



CITY COUNCIL

Work Session Meeting Minutes February 24, 2025

Mayor Primmer called the work session meeting to order at 6:00pm. Present were Councilors Hayward, Roberts, McCarthy, Duron (arrived at 6:35pm), Myers, Kelso, and Barron. Councilor Linton was excused. City Staff in attendance included: City Manager Byron Smith, Assistant City Manager Mark Morgan, City Attorney Rich Tovey, Finance Director Ignacio Palacios, Chief Jason Edmiston, Planning Director Clint Spencer, Assistant Planner Heather La Beau, and City Recorder Lilly Alarcon-Strong.

Urban Growth Boundary (UGB) Consultant Presentation

Planning Director Clint Spencer introduced Winterbrook Planning Managing Principal, Jesse Winterowd, and both presented information (PowerPoint Presentation attached) regarding the possible Urban Growth Boundary Expansion to include: Economic Opportunities Analysis, current land inventory, needs, and deficiency; commercial and industrial land designations sites inside and outside of the UGB and site characteristic requirements, as well as a variety of proposed expansion sites; staff and consultant work that will need to be completed to continue this effort.

Planning Director Spencer and Winterbrook Planning Managing Principal Jesse Witnerowd addressed a variety of questions from the Council regarding land use, costs associated with this process going forward, and how property owners could be impacted by the UGB expansion.

City Manager Smith stated this item would be presented during the regular meeting for potential action by the Council.

Adjournment

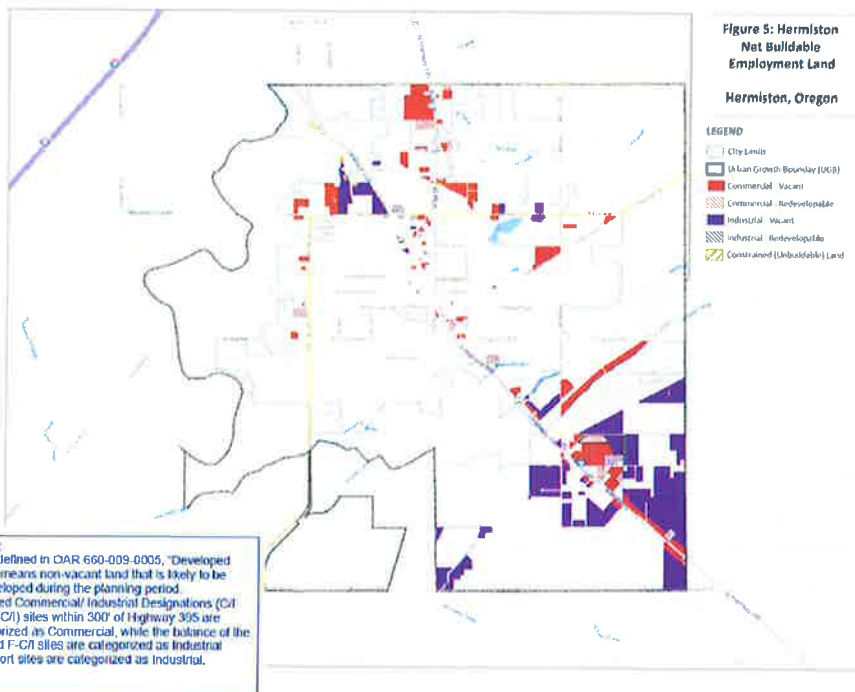
Mayor Primmer adjourned the work session meeting at 6:37pm and stated the Council will take a short break and then convene for their regular council meeting at 7:00pm.

