

# HERMISTON CITY COUNCIL & URBAN RENEWAL AGENCY

Regular Meeting

June 14, 2021

Council President Primmer called the regular meeting to order at 7:00pm. Present were Councilors Hardin, Barron, Spicerkuhn, Peterson, Davis, Myers, and Duron. Mayor Drotzmann was excused. Also in attendance was Municipal Court Judge Creasing, as well as City staff to include: City Manager Byron Smith, City Attorney Gary Luisi, Assistant City Manager Mark Morgan, Chief Edmiston, Finance Director Mark Krawczyk, Planning Director Clint Spencer, Zoning Clerk Heather LaBeau, Building Official Chuck Woolsey, Parks and Recreation Director Larry Fetter, Recreation Supervisor Brandon Artz, and City Recorder Lilly Alarcon-Strong. Jade McDowell of the East Oregonian was present. The meeting was streamed live on YouTube. The pledge of allegiance was given.

## **Proclamation- Small Cities Month**

Council President Primmer read, into the record, the Small Cities Month Proclamation.

## **Citizen Input on Non-Agenda Items**

Jackie Linton, Hermiston- Thanked the police officer who stopped at her two grandson's lemonade stand and donated money. The actions of this Officer left such a positive impression on the kids, which is so important during this trying time. Mrs. Linton thanked the Police Department, as a whole, as they are an important part of building a good community relationship, which is what we have.

Virginia Rome-Garcia, 435 E Sunset Drive- Invited the Council and community to the 2<sup>nd</sup> Annual Juneteenth celebration and informational BBQ on June 19<sup>th</sup> from 4:00pm to 8:00pm at McKenzie Park. Mrs. Rome-Garcia also thanked the Police Department for everything they do.

## **Consent Agenda Items**

Councilor Myers asked to removed item B from the Consent Agenda. Councilor Davis moved and Councilor Myers seconded to approve Consent Agenda items A and C-F, to include:

- A. Committee Vacancy Announcements
- C. KAYAK Public Transit- HART Contract Renewal
- D. Minutes of the May 20th City and HURA Budget meeting
- E. Minutes of the May 24th regular meeting
- F. Liquor License Application for Change of Ownership for "Off-Premises", sales at Big Smoke #230, located at 1000 S HWY 395

Motion carried unanimously.

## **Items Removed from Consent Agenda**

- B. Recommendation to the Recreation Projects Fund Advisory Committee, position #2 expiring 12/31/2022, representing the Chamber of Commerce, Kristina Olivas

Council President Primmer stated Council Rules state that committee recommendations and confirmations must be done at separate meetings; however, the Vacancy Review Board is asking the Council to consider approving a recommendation and confirmation at this meeting in order for this committee to have representation from the Chamber of Commerce.

Councilor Spicerkuhn stated he would refrain from discussion as he is a Chamber of Commerce Board Member.

Councilor Myers moved and Councilor Davis seconded to approve the recommendation and confirmation of Kristina Olivas to the Recreation Projects Fund Advisory Committee. Motion carried 7-1 with an abstention from Councilor Spicerkuhn.

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## **Public Hearing- Text Amendment- Chapters 154 & 157 HB 2001 Two Family Dwelling Code Amendments**

**(Ordinance 2322)** - After hearing no declarations of conflict of interest from the Council, Planning Director Clint Spencer read the hearing guidelines for this hearing and the Repealing and Replacing Comprehensive Plan Appendix F & G and Policy 21 required by HB 2003 (Ordinance 2323 & 2324) hearing to follow and Council President Primmer opened the hearing at 7:11pm.

Planning Director Spencer and CJ Doxsee from Angelo Planning Group (APG) presented information (PowerPoint attached) regarding the proposed code amendments to permit two-family dwellings in all zones which permit single-family development to comply with HB 2001.

There were no Proponents, Opponents or Neutral parties who wished to testify and the Hearing was closed at 7:25pm.

After some discussion, Councilor Davis moved and Councilor Hardin seconded to approve the Findings of Fact as presented by Planning Director Spencer in the agenda packet. Motion carried unanimously.

## **Public Hearing- Repealing and Replacing Comprehensive Plan Appendix F & G and Policy 21 required by HB**

**2003 (Ordinance 2323 & 2324)** - After hearing no declarations of conflict of interest from the Council, or hearing objections to waiving the reading of the hearing guidelines as read in the previous hearing, Council President Primmer opened the hearing at 7:26pm.

Planning Director Spencer and CJ Doxsee from Angelo Planning Group (APG) presented information (PowerPoint Presentation attached) regarding the proposed updates and amendments to the City's housing capacity analysis and residential buildable lands inventory, and to adopt housing policies based upon the findings of these documents to comply with HB 2003.

There were no Proponents, Opponents or Neutral parties who wished to testify and the Hearing was closed at 7:42pm.

After some discussion, Councilor Spicerkuhn moved and Councilor Davis seconded to approve the Findings of Fact as presented by Planning Director Spencer in the agenda packet. Motion carried unanimously.

