #5 – design to begin



Capital Projects

- Sherman Park – Project scope in review, updates to come





Discussion Questions?

Where Life is Sweet™



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of October 12, 2026

Title/Subject

Rezone - 4N2802CD TL 400 & 600 - Celski Hermiston LLC 1320 & 1340 NE 4th St

Summary and Background

Celski Hermiston, LLC has submitted an application to amend the zoning map for land located at 1340 NE 4th Street. The property consists of two parcels described as 4N 28 02CD Tax Lots 400 and 600. The current zoning is Outlying Commercial (C-2) and the applicant proposes to add the Neighborhood Commercial Overlay (NCO) to both parcels to facilitate multi-family housing. The total lot area is 66,000 square feet (1.5 acres) with Tax Lot 400 encompassing 53,000 square feet and Tax Lot 600 encompassing 13,000 square feet. The property is owned by Celski Hermiston, LLC. The amendment to the zoning map is a quasi-judicial land use action. Land use actions are deemed quasi-judicial where it is determined they have an impact on a specific site and do not have widespread and significant impact beyond the immediate area of the proposed action.

The addition of the NCO zoning to the existing C-2 zoning adds two new uses to those permitted conditionally. NCO allows for multi-family housing and mini-storage units through the conditional use process. Upper story residential uses are also permitted outright. The applicant has considered the need for adding the overlay in the application narrative. The property abuts NE 4th Street, which is a mixed-use corridor classified as a minor arterial in the city's TSP. NE 4th Street is primarily a residential corridor but also contains a number of commercial uses. This site in particular is directly adjacent to the Walmart store located at 1300 N 1st St. Lands to the north and south are commercially zoned with the land to the north being vacant and the land to the south containing single-family residences. Impact to the surrounding area and transportation infrastructure is considered in the application materials and a trip generation letter prepared by Larry Frostad of Ardurra. The trip generation letter notes that development is expected to add approximately 25 peak hour trips cumulatively to all intersections servicing this development and that the addition of those trips will not impact the functional classification of any intersection. The property is serviced exclusively by NE 4th St.

The applicant notes that this property's location on NE 4th Street provides opportunities for housing within walking distance of commercial services. The site is also well serviced by transportation and utility infrastructure providing opportunities for infill and mixed-use development. The intent of the NCO overlay is to provide commercial areas that mix

residential and commercial uses within walking distance of each other and application of the NCO overlay at this location facilitates provision of that need. The provision of higher density multi-unit housing on the NE 4th Street corridor will help provide needed housing in an area well-suited to accommodate additional housing and to provide housing in a location well situated to compatible services.

Four criteria are applicable to the decision to amend the zoning map. These criteria are contained in §157.226 of the Hermiston Code of Ordinances and are as follows:

1. The change is in conformance with the Comprehensive Plan and also the goals and policies of the plan;
2. The showing of public need for the rezoning and whether that public need is best served by changing the zoning classification on that property under consideration;
3. The public need is best served by changing the classification of the subject site in question as compared with other available property;
4. The potential impact upon the area resulting from the change has been considered.

The planning commission held a public hearing on the proposed rezone and issuance of a conditional use permit for housing on Tax Lot 400 on September 30, 2026. After considering both requests the planning commission made a unanimous recommendation that the city council adopt the amend the zoning map and apply the NCO zoning to the subject property. The planning commission also approved a conditional use permit for 22 multi-family housing units on Tax Lot 400 contingent upon city council approval of the zoning map amendment. The planning commission's approval of the conditional use permit was subject to thirteen conditions of approval. The adopted conditions of approval are attached to this report for reference.

Tie-In to Council Goals

1.9 Attract market rate housing developments to increase middle housing inventory

Fiscal Information

Similar multi-family developments with approximately 20 units are valued between \$1.5 and \$3 million. It is anticipated this development will generate approximately \$20,000 in city tax revenue annually.

Alternatives and Recommendation

Alternatives

The city council may choose to adopt or reject Ordinance No. 2387.

Adoption of Ordinance 2387 will apply the Neighborhood Commercial Overlay to the subject property adding multi-family housing and mini-storage as conditional uses. Adoption of the ordinance will allow the conditional use permit for 22 housing units approved by the planning commission to move forward.

Rejection of Ordinance 2387 will maintain the current C-2 zoning of the property and prohibit residential use of the site.

Recommended Action/Motion

Staff recommends that the city council adopt findings of fact supporting the zoning map amendment and adopt Ordinance No. 2387 imposing the NCO zoning.

Submitted By:

ORDINANCE NO. 2387

AN ORDINANCE AMENDING THE CITY OF HERMISTON ZONING MAP TO INCLUDE THE NEIGHBORHOOD COMMERCIAL OVERLAY FOR A 1.5 ACRE TRACT LOCATED WEST OF NE 10TH ST AND NORTH OF E DIAGONAL BLVD.

THE CITY OF HERMISTON DOES ORDAIN AS FOLLOWS:

SECTION 1. The following described property shall be changed on the city zoning map to add the Neighborhood Commercial Overlay (NCO), to-wit:

Parcel 1, Partition Plat 2005-20 and Parcel 1, Partition Plat 2007-44, each located in Section 02, Township 4 North, Range 28 East, City of Hermiston, County of Umatilla, State of Oregon

SECTION 2. The findings of fact as adopted by the City Council on October 12, 2026, are marked as Exhibit A and incorporated herein by reference.

SECTION 3. The effective date of this ordinance shall be the thirtieth day after enactment.

ADOPTED by the Common Council this 12th day of October 2026.

SIGNED by the Mayor this 12th day of October 2026.

Doug Primmer, Mayor

ATTEST:

Lilly Alarcon-Strong, CMC, City Recorder

Exhibit A

Findings of Fact

Zoning Map Amendment

1320 and 1340 NE 4th St

October 12, 2026

Application to Amend the City of Hermiston Zoning Map, effecting a change to the zoning of the subject property.

Owner: Celski Hermiston LLC

Applicant: Celski Hermiston LLC
6725 W Clearwater Ave
Kennewick, WA 99336

Purpose of This Application:

The applicant seeks to amend the zoning map for two parcels encompassing 1.5 acres located at 1320 and 1340 NE 4th St. The property is described as 4N 28 02CD Tax Lots 400 and 600. The property is located within the Hermiston city limits and is designated on the comprehensive plan map with a commercial map designation. Current zoning is C-2 on the Hermiston zoning map.

The purpose of the application is to amend the Hermiston zoning map designation for this property by adding the Neighborhood Commercial Overlay to the existing Outlying Commercial designation. A conditional use permit to construct 21 multi-family units is proposed if the NCO designation is applied.

Documents to be Modified:

- City of Hermiston Zoning Map.

Current Use of the Property:

Tax Lot 600 (15,000 square feet) is currently occupied with a single-family building and garage which are used as a commercial office and accessory storage. Tax Lot 400 (53,000 square feet) is a vacant green field site.

Surrounding Uses: Lands to the south, east, and west are all zoned commercially. Land to the west and east is developed with auto-oriented commercial use. Land immediately to the south contains residential uses. Land to the north is zoned commercially and residentially. The land immediately to the north is vacant commercial land. Land to the north and east is developed with multi-family housing.