City of Hermiston UGB expansion

Project review & status update

City Council Work Session

February 24, 2025

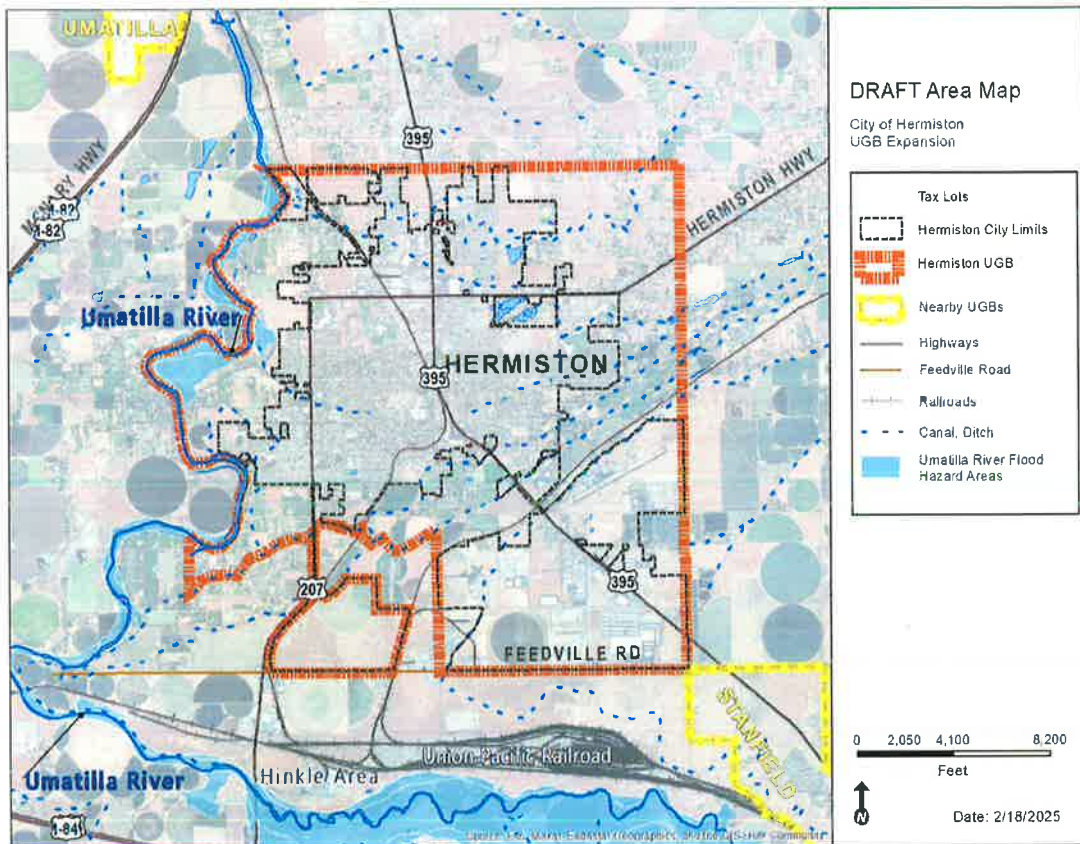


2024 Economic Opportunities Analysis (EOA)

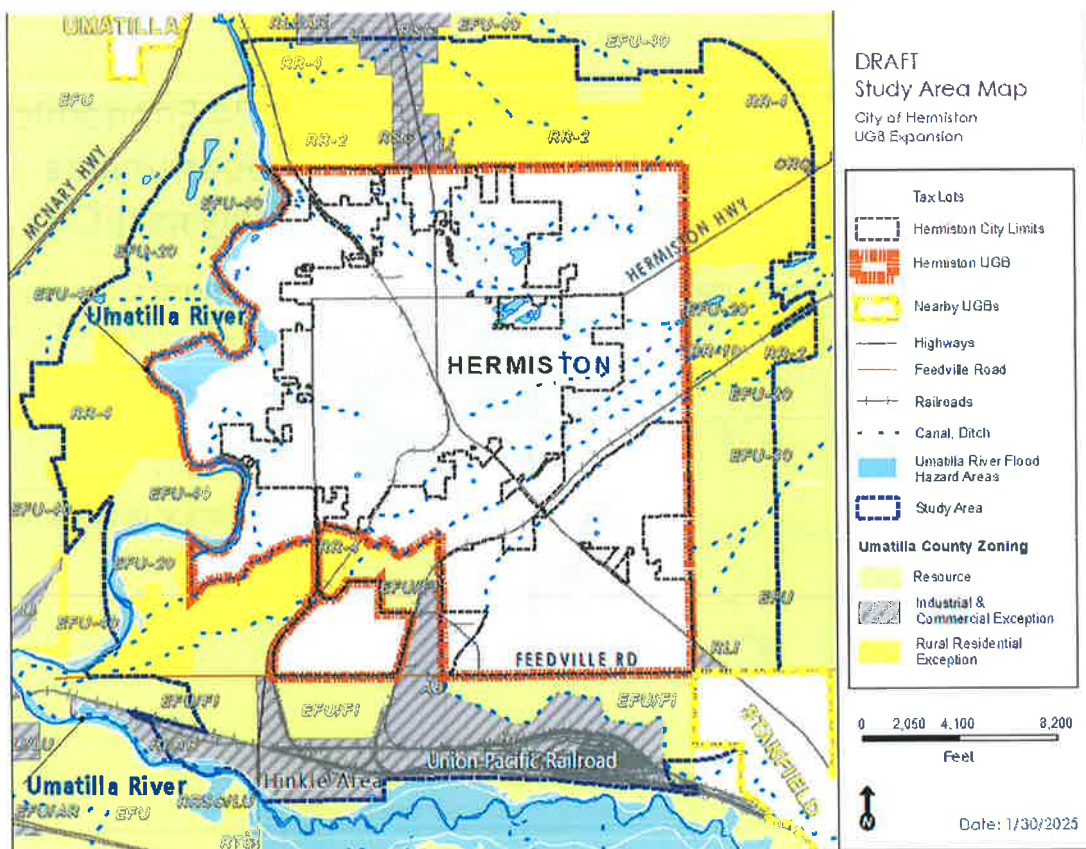
Land need: 1,468 gross buildable acres

Land inventory: 690 buildable, two suitable HDC sites under development

