CITY COUNCIL

Work Session Meeting Minutes
October 12, 2026

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

Housing Code Updates

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

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

(Councilor Duron arrived at 6:36pm)

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

Adjournment

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

DRAFT

Hermiston Code Update

City Council Work Session

City of Hermiston, Oregon
Monday, October 12, 2026

Funded by the DLCD 2025-2027 Planning Assistance Grant Program

Agenda



Source: Oregon Live

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

What's this Code Update About?

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



Source: City of Hermiston

Process

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

Regulatory Compliance

Regulatory Compliance Changes for Hermiston

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

Overarching Changes

Across Chapters 154 and 157

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

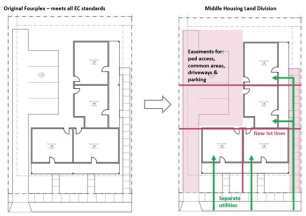


Chapter 154: Land Divisions

HMC 154.73 [new] and 154.74 [new]

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


Source: City of Hermiston



Source: City of Eugene, 2025

Chapter 157: Housing Types

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

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


Source: American Legal Publishing


Source: City of Hermiston

Chapter 157: Other Uses

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

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



Source: Restore Oregon (2024)

PC Recommendations and Policy Decisions

Planning Commission Discussion Topics

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

Large Cities Requirements

HMC 157.025 through 157.029

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

Additional Large Cities Requirements

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

Other Allowed Uses – Residential Zones

HMC 157.136, HMC 157.026, and 157.027

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



Source: Google Streetview (2025)



Source: Tower Apartments

Allowed Uses – Commercial Zones

HMC 157.040 through HMC 157.043

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

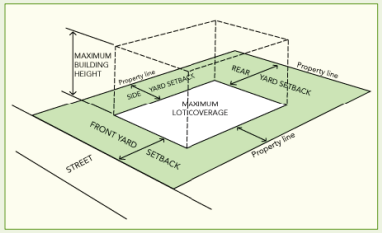


Source: City of Hermiston

Residential Dimensional Standards

HMC 157.025 through 157.029

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



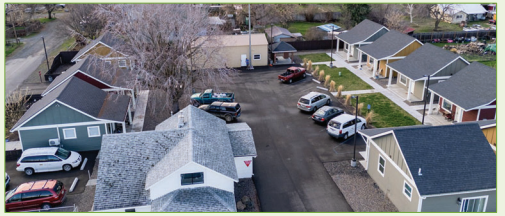
Source: City of Walnut Creek

Residential Design Standards

HMC 157.154 [new] and HMC 157.155 [new]

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





Source: Age+, 1000 Friends of Oregon

THANK YOU!

City Council Work Session

City of Hermiston, Oregon

Wednesday, October 12, 2026

Funded by the DLCD 2025-2027 Planning Assistance Grant Program