Required Review:

The City of Hermiston Zoning provisions, found as part of Title XV Land Usage, in Chapter 157 Zoning part 157.226 Amendments provides the requirements for amendment to the Zoning Map and at (E) provide the approval criteria.

The City of Hermiston also provides application forms with procedures for a zone change. The application has several questions that reflect the Zoning ordinance provisions that will also be included here. As this is also a request to amend the zoning map the 14 Statewide Planning Goals are also considered.

Zoning Map Amendment Findings

City of Hermiston Zoning 157.226 Amendments (E) Approval Criteria: The review criteria are listed in **bold** with responses in regular text.

(E) Approval criteria.

(1) The following criteria must be followed in deciding upon a quasi-judicial proceeding:

(a) The burden in all land use proceedings is upon the applicant, whether a zone change, conditional use or variance is the subject of the hearing;

Response: The applicant has submitted a written application with supporting material to provide evidence for the governing body to consider.

(b) The requested zone change or conditional use must be justified by proof that:

1. The change is in conformance with the Comprehensive Plan and also the goals and policies of the plan;

Response: The City of Hermiston Comprehensive Plan has been acknowledged by the Land Conservation and Development Commission addressing the Statewide Land Use Planning Goals. For this request Goals 1 Citizen Involvement, 2 Planning Process, 8 Recreational Needs, 9 Local Economy, 10 Housing, 11 Public Services and Facilities, and 12 Transportation are applicable. Goals 3 Agricultural Lands, 4 Forest Lands, 5 Natural Resources, 6 Air, Water, and Land Resource Quality, 7 Areas Subject to Natural Hazards, 13 Energy Conservation, 14 Urbanization, 15 Willamette River Greenway, 16, Estuarine Resources, 17 Coastal Shorelands, 18 Beaches and Dunes, and 19 Ocean Resources are not applicable.

The following City of Hermiston Comprehensive Plan Policies are considered:

- Policy 1: The City of Hermiston will insure that citizens have an adequate opportunity to be involved in all phases of the planning process.

Response: As this request will be heard by both the Planning Commission and City Council, with notice to adjoining landowners and affected agencies Goal 1 and Policy 1 are satisfied.

- Policy 2: The City of Hermiston will monitor and update periodically its comprehensive plan and implementing ordinances to respond to changing conditions.

Response: This request provides an opportunity for the City of Hermiston to evaluate this area of the city and consider the potential impact provided by providing additional housing opportunities in a developed mixed-use area. The city finds that the auto-oriented commercial uses across NE 4th Street provide compatible services that are not an undue burden on multi-family uses and that multi-family uses will utilize nearby services.

- Policy 4: The City of Hermiston will promote compact urban development within and adjacent to existing urban areas to insure efficient utilization of land resources and facilitate economic provision of urban facilities and services.

Response: The proposal is within the existing city limits and served by adequate infrastructure at this time. No annexation, urban growth boundary expansion, nor utility extension is necessary to service this property.

- Policy 19: The City of Hermiston will assure the availability of a sufficient supply of commercial land to accommodate 20-year projected need and strive to achieve the balanced distribution of commercial activities in neighborhoods, downtown, and along outlying highways.

Response: The 2024 Economic Opportunities Analysis provides the basis for determining adequacy of economic land. The EOA notes that Hermiston has a 20-year need for 25 acres of small acreage commercial sites of 0-.99 acres and a supply of 39 acres. The use of 1.5 acres of existing C-2 land to provide mixed use housing and commercial development will not impact the city's ability to meet the 25 acre projected demand.

- Policy 20: The City of Hermiston supports economic development and job growth which will diversify and strengthen the mix of economic activity in the local marketplace and provide employment opportunities for local residents.
- Policy 21: Housing Availability and Affordability: Having affordable, quality housing in safe neighborhoods with access to community services is essential for all Oregonians. Like other cities in Oregon, the City of Hermiston is responsible for helping to ensure that its residents have access to a variety of housing types that meet the housing needs of households and residents of all incomes, ages, and specific needs. The City does this primarily by regulating residential land uses within the City, as well as working with and supporting non-profit and market rate developers and other housing agencies in developing needed housing.

Response: The requested NCO designation is consistent with the City of Hermiston comprehensive plan and stated purpose of the NCO district. The proposed development will provide new residential housing opportunities within walking distance of existing commercial services while maintaining the underlying commercial zoning designation. The NCO district specifically encourages infill development, redevelopment, and mixed-use development in commercial areas. The project promotes efficient use of urban land, utilizes existing infrastructure and public services, and supports the city's goals of accommodating growth while expanding housing opportunities for current and future residents. The proposed multi-family development represents an appropriate redevelopment of under utilized commercial property and advances the city's objectives of encouraging compact development patterns, reducing vehicle trips, and supporting pedestrian oriented neighborhoods.

- Policy 23: The City of Hermiston will plan for the timely and efficient provision of a full complement of urban services and facilities in all developed and developing areas within the community. Timely means a point within the 20-year timeframe when the city deems development appropriate for a given property based on factors including but not limited to the need for additional urban development within the urban growth boundary and the extent of undeveloped or undeveloped land between the existing development and the subject property.

Response: Public services are available within the existing NE 4th Street right of way. Utility capacity extends the full length of the property frontage and extends from the intersection of NE 4th St/E Elm Ave north beyond the Hermiston Drain. No utility extensions are necessary to accommodate development.

- Policy 31: The City of Hermiston will promote a balanced, well-integrated local transportation system which provides safe, convenient and energy-efficient access, and facilitates the movement of commodities.

Response: The applicant has provided evidence from a professional engineer that the affected intersections and roadway will not experience level of service decreases or other congestion delays as a result of development. Redevelopment of the site will require improvement of NE 4th Street to minor arterial standards along the east frontage of the road thereby providing adequate pedestrian access to the site and to the pedestrian crossing at NE 4th St/E Elm Ave.

- Policy 34: The City of Hermiston will comply with the requirements of the Transportation Planning Rule with the adoption of the Transportation System Plan and related amendments to implementing ordinances.

Response: The applicant has commissioned a trip generation analysis compliant with the Transportation Planning Rule. The findings of the trip generation analysis demonstrate that the affected intersections and roadway will not experience level of service decreases or other congestion delays as a result of development.

2. The showing of public need for the rezoning and whether that public need is best served by changing the zoning classification on that property under consideration;

Response: Hermiston continues to experience population growth and increasing demand for housing. The proposed NCO designation will facilitate development of a multi-family townhome community that will provide additional housing opportunities for workforce families, professionals, and residents seeking quality housing options within the city.

The NCO district was established to create commercial areas that support residential uses within walking distance of goods and services. Application of the overlay district will help address local housing needs while preserving the long-term commercial viability of the area.

3. The public need is best served by changing the classification of the subject site in question as compared with other available property.

Response: The subject property is uniquely positioned to serve the goals of the NCO district due to its location along NE 4th Street, proximity to existing commercial services, and access to public infrastructure. The property is located within an established urban area where residential development can occur without requiring significant public investment in new infrastructure.

Compared to other available properties, this site provides an opportunity to create a walkable residential community adjacent to commercial services, consistent with the purpose of the NCO district. Development of this property will support efficient land use patterns and reduce transportation demands by allowing residents to live closer to services and employment opportunities.