Deficiency: Up to nine HDC sites



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Required HDC site characteristics

Size:

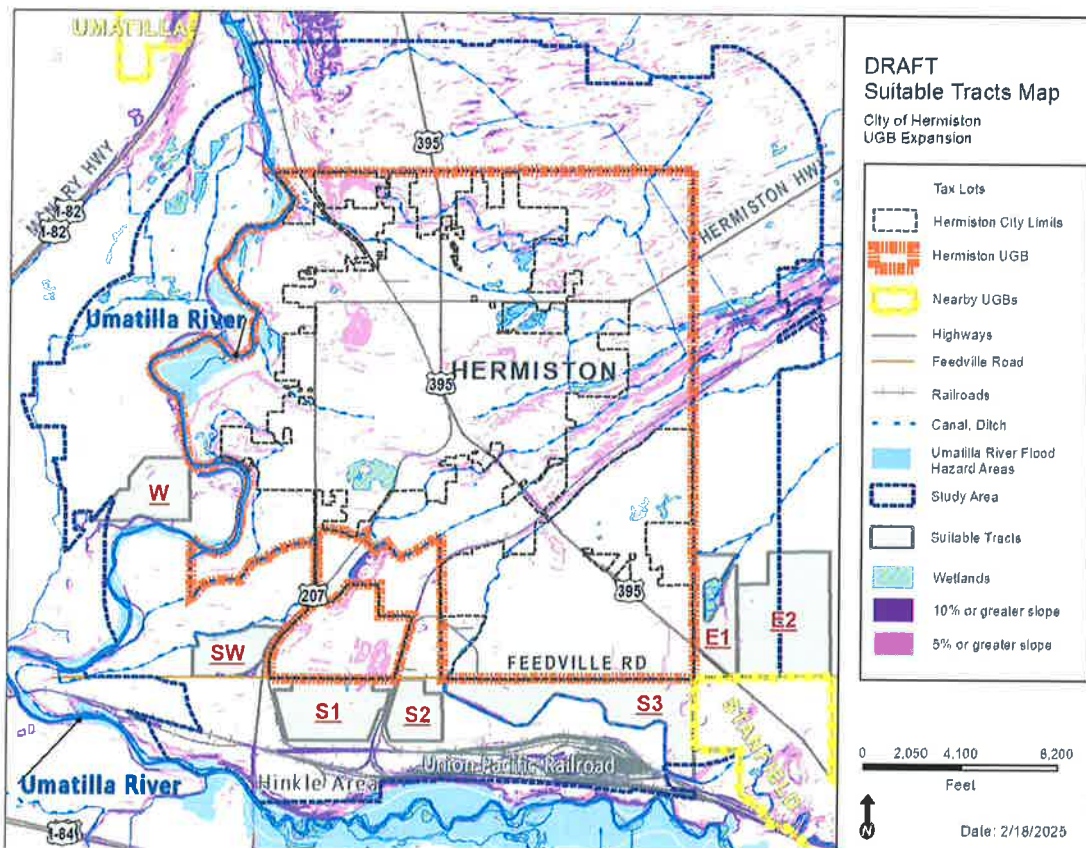
- Tracts ≥ 100 contiguous acres after removal of constrained land
- Individual tax lots > 20 acres
- Uninterrupted by road, railway, or water body

Topography:

- 5% maximum grade
- Outside of special flood hazards

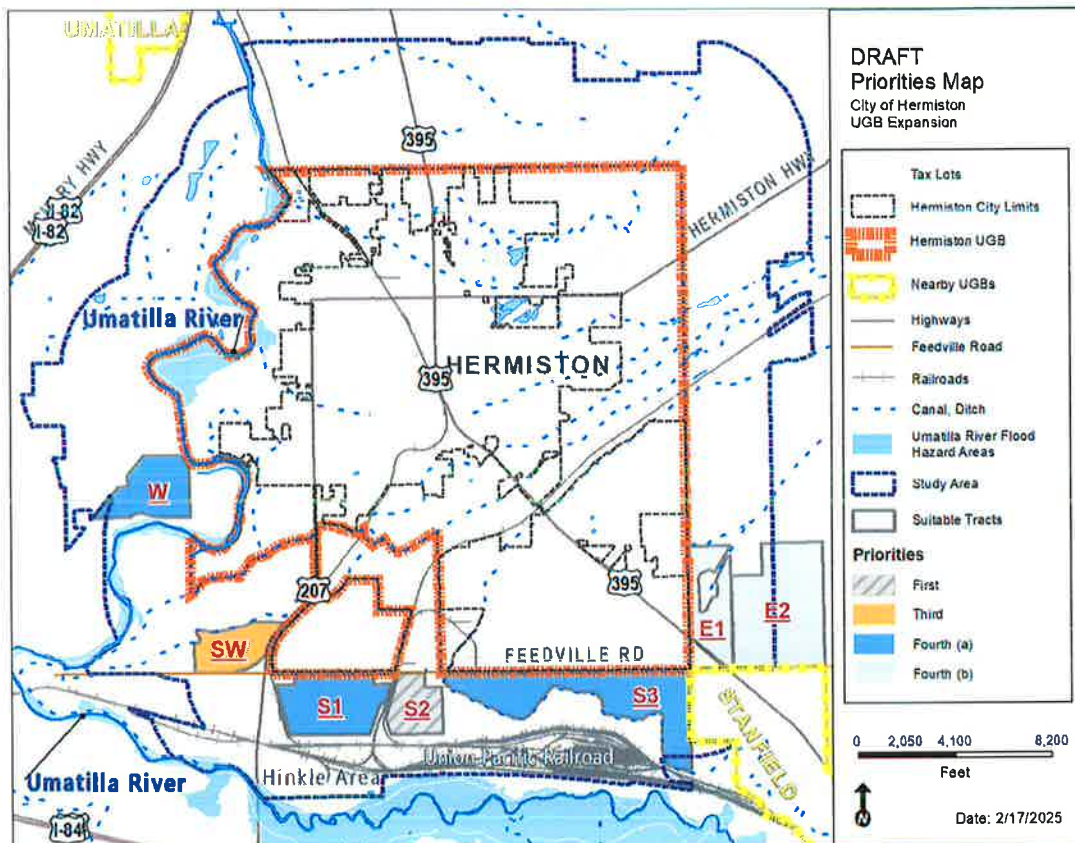
Serviceability:

- Access to urban services from Hermiston UGB



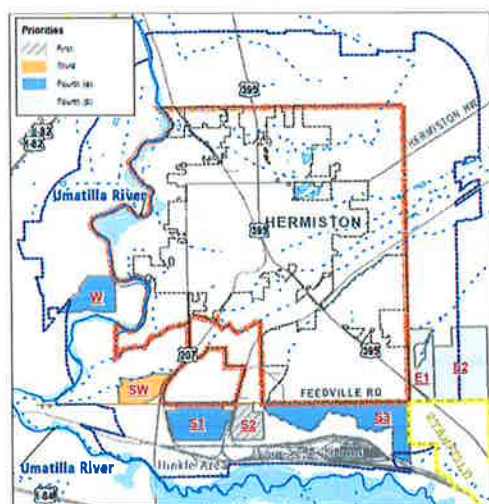
Tract ID	Suitable Acres*
W	174
SW	126
S1	235
S2	120
S3	379
E1	158
E2	434