4. The potential impact upon the area resulting from the change has been considered.

Response: Potential impacts associated with the proposed NCO designation and residential development have been carefully considered. The proposed multi-family townhome development will be designed and constructed in accordance with all applicable City of Hermiston development standards regarding access, parking, landscaping, setbacks, drainage, utility service, and building design.

The NCO district was established to encourage compatible mixed-use development in commercial areas. The proposed project is consistent with that purpose and will provide additional housing opportunities while maintaining compatibility with surround land uses. The development will utilize existing infrastructure and public services, minimizing impacts on adjacent properties and public facilities.

The 14 applicable Statewide Planning Goals are also considered.

Goal 1 Citizen Involvement: To develop a citizen involvement program that insures the opportunity for citizens to be involved in all phases of the planning process.

Response: The City of Hermiston Comprehensive Plan and Zoning Ordinance outlines the City's citizen involvement program that includes the activities of the Planning Commission and provides for the public hearing process with its required notice provisions. These notice provisions provide for adjoining and affected property owner notice; notice to interested local, state, and federal agencies; and allows for public comment to the process.

The city finds that this application is consistent with Goal 1.

Goal 2 Planning: To establish a land use planning process and policy framework as a basis for all decisions and actions related to use of land and to assure an adequate factual base for such decisions and actions.

Response: Goal 2 establishes the underlining process that a county or a city needs to utilize when considering changes to their Comprehensive Plans and development codes. This requested change of Comprehensive Plan and Zoning designation is also guided by Goal 2 requirements. This application meets those requirements for this request.

The city finds that this application is consistent with Goal 2.

Goal 3 Agricultural Lands: To preserve and maintain agricultural lands.

Response: The Goal 3 requires counties to preserve and maintain agricultural lands for farm uses. Counties must inventory agricultural lands and protect them by adopting exclusive farm use zones consistent with Oregon Revised Statute 215.203 et. seq. Goal 3 does not allow nonfarm uses like industrial development on lands zoned for exclusive farm use. This application is to consider modifications to the application of the Outlying Commercial zone within the city limits on lands that have already been identified for urban industrial and commercial uses. Per OAR 660-033-0020(1)(c), "Agricultural Land" does not include land within acknowledged urban growth boundaries or land within acknowledged exception areas for Goal 3 or 4.

Goal 3 does not apply to this action.

Goal 4 Forest Lands: To conserve forest lands by maintaining the forest land base and to protect the state's forest economy by making possible economically efficient forest practices that assure the continuous growing and harvesting of forest tree species as the leading use on forest land consistent with sound management of soil, air, water, and fish and wildlife resources and to provide for recreational opportunities and agriculture.

Response: There are no forest lands in the City of Hermiston.

Goal 4 does not apply to this action.

Goal 5 Open Spaces, Scenic and Historic Areas, and Natural Resources: To protect natural resources and conserve scenic and historic areas and open spaces.

Response: The subject property has a Development Hazard overlay and no other known cultural or historical sites. There are no known wetlands inventoried on the subject property.

The city finds that this application is consistent with Goal 5.

Goal 6 Air, Water and Land Resources Quality: To maintain and improve the quality of the air, water and land resources of the state.

Response: Goal 6 addresses the quality of air, water, and land resources. In the context of comprehensive plan amendments, a local government complies with Goal 6 by explaining why it is reasonable to expect that the proposed uses authorized by the plan amendment will be able to satisfy applicable federal and state environmental standards, including air and water quality standards.

All development within the Hermiston urban growth boundary is required to comply with federal and state environmental standards (157.004). Compliance is a requirement of all land use applications.

Goal 6 does not apply to this action.

Goal 7 Areas Subject to Natural Hazards and Disasters: To protect people and property from natural hazards.

Response: There are no known natural hazards on the subject property, and it is located significantly above and outside the influence of the Umatilla River which has a history of flooding.

Goal 7 does not apply to this action.

Goal 8 Recreation Needs: To satisfy the recreational needs of the citizens of the state and visitors and, where appropriate, to provide for the siting of necessary recreational facilities including destination resorts.

Response: This proposal does not propose new recreational facilities. The city's park and open space master plan does not call for new recreational facilities within this area.

Goal 8 does not apply to this action.

Goal 9 Economy: To provide adequate opportunities throughout the state for a variety of economic activities vital to the health, welfare, and prosperity of Oregon's citizens.

Response: Goal 9 requires local governments to adopt comprehensive plans and policies that contribute to a stable and healthy economy. Hermiston has a Comprehensive Plan that has been acknowledged to comply with Goal 9. Specifically, the city has adopted an economic opportunities analysis as of 2024 which has been acknowledged by the State of Oregon. The 2024 EOA specifically identifies this site as a location for economic development. In the absence of development as a housing site, the proposed change still designates this land for commercial use, thereby implementing the comprehensive planning of this site for future commercial and industrial development.

The city finds that this application is consistent with Goal 9.

Goal 10 Housing: To provide for the housing needs of citizens of the state.

Response: The Oregon Legislature in 2019 passed HB 2001 which amended certain housing rules relating to provision of housing in commercial zones. Specifically, OAR 660-046-0330 states that cities adopting comprehensive plan amendments shall adopt findings regarding increase or decrease in housing capacity. This proposal specifically plans for the provision of market rate workforce housing within a commercial zone. Twenty-one new units are proposed. The city's acknowledge Housing Needs Analysis notes that over the 20-year planning horizon slightly more than 500 additional multi-family units are needed. This proposal provides units towards the city's documented need and provides those units at the acknowledged maximum density for multi-family units (21 units per acre).

The city finds that this application is consistent with Goal 10.

Goal 11 Public Services: To plan and develop a timely, orderly and efficient arrangement of public facilities and services to serve as a framework for urban and rural development.

Response: Goal 11 requires local governments to plan and develop a timely, orderly, and efficient arrangement of public facilities and services. The city has adopted a public facilities plan as of September 2025. The public facilities plan demonstrates that there is adequate capacity to service development within the urban growth boundary through the 20-year planning horizon with minor system upgrades. System upgrades are planned within the city capital improvement plan and funded through the city-wide system development charge fee. Development is required to pay into the SDC fees at the time of permitting thereby paying a proportionate share into future system upgrades.

The city finds that this application is consistent with Goal 11.

Goal 12 Transportation: To provide and encourage a safe, convenient and economic transportation system.

Response: Goal 12 requires local governments to provide and encourage a safe, convenient, and economic transportation system, implemented through the Transportation Planning Rule. A trip generation report prepared by a registered traffic engineer is attached to these findings as evidence of compliance with the Transportation Planning Rule. As noted in the report, no significant change in trip generation is generated between those uses permitted in the C-2 and NCO zones.

The city finds that this application is consistent with Goal 12.

Goal 13 Energy: To conserve energy.

Response: Goal 13 directs local jurisdictions to manage and control land and uses developed on the land to maximize the conservation of all forms of energy, based on sound economic principles. The site provides new housing opportunities within walking distance of commercial services thereby minimizing the need for new vehicle trips to meet basic commercial needs.

The city finds that this application is consistent with Goal 13.

Goal 14 Urbanization: To provide for an orderly and efficient transition from rural to urban land use, to accommodate urban population and urban employment inside urban growth boundaries, to ensure efficient use of land, and to provide for livable communities.

Response: This proposal is within the existing city limits of the City of Hermiston. No annexation or urban growth boundary expansion is proposed.