**Total acreage of constraints subtracted from total acres of site.*



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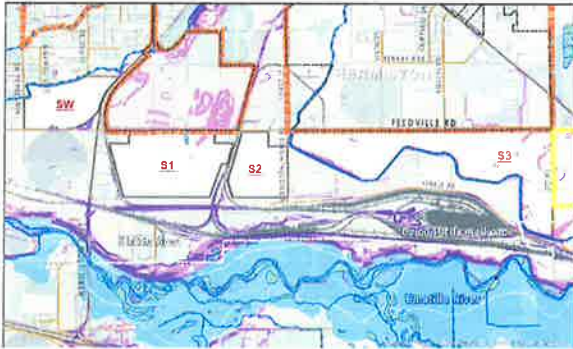
Study Area evaluation



Tract ID	Suitable Acres*	UGB Rule Priority	Predominant (%) USGS Soil Classification
Highest Priority for UGB Expansion			
S2	120	First	N/A
SW	126	Third	IV (97%)
Medium Priority for UGB Expansion			
S1	235	Fourth (a)	IV (100%)
S3	379	Fourth (a)	IV (82%)
W	174	Fourth (a)	IV (99%)
Lowest Priority for UGB Expansion			
E1	158	Fourth (b)	II (96%)
E2	434	Fourth (b)	II (78%)

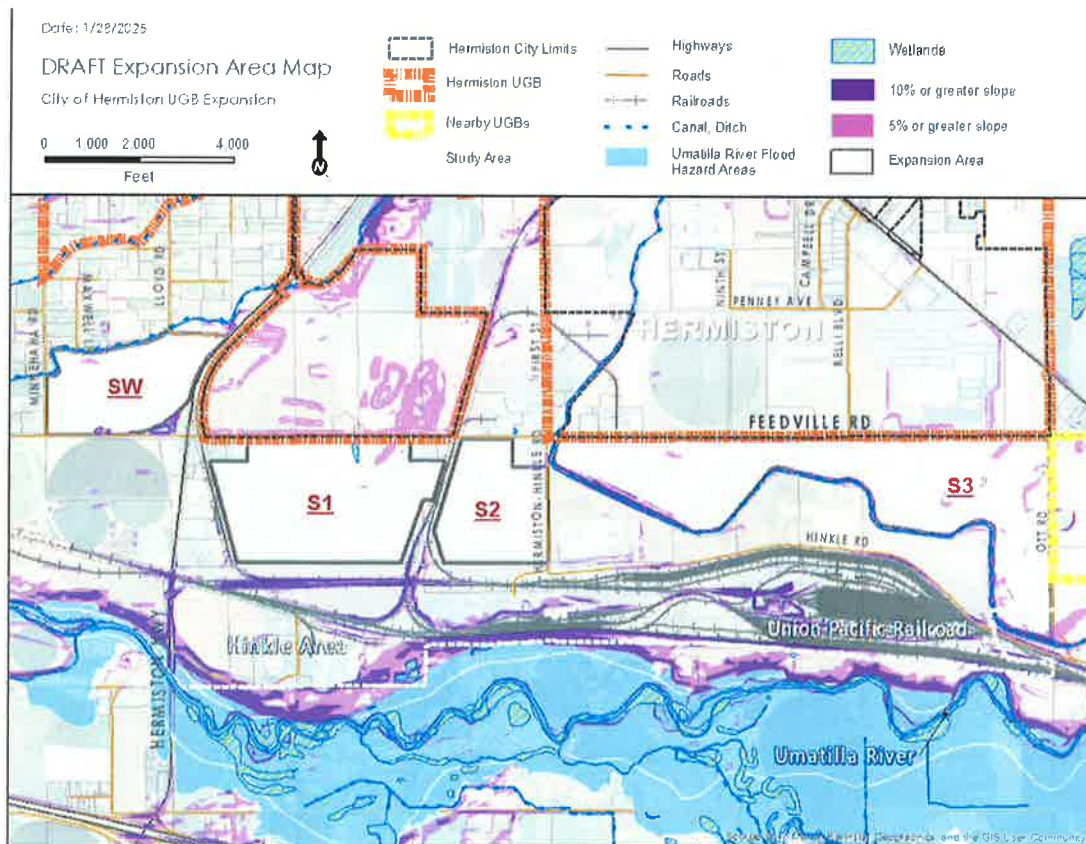
**Total acreage of constraints subtracted from total acres of site.*