Goal 14 does not apply to this action.

Conclusion: This narrative provides evidence that the proposal complies with the Statewide Planning Goals and with the City of Hermiston Comprehensive Plan.

Exhibit B

Conditions of Approval

Zoning Map Amendment and Conditional Use Permit

1320 and 1340 NE 4th St

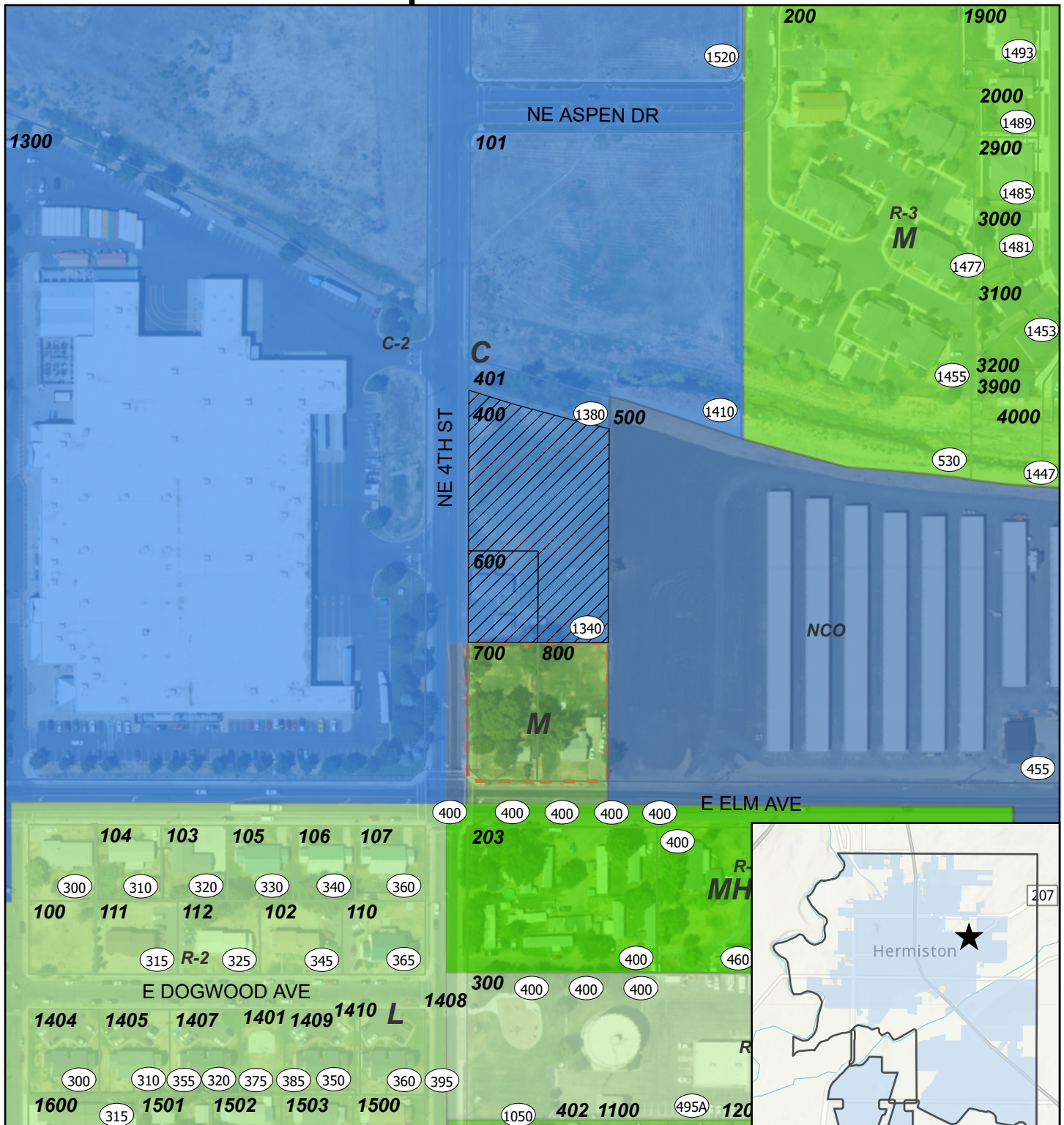
September 30, 2026

Subject to the deliberations of the planning commission and public testimony submitted to the planning commission, the following draft conditions of approval are presented.

1. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to a high water table. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels. At the discretion of the Planning Commission, an applicant whose property is located in the DH overlay area may obtain an exemption from this condition if he can demonstrate the proposed development is not constrained by development limitations and/or will not contribute to potential groundwater pollution. To obtain an exemption, the applicant must present documentation to this effect prepared by a registered engineer.
2. The applicant shall receive approval from the Hermiston Irrigation District specifying whether the property is located within the boundary of the Hermiston Irrigation District and subject to water rights prior to issuance of any building permit.
3. All storm water shall be retained on site. Use of private dry wells and/or private swales as necessary is required. The city engineer will review the proposed drainage plan and storm report as part of the civil drawing review process.
4. Parking lot and exterior lighting, where proposed, shall be designed not to interfere with adjacent residential uses to the south.
5. Consistent with §157.164(D)(2) of the Hermiston Code of Ordinances the applicant shall be required to improve the NE 4th St frontage of the development site with infill paving, curb, gutter, sidewalk, and drainage improvements. Design of the NE 4th St improvements shall be reviewed and approved by the city engineer.
6. Civil drawings shall be submitted to the city engineer for review and approval prior to issuance of a building permit. Civil drawings shall be prepared in accordance with the design guidelines for plan preparation contained in the city's standard plans and specifications located at: <https://www.hermiston.or.us/commdev/page/hermiston-design-standards-specifications-and-plans>
7. Signage shall be installed consistent with the provisions of §155.37 of the Hermiston Code of Ordinances (relating to installation of signage in commercial and industrial zones).

8. All areas for the standing and maneuvering of vehicles shall be paved with a hard surface of concrete or asphalt prior to the occupancy of any dwelling.
9. Applicant shall comply with all provisions of §92.12 of the Hermiston Code of Ordinances (relating to the control of blowing dust) during all phases of development.
10. Bicycle parking shall be installed in accordance with 157.150(L)(4) of the Hermiston Code of Ordinances.
11. The south property line of the site is adjacent to residentially zoned property which is residentially occupied. Consistent with 157.179(B) of the Hermiston Code of Ordinances (Minimal Resident Disturbance), a sight-obscuring fence of at least five feet in height and not more than six feet in height shall be installed along the south property line of Tax Lot 400.
12. In accordance with §157.043(E)(1) of the Hermiston Code of Ordinances, solid ground cover landscaping shall be provided between each building fronting NE 4th Street in order to maintain a 10-foot setback.
13. Applicant shall coordinate emergency vehicle turnaround with fire marshal as part of civil design.