Proposed expansion area: six suitable HDC sites



Tract ID	Suitable Acres*	Gross Acres	UGB Rule Priority	Predominant (%) USGS Soil Classification
S2	120	120	First	N/A
SW	126	130	Third	IV (97%)
S1	235	240	Fourth (a)	IV (100%)
S3	379	404	Fourth (a)	IV (82%)
TOTAL	860	894		

**Total acreage of constraints subtracted from total acres of site.*





Ongoing

Civil and transportation analyses for all proposed expansion areas

PFP update

Conceptual Master Plan

Evaluation of Umatilla County Comprehensive Plan policies and IGA

Evaluation of development code update, overlay zone

Agency and jurisdictional coordination

Local engagement

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Thank you
Comments and questions

Staff contact:

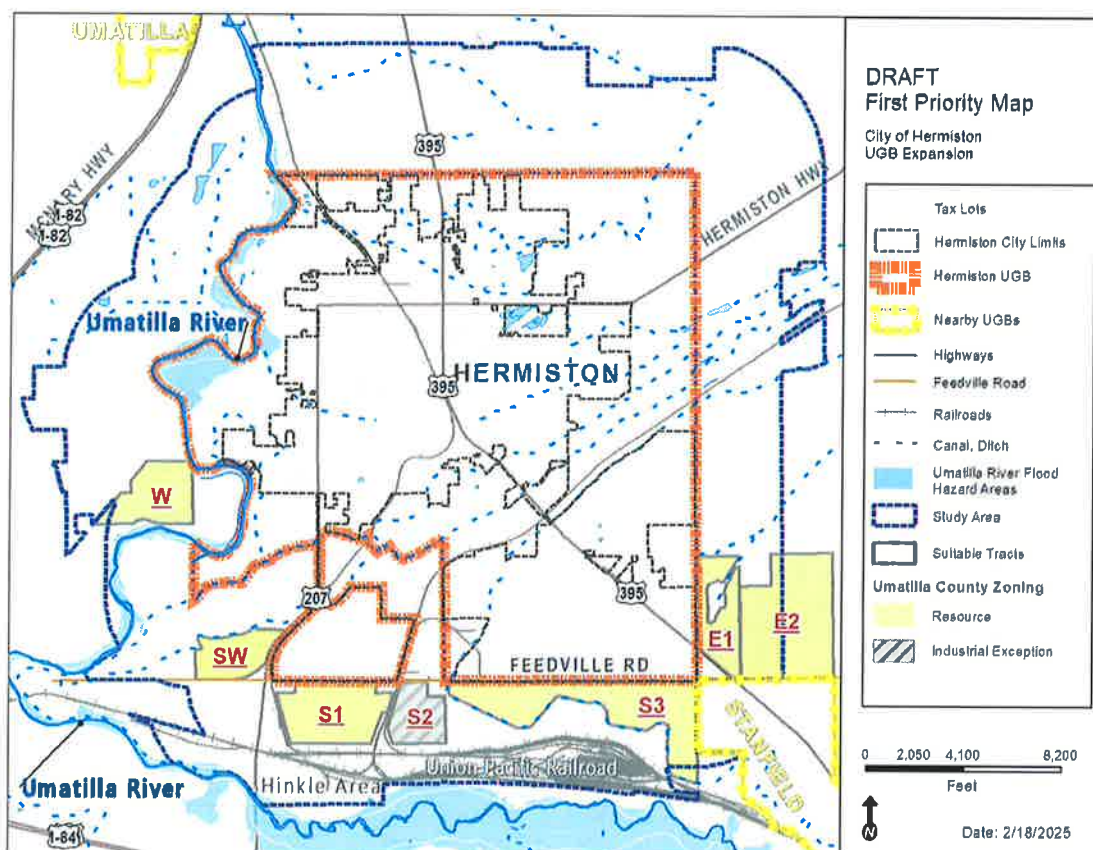
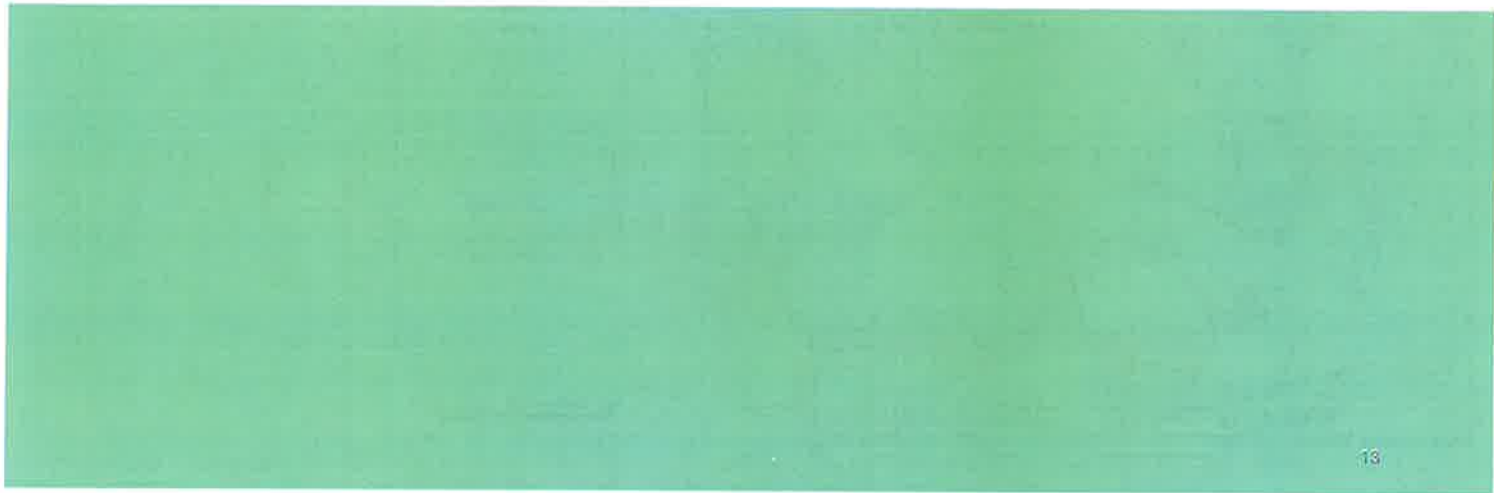
Clinton Spencer, Planning Director - clspencer@hermiston.gov