Notice of Proposed Land Use Action



Legend

- Property Line
- City Limits
- Area of Proposed NCO Rezone

0 100 200 300 400
Feet



Notice of Proposed Land Use Action



Legend

-  Area of Proposed NCO Rezone
-  Property Line
-  City Limits

0 100 200 300 400
Feet



CITY OF HERMISTON

APPLICATION TO AMEND ZONING ORDINANCE

(Text or Map)

Pursuant to the provisions of Section 26 of Hermiston Zoning Ordinance No. 1840, application is hereby made to amend the text or the zoning map for the following described property:

Name of Applicant:	Celski Hermiston, LLC		
Mailing Address:			
Contact Person:	Robert Davis	Phone:	
Name of Owner:	Same as Applicant (Celski Hermiston, LLC)		
Mailing Address:			
Legal Description:	Parcel 1, Partition Plat No. 2005-20 and Parcel 1, Partition Plat No. 2007-44, located in the South Half of the Southwest Quarter of Section 2, Township 4 North, Range 28 East of the Willamette Meridian, Umatilla County, Oregon.		
Assessor's Map No:	4N-28-02CD	Tax Lot No:	400 and 600
Subdivision:	N/A (Partition Plats 2005-20 & 2007-44)	Street Address:	1340 NE 4th Street, Hermiston, OR 97838
Current Zoning:	C-2 General Commercial	Proposed Zoning:	Neighborhood Commercial Overlay Zone (NCO)

IMPORTANT! The zoning ordinance requires a positive recommendation from the Hermiston Planning Commission and approval from the Hermiston City Council before a change can be made to the zoning designation of any property. This approval must be determined after separate public hearings before these bodies.

Oregon's Land Use Planning Laws require "findings of fact" with regard to requests for zoning ordinance amendments. The findings provide justification to either approve or deny the application. Read the questions that follow and answer them as completely as you can; use additional sheets if necessary. Your responses will help you to make findings and evaluate the merits of your request.

Inasmuch as **THE BURDEN OF PROOF IS ON THE PROPONENT**, the chances of a successful application depend upon the adequacy of the arguments you present to justify approval of the application.

APPROVAL CRITERIA & FINDINGS OF FACT

1. Explain how the requested change is in conformance with the comprehensive plan and also the goals and policies of the plan:

The requested Neighborhood Commercial Overlay (NCO) designation is consistent with the City of Hermiston Comprehensive Plan and the stated purpose of the NCO district. The proposed development will provide new residential housing opportunities within walking distance of existing commercial services while maintaining the underlying commercial zoning designation. The NCO district specifically encourages infill development, redevelopment, and mixed-use development in commercial areas. The project promotes efficient use of urban land, utilizes existing infrastructure and public services, and supports the City's goals of accommodating growth while expanding housing opportunities for current and future residents.

The proposed townhome development represents an appropriate redevelopment of underutilized commercial property and advances the City's objectives of encouraging compact development patterns, reducing vehicle trips, and supporting pedestrian-oriented neighborhoods.

2. Describe the public need for the rezoning and whether that public need is best served by changing the zoning classification on the property under consideration:

Hermiston continues to experience population growth and increasing demand for housing. The proposed NCO designation will facilitate development of a townhome community that will provide additional housing opportunities for workforce families, professionals, and residents seeking quality housing options within the city.

The NCO district was specifically established to create commercial areas that support residential uses within walking distance of goods and services. Application of the overlay district will help address local housing needs while preserving the long-term commercial viability of the area.

3. Explain how the public need is best served by changing the classification of the site in question as compared with other available property:

The subject property is uniquely positioned to serve the goals of the NCO district due to its location along NE 4th Street, proximity to existing commercial services, and access to public infrastructure. The property is located within an established urban area where residential development can occur without requiring significant public investment in new infrastructure.

Compared to other available properties, this site provides an opportunity to create a walkable residential community adjacent to commercial services, consistent with the purpose of the NCO overlay district. Development of this property will support efficient land use patterns and reduce transportation demands by allowing residents to live closer to services and employment opportunities.

4. Explain how the potential impact upon the area resulting from the change has been considered:

Potential impacts associated with the proposed NCO designation and residential development have been carefully considered. The proposed townhome development will be designed and constructed in accordance with all applicable City of Hermiston development standards regarding access, parking, landscaping, setbacks, drainage, utility service, and building design.

The NCO district was specifically established to encourage compatible mixed-use development in commercial areas. The proposed project is consistent with that purpose and will provide additional housing opportunities while maintaining compatibility with surrounding land uses. The development will utilize existing infrastructure and public services, minimizing impacts on adjacent properties and public facilities.

ADDITIONAL INFORMATION & SIGNATURES

ADDITIONAL INFORMATION TO BE FURNISHED AND ATTACHED TO THE APPLICATION:

1. Evidence that applicant is owner or purchaser of the property or has written permission of such owner to make an application for the proposed use.
2. Two copies of a site plan (11" x 17") drawn to scale, showing the location of the property concerned, the location of all proposed or existing building(s), highways, streets, and alleys.
3. A metes and bounds legal description of the perimeter of the entire parcel. A metes and bounds description of each individual parcel is not sufficient.

The above statements are true to the best of my beliefs and knowledge. As applicant, I understand that the planning commission requests the attendance of me, or my representative, at the meeting(s) where this request is scheduled for consideration and that the planning commission retains the right to approve or deny this request and impose those conditions as may be necessary to lessen probable adverse impact based upon the testimony provided at the hearing.

I am the: ☒ owner ☐ owner(s) authorized representative. (If authorized representative, please attach a signed letter from the owner.)

Applicant's Signature

Date

OUT-OF-POCKET EXPENSES FOR MAILING & PUBLICATION COSTS WILL BE BILLED LATER

NOTE: The planning commission shall conduct a public hearing on the proposed amendment at the earliest regular meeting, after the application is submitted, in accordance with the public hearing procedures under Section 27(3) of Hermiston Zoning Ordinance No. 1840. Both text and map amendments shall also be submitted to the Department of Land Conservation and Development 35 days prior to the date set for final action by the city council except as provided for under ORS 197.601.

For further information, please feel free to contact the planning department at the Hermiston City Hall, 180 N.E. 2nd Street, Hermiston, Oregon 97838, or by telephone (541) 667-5025. The City's FAX number is (541) 567-5530.

OFFICE USE ONLY

Date Filed: 7-22-26	Fee: \$1,500.00	Received By: hkpl	Date Paid: 7-20-26
Meeting Date: 9-9-26	Receipt No: 7.000000397		

MEMORANDUM

TO: Clinton Spencer, Planning Director, City of Hermiston
 CC: Kelli Martin, P.E., Region 5 Access Management & Lead Roadway and Specifications Engineer, ODOT
 FROM: Larry Frostad, P.E., P.T.O.E., Ardurra
 Conner Hansen
 DATE: July 14, 2026

SUBJECT: 4th Street Townhomes Project Trip Generation & Distribution Letter

This memorandum serves as the Trip Generation and Distribution Letter (TG&DL) prepared for the 4th Street Townhomes project proposed in Hermiston, Oregon. The Letter provides a preliminary assessment of the development's traffic volume impacts on surrounding area and adjacent streets to the project, as a function of the project approval process and for use in determining the need and scope of further documentation in a project Traffic Impact Analysis. The City of Hermiston is the lead land use jurisdiction, and ODOT is an interested party per the proximity to US 395 and Oregon State Route 207. Additional agencies may comment per invitation of City staff.

PROJECT DESCRIPTION

The 4th Street Townhomes project is a proposed development of 21 Single Family Attached Townhomes on a +/- 1.22 acre parcel (Umatilla County tax parcel account number 119019) situated on the east side of NE 4th Street north of Oregon State Highway 207 (Elm Avenue) within Hermiston, Oregon. Access to the existing street network is proposed via a connection to NE 4th Street. Site development is anticipated to be completed in 2027.

Figure 1 shows the location of the 4th Street Townhomes project. A site plan is provided in Figure 2. The site plan is subject to change during design and review.

TRIP GENERATION

Trip generation was established using methodology outlined within the Institute of Transportation Engineers (ITE) Trip Generation Manual (12th Edition, 2025). The Manual is a nationally recognized and locally accepted method for forecasting trip generation for a range of commercial, retail, and residential land uses. The methods were developed based on surveys of land uses situated throughout the United States.

ITE Land Use Code 215 was used for the purpose of trip generation. A description of this code is provided below:

Single-Family Attached Housing (ITE Land Use 215) Single-family attached housing includes any single-family housing unit that shares a wall with an adjoining dwelling unit, whether the walls are for living space, a vehicle garage, or storage space. This land use includes duplexes (defined as a single structure with two distinct dwelling units, typically joined side-by-side and each with at least one outside entrance) and townhouses/rowhouses (defined as a single structure with three or more distinct dwelling units, joined side-by-side in a row and each with an outside entrance).

The Fitted Curve Equation was used to forecast PM trips, being supported by sufficient studies (> 20) and sufficient coefficient of determination (> 0.75). Average Rate was used for the AM trips as the Fitted Curve does not calculate trips for fewer than 35 units.

Note that calculations from the Trip Generation Manual yield total trips. However, not all trips are new to the street network. Internal, Pass-by, and Diverted are terms used to describe the trip types that typically comprise total trips for a commercial project. Trip types and applications were identified using the *Trip Generation Handbook* (ITE, 2021). A description of ITE trip types and applicability for this project is as follows:

- **Internal Trips.** These trips travel between land uses of a multi-use, commercial project without using the adjacent roadway system as accomplished by local streets or through shared parking lots and access easements. An example for this project is a resident going to/from the coffee shop or restaurant located in the building. These trips are calculated using procedures and spreadsheet for *NCRHP Report 684_Internal Capture for Mixed-Use Development*. There are no Internal Trips with this project.
- **Pass-By/Diverted.** Trips attracted to/from adjacent streets or nearby streets as travelers commute between origins and destinations. These are addressed as turning trips diverted at a project approach or intersection, noted as an impact only to streets in-route between the initial travel route and proposed land use. Thus, they are only considered to impact a project approach and streets/intersections are along the diverted routes of travel. These are not considered a gain in traffic as they already exist within a commute. Pass-By / Diverted trips are not calculated for this project.
- **Net-New.** These are the trips that remain following the adjustments for Internal, Pass-by, and Diverted trips. These trips represent added system trips, having an impact not only on project driveways, but also on intersections, and streets aligned en-route between originating land uses and the project site.

Trip generation is shown below in Table 1 for typical Weekday, AM, and PM peak hours of adjacent streets, representing the impact of the project on the morning and evening rush hours.

Table 1. Trip Generation – 4th Street Townhomes

ITE Land Use Code	Units	Weekday	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
215 Single-Family Attached Housing	21	138	2	8	10	2	2	4
Net New Project Trips		138	2	8	10	2	2	4

Source: ITE Trip Generation Manual (12th Edition)

As shown, the 4th Street Townhomes project is expected to generate 138 New Weekday trips with 10 of those trips occurring in the AM peak hour and four occurring in the PM peak hour.

TRIP DISTRIBUTION AND ASSIGNMENT

The distribution and assignment of new project trips provide an initial impact assessment to help identify where volume changes are anticipated on the transportation network. The type of development, location of businesses and other residential land use attractions, and the roadway network influence trip distribution.

The project is accessed via NE 4th Street. Attractions include shopping directly to the west and the signalized intersection to the south to facilitate turning movements. The resulting trip distributions and associated Weekday, AM, and PM trip assignments are shown with Table 2.

Table 2. Trip Distribution and Assignment – New Trips

Origin/Destination	ADT ¹	Distributions	Trip Assignments		
			Weekday	AM	PM
OR 207 (Elm Street)	N/A				
- To/From West of 4th		45%	62	4	2
- To/From East of 4th		25%	34	3	2
4 th Street	N/A				
- To/From North of Site		20%	28	2	0
- To/From South of OR 207		10%	14	1	0
Trip Totals	N/A	100%	138	10	4

1. Not Available

IMPACT ASSESSMENT AND AREA

General practice is that any major intersection anticipated to support 25 or more new peak hour trips is identified for consideration of further evaluation. A “major” intersection is generally defined as the junction of two roadways classified as collectors or arterials. NE 4th Street is a Minor Arterial north of OR 207-Elm Avenue and a Major Collector south. OR 207 is functionally classified as a State Highway – Minor Arterial. To the west, US 395 is a Principal Arterial.

No major intersections are forecast to receive more than 25 project trips.

Per Section 5.D.1. of City of Hermiston Public Works Standards (February 2024), the City may require a TIA for projects that generate 1,000 or more Weekday trips, or for project locations where *"traffic characteristics could affect traffic safety, access management, street capacity, or known traffic problems or deficiencies in a development's study area"*. From review of the available information, the criteria do not appear to be met with this project.

Pedestrian frontage improvements are assumed per the Public Works Standards, although the type and exact location of crossings have not been shown on the Site Plan. The current driveway location is more than 250' from Elm Avenue.