Winterbrook Planning:

Jesse Winterowd, Managing Principal - jesse@winterbrookplanning.com

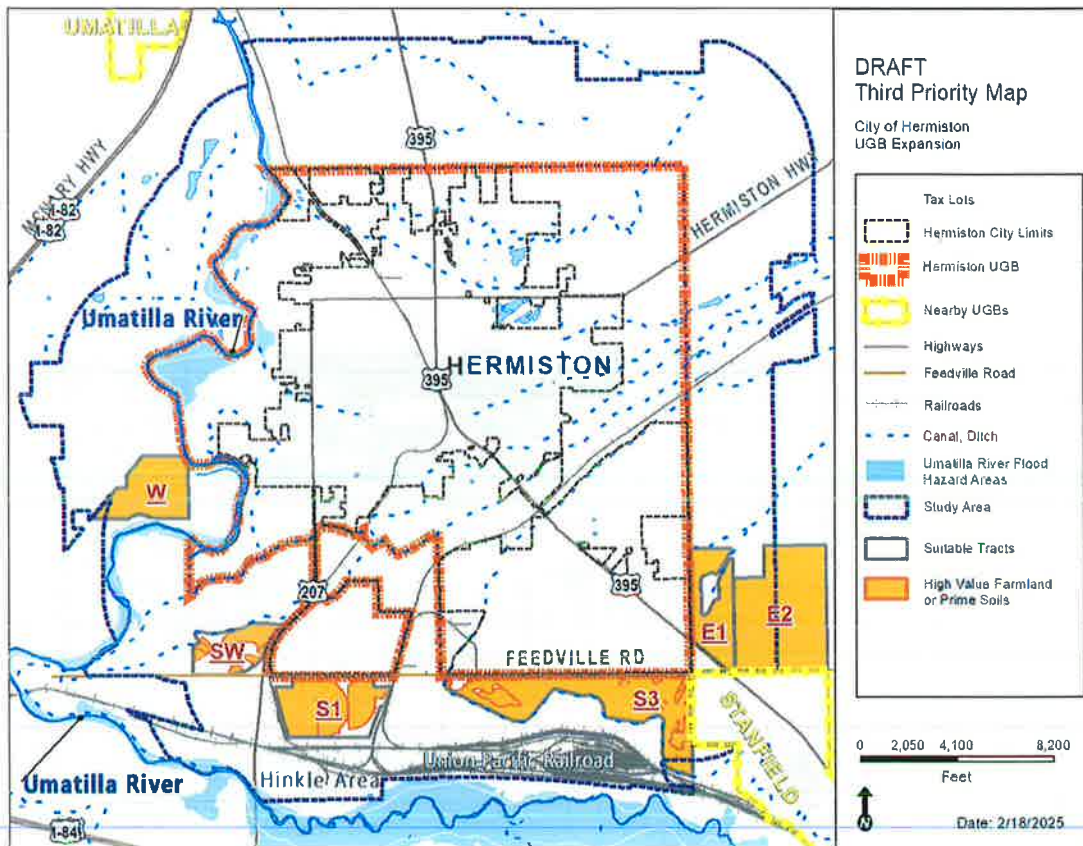


Supporting materials



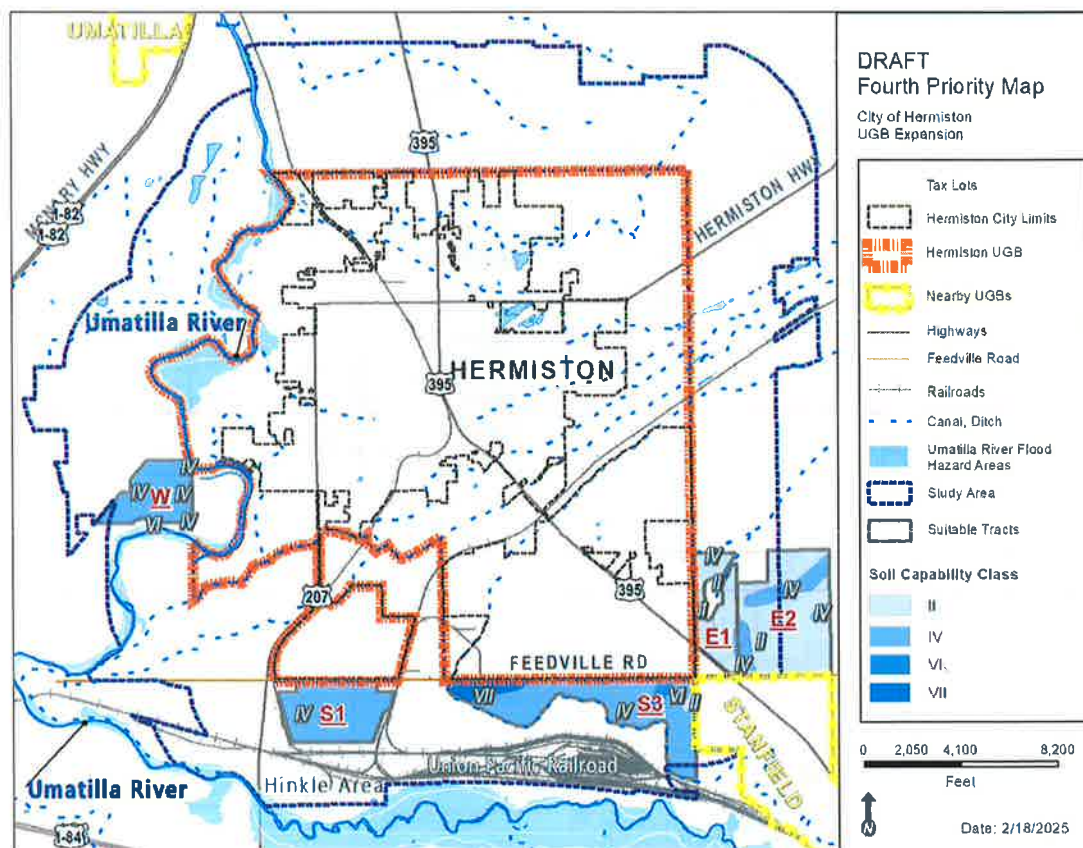
Tract ID	Exception Land?
W	N (EFU)
SW	N (EFU)
S1	N (EFU)
S2	Y (HI)
S3	N (EFU)
E1	N (EFU)
E2	N (EFU)

- No urban reserve
- No marginal land (second priority)



Tract ID	Predom. High Value or Prime?
W	Y
SW	N (48%)
S1	Y
S2	N/A
S3	Y
E1	Y
E2	Y

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Tract ID	Predom. Soil Class
W	IV (99%)
SW	IV (97%)
S1	IV (100%)
S2	N/A
S3	IV (82%)
E1	II (96%)
E2	II (78%)

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