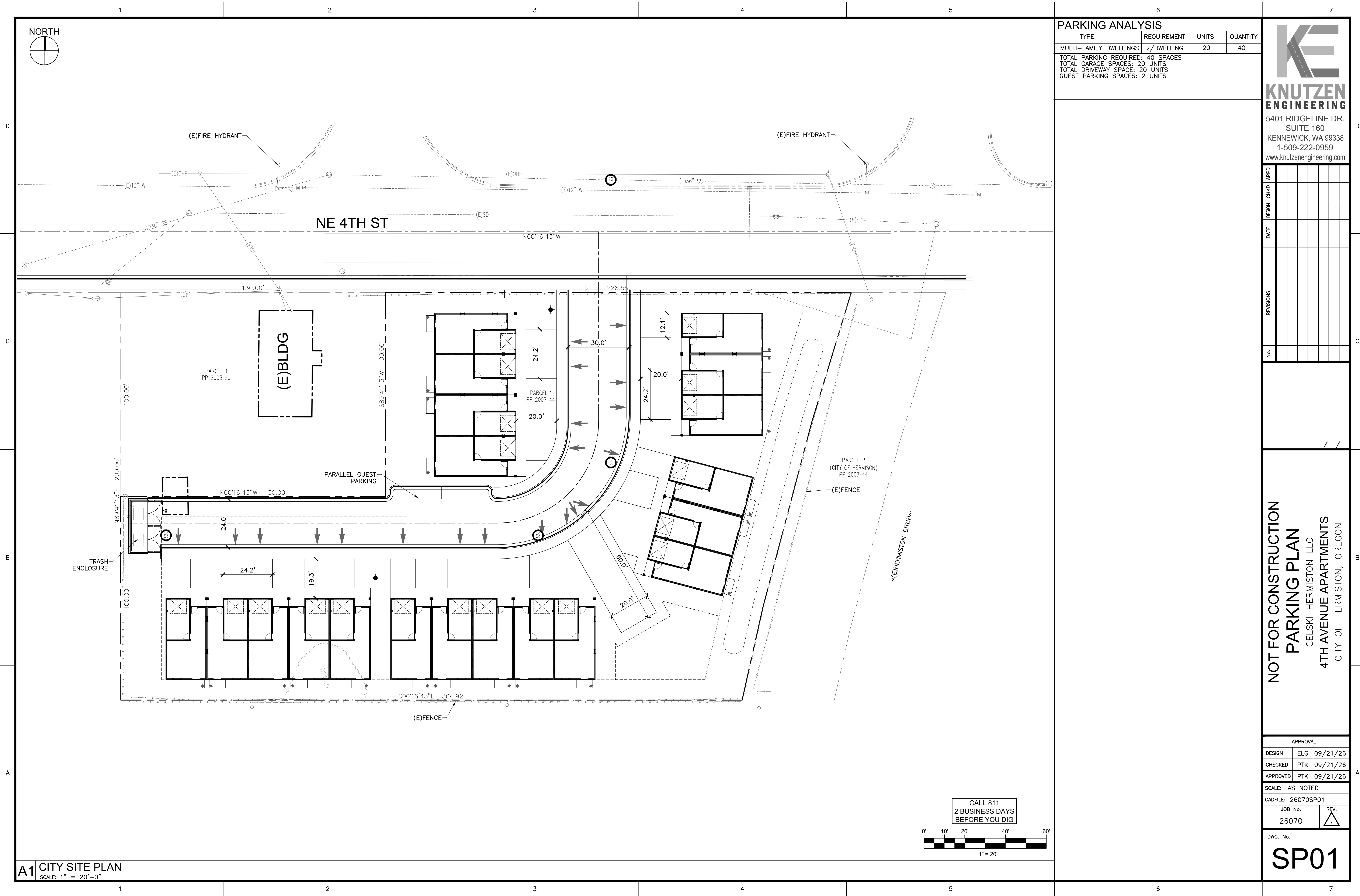
SUMMARY

The 4th Street Townhomes project is a proposed development of 21 Single-Family Attached Townhomes on a +/- 1.22 acre parcel situated on the east side of NE 4th Street north of Oregon State Highway 207 (Elm Avenue) within Hermiston, Oregon. Access to the existing street network is proposed via a connection to NE 4th Street. Site development is anticipated to be completed in 2027.

Trip generation was determined using data from the ITE Trip Generation Manual 12th Edition. The project is anticipated to generate a total of 138 Weekday trips, with 10 trips during the AM peak hour and four trips during the PM peak hour. Trips were distributed to the network based on residential density and complementary land uses in the vicinity of the site. No intersections of functionally classed facilities were identified to receive more than 25 project trips.

This ends the Trip Generation and Distribution Letter prepared for the 4th Street Townhomes project in support of the transportation concurrency process. Please contact our office with questions and/or comments.

\\2026\\26070-Celski 4th Ave Hermiston Project\\DWG\\26070SP01.dwg - Sep 21, 2026 - 04:35pm - egi



PARKING ANALYSIS

TYPE	REQUIREMENT	UNITS	QUANTITY
MULTI-FAMILY DWELLINGS	2/DWELLING	20	40
TOTAL PARKING REQUIRED: 40 SPACES			
TOTAL GARAGE SPACES: 20 UNITS			
TOTAL DRIVEWAY SPACE: 20 UNITS			
GUEST PARKING SPACES: 2 UNITS			

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

NOT FOR CONSTRUCTION
PARKING PLAN
CELSKI HERMISTON LLC
4TH AVENUE APARTMENTS
CITY OF HERMISTON, OREGON

APPROVAL		
DESIGN	ELG	09/21/26
CHECKED	PTK	09/21/26
APPROVED	PTK	09/21/26

SCALE: AS NOTED	
CADFILE: 26070SP01	
JOB No. 26070	REV. △

DWG. No.
SP01



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
 For the Meeting of October 12, 2026

Title/Subject

Second Meeting - Ordinance No. 2385 – Amend Article V of Chapter 33 titled Initiative and Referendum

Summary and Background

The City Council met on September 28, 2026, and was asked to consider a proposed ordinance that amends Article V of Chapter 33 of the Hermiston Municipal Code to establish a residency requirement for persons filing initiative or referendum petitions for City measures. The amendment clarifies that a person filing such a petition must be a resident of the City of Hermiston.

Oregon Constitution, Article IV, section 1(5), reserves the initiative and referendum powers to the qualified voters of each municipality as to all local, special, and municipal legislation.

Section 33.60 of the Hermiston Municipal Code provides that, except as otherwise provided in Chapter 33, the general laws of the State of Oregon concerning initiative and referendum apply to any initiative or referendum of a City measure.

ORS 250.265 through 250.346 establish the procedures for initiative and referendum petitions relating to city measures. Under ORS 250.265, before circulating a petition to initiate or refer a city measure, the petitioner must file a prospective petition with the city elections officer. The statute designates chief petitioners but does not specify residency or other qualifications for the person filing the prospective petition.

Currently the only additional requirement related to initiatives and referendums is HMC 33.62 which establishes certain filing deadlines and procedures for initiative petitions.

Chapter 33 does not expressly identify who is qualified to file an initiative or referendum for a City measure. ORS 250.005(2) defines "elector" as "an individual qualified to vote under section 2, Article II, Oregon Constitution.

Requiring a person filing an initiative petition or referendum petition for a City measure to be a resident of the City of Hermiston promotes local accountability and ensures that those seeking to place measures on the City ballot have a direct stake in the outcome of such measures. It will ensure that local legislation is initiated and referred by members of the community who will be governed by the resulting enactments and who are directly affected by City policies. The

proposed resident requirement will apply only to the person filing the prospective petition with the City elections officer, not to petition circulators or signers.

At the September 28 meeting, the city council heard from staff, asked questions, and provided comments regarding the amendment. The council was not unanimous in a roll call vote to approve the proposed ordinance at a single meeting. The council did vote unanimously to move the proposed ordinance to a second meeting for possible approval at the next meeting.

Tie-In to Council Goals

N/A

Fiscal Information

N/A

Alternatives and Recommendation

Alternatives

1. Adopt Ordinance No. 2385
2. Amend Ordinance No. 2385
3. Reject Ordinance No. 2385

Recommended Action/Motion

Motion to approve Ordinance No. 2385 as presented

Submitted By:

Richard Tovey

Byron Smith

ORDINANCE NO. 2385**AN ORDINANCE AMENDING ARTICLE V “INITIATIVE AND REFERENDUM” OF CHAPTER 33 OF THE HERMISTON MUNICIPAL CODE**

WHEREAS, Article V of Chapter 33 of the Hermiston Municipal Code is titled Initiative and Referendum; and

WHEREAS, §33.60 of the Hermiston Municipal Code provides that, except as provided in Chapter 33, the general laws of the state concerning initiative and referendum apply to any initiative or referendum of a city measure; and

WHEREAS, Chapter 33 further establishes filing deadlines for initiative petitions but nothing regarding who may file an initiative or referendum of a city measure; and

WHEREAS, the City Council finds it necessary to define the qualifications of a petitioner to file an initiative petition or referendum of a city measure; and

WHEREAS, the City Council finds that requiring a person filing an initiative or referendum for a city measure to be a resident of the City of Hermiston promotes local accountability and is in the best interest of the City. Now therefore,

THE CITY OF HERMISTON ORDAINS AS FOLLOWS:

(New language is in red and underlined and repealed language has a line through it.)

Section 1. Article V of Chapter 33 of the Hermiston Municipal Code is amended as follows:

ARTICLE V INITIATIVE AND REFERENDUM**§ 33.60 ADOPTION OF STATE LAW.**

Except as provided in this chapter, the general laws and administrative rules of the state concerning initiative and referendum shall apply to any initiative or referendum of a city measure.

§ 33.61 FILING DEADLINE FOR INITIATIVE PETITIONS.

The date the first signature of an initiative petition is affixed shall be no later than 90 days after the issuance of the ballot title for the measure, and the initiative petition shall be filed with the City Recorder for certification and approval no later than 180 days after the date the first signature on the petition has been affixed.

§ 33.62 CHIEF PETITIONERS FOR INITIATIVE, REFERENDUM TO BE ELECTORS OF THE CITY OF HERMISTON

No petition for initiative or referendum filed with the city shall be valid unless all Chief Petitioners are qualified electors under state law and reside within the city at the time of filing

and remain qualified electors and a resident of the city through the entire initiative or referendum process, including the election.

Section 2. All other provisions of the Hermiston Municipal Code remain unchanged and in full effect.

Section 3. The City Recorder is hereby authorized to correct any scrivener's errors and to conform the revisions to the Hermiston Municipal Code with appropriate numbering.

Section 4. This ordinance shall take effect on the 30th day after its adoption.

ADOPTED by the Common Council this 12th day of October 2026.

SIGNED by the Mayor this 12th day of October 2026.

Doug Primmer, Mayor

ATTEST:

Lilly Alarcon-Strong, CMC City Recorder



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of October 12, 2026

Title/Subject

2026 Quarterly Council Goal Setting Update.

Summary and Background

Attached is a report including status updates on council goals formulated in a 1.5-day retreat held January 22-23, 2026 at Hermiston City Hall.

Tie-In to Council Goals

N/A

Fiscal Information

N/A

Alternatives and Recommendation

No action needed provided as information only.

Submitted By:

Byron D. Smith

Hermiston City Council Goals 2026

rev. 10/7/2026

2040 Vision Goal Area	Focus Area	Action	Council Prioritization	Project Lead	Timeline (1-2 years, 3-4 years, 5+)	Status
Growing + Prosperous						
Hermiston is cultivating a vibrant community with a thriving economy, assortment of housing opportunities, high-quality education, and support services to preserve the small-town feel	Economic Development: Expand, strengthen, and diversify the local economy	1.1 Update downtown Urban Renewal Plan to improve downtown core		Planning	1-2 years	Underway
		1.2 Pursue additional retail investments and educate on retail efforts and processes		Planning/City Manager's Office	1-2 years	Presentation from Retail Strategies in September. Downtown Strategies building a plan with Downtown District
		1.3 Explore/ evaluate strategies to increase tourism and entertainment in Hermiston		City Manager's Office	1-2 years	Held Stakeholder meeting with EOTEC Advisory Committee.
		1.4 Partner with Chamber to evaluate how the City can support a workforce pipeline		City Manager's Office	1-2 years	In Process
	Transportation: Improve mobility and transportation	1.5 Complete Transportation System Plan Update (will include sidewalks)		Planning/City Manager's Office	1-2 years	Scheduled for Adoption Nov. 9
		1.6 Update the City's sidewalk plan and prioritize student travel		City Manager's Office	1-2 years	In Process
		1.7 Continue to pursue safe streets grant		Planning/City Manager's Office	1-2 years	Evaluating various projects.
		1.8 Work with regional partners to improve transportation access and circulation		Planning/City Manager's Office	3-4 years	In Process
	Housing: Increase senior, workforce, and affordable housing, market rate rentals, and prevent people from becoming unhoused	1.9 Attract market-rate rental housing developments to increase middle housing inventory		Planning/City Manager's Office	Ongoing	Working on projects around The Hub development.
		1.10 Continue to fund infrastructure improvements to support new housing and other developments		Planning/City Manager's Office	Ongoing	In Process
		1.11 Evaluate a commercial/retail incentive opportunities		City Manager's Office	Ongoing	In Process
Hermiston ensures a healthy and safe environment for all through abundant recreation and wellness opportunities, high-quality health care, collaboration with community partners, and a healthy and attractive built environment	Wellness: a healthy community	2.1 Complete the feasibility analysis of the HAWC + determine next steps with partnerships and securing land		Parks and Recreation/City Manager's Office	1-2 years	Report and recommendations scheduled for October 26 meeting.
	Public Safety: Improve traffic safety and align public safety resources with community needs	2.2 Complete street light study		Planning/City Manager's Office	1-2 years	In Process
		2.3 Develop a security plan for parks + trails (cameras, lighting, etc.)		Parks and Recreation/City Manager's Office	1-2 years	In Process
		2.4 Implement red light photo enforcements along Hwy 395		Police/City Attorney	1-2 years	Final RFP draft preparing to be released.

Hermiston City Council Goals 2026

rev. 10/7/2026

2040 Vision Goal Area	Focus Area	Action	Council Prioritization	Project Lead	Timeline (1-2 years, 3-4 years, 5+)	Status
Sustainable						
Hermiston responsibly plans and invests in community infrastructure and the built environment to support the critical needs of daily life and sustainable growth for the future	City Facilities: Public facilities that meet the community needs of today and the future	3.1 Conduct public engagement to identify use scenarios, evaluate all options, and finalize plan for Carnegie Building		City Manager's Office	1-2 years	Preparing Historic Register Application, Planning infrastructure improvements and finalizing operational agreement.
		3.2 Finalize water allocation for EOTEC		City Manager/EOTEC	1-2 years	2027 Irrigation Year will be first with all city owned rights.
		3.3 Finalize data and seek Council direction on next steps related to digital infrastructure		City Manager's Office	1-2 years	Individual reports to council complete.
	Fiscal: Maintain service levels, strengthen internal operations to support sustainability, accountability, and transparency	3.4 Develop five-year financial plan to support sustainable staffing and operations		City Manager/Finance	1-2 years	In Process
		3.5 Finalize records digitization		City Manager's Office	1-2 years	Part-time records clerk scanning and organizing digital records.
		3.6 Evaluate Senior Center partnerships to align with the needs of the aging community		Parks and Recreation/City Manager's Office	1-2 years	Updated agreement approved with the Senior Board.
		3.7 Evaluate partnership with the Greater Hermiston Chamber to align with business needs		City Manager's Office	1-2 years	Updated agreement nearly complete.
		3.8 Study potential general fund projects and funding streams		City Manager's Office/Finance	1-2 years	In Process
Connected + Engaged						
Hermiston provides opportunities for strong social connections, celebrates diversity, and honors our historic and cultural heritage to foster a welcoming and inclusive community for all	Community Engagement: Improve engagement and connection with the community	4.1 Develop a communication and engagement plan identifying goals and metrics		City Manager's Office	1-2 years	Initial draft completed and under review
	Good governance: Evaluate core governing documents and processes	4.2 Finalize charter review		City Manager's Office	1-2 years	Proposed Changes on November 2026 ballot.