## **Public Hearing- 2021-22 Fiscal Budget (Resolutions 2182, 2183, 2184, and 2185)**

After hearing no declarations of conflict of interest from the Council, City Manager Smith read the hearing guidelines and Council President Primmer opened the hearing at 7:44pm.

City Manager Smith gave information regarding the proposed adopted budget as reviewed during the Budget Committee meeting and supplied in Resolution's 2182, 2183, 2184, and 2185. Mr. Smith stated the proposed budget before the Council is different than the budget approved at the Budget Committee meeting as the City discovered \$570,000 of funds had not transferred over from the General Fund to the LID Fund when the new budget software was implemented during the budget process. The City has checked with the auditors who have assured the City that this process can continue as the essence of the budget has not changed.

There were no Proponents, Opponents or Neutral parties who wished to testify and the Hearing was closed at 7:57pm.

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After some discussion, Councilor Barron moved and Councilor Davis seconded to approve the staff report as presented by City Manager Smith. Motion carried unanimously.

Councilor Peterson thanked City Manager Smith and City staff for double checking the budget, in its entirety, and the many layers of transparency built into the budget process, to include: the many different opportunities the public has to comment and the ways in which the City provides information on the website, newspaper, and at City Council meetings.

## **Ordinance No. 2322-Text Amendment Chapters 154 & 157 HB 2001 Two Family Dwelling Code Amendments**

City Manager Smith stated this item had been presented during the public hearing earlier in the meeting.

Council President Primmer requested that the first reading be by title only. Hearing no opposition, City Attorney Gary Luisi read the ordinance by title only. Council President Primmer requested that the ordinance be put on for final adoption at this meeting and that the second reading be by title only. After City Attorney Gary Luisi read the ordinance by title only for the second reading. Councilor Davis moved and Councilor Hardin seconded that Ordinance 2322 be adopted and become effective 30-days after adoption by the City Council. Motion carried unanimously.

## **Ordinance No. 2323 Repealing & Replacing Appendix F & G of the Comprehensive Plan**

City Manager Smith stated this item had been presented during the public hearing earlier in the meeting.

Council President Primmer requested that the first reading be by title only. Hearing no opposition, City Attorney Gary Luisi read the ordinance by title only. Council President Primmer requested that the ordinance be put on for final adoption at this meeting and that the second reading be by title only. After City Attorney Gary Luisi read the ordinance by title only for the second reading. Councilor Spicerkuhn moved and Councilor Davis seconded that Ordinance 2323 be adopted and become effective 30-days after adoption by the City Council. Motion carried unanimously.

## **Ordinance No. 2324 Repealing and Replacing Comprehensive Plan Policy 21 Housing Needs**

City Manager Smith stated this item had been presented during the public hearing earlier in the meeting.

Council President Primmer requested that the first reading be by title only. Hearing no opposition, City Attorney Gary Luisi read the ordinance by title only. Council President Primmer requested that the ordinance be put on for final adoption at this meeting and that the second reading be by title only. After City Attorney Gary Luisi read the ordinance by title only for the second reading. Councilor Myers moved and Councilor Barron seconded that Ordinance 2324 be adopted and become effective 30-days after adoption by the City Council. Motion carried unanimously.

## **Resolution No. 2181- Riverfront Park Construction Contract Award**

City Manager Smith gave information regarding Resolution No. 2181 stating the resolution would authorize the City Manager to execute a contract with Granite Construction to reconstruct and relocate the Riverfront Park playground and parking lot site to a more protected area away from the flood current. FEMA will be reimbursing the City for 75% of these costs.

Councilor Myers moved and Councilor Barron seconded to approve Resolution No. 2181 and lay upon the record. Motion carried unanimously.

# HERMISTON CITY COUNCIL & URBAN RENEWAL AGENCY

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## **Resolution No. 2182- Declaring the City of Hermiston's Election to Receive State Revenues**

City Manager Smith stated information regarding Resolution 2182 was provided in the agenda packet and earlier in the meeting, during the public hearing.

Councilor Duron moved and Councilor Barron seconded to adopt Resolution No. 2182 and lay upon the record. Motion passed unanimously.

## **Resolution No. 2183 – Adopting the City of Hermiston's FY 2021-2022 Budget**

City Manager Smith stated information regarding Resolution 2183 was provided in the agenda packet and earlier in the meeting, during the public hearing.

Councilor Spicerkuhn moved and Councilor Hardin seconded to adopt Resolution No. 2183 and lay upon the record. Motion passed unanimously.

## **Resolution No. 2184- Establishes Reserve Funds for the City of Hermiston for FY 2021-2022**

City Manager Smith stated information regarding Resolution 2184 was provided in the agenda packet and earlier in the meeting, during the public hearing.

Councilor Davis moved and Councilor Myers seconded to adopt Resolution No. 2184 and lay upon the record. Motion passed unanimously.

**Resolution No. 2185- Establishes the Compensation Plan for City of Hermiston Employees for FY 2021-2022, Effective July 1, 2021.** - City Manager Smith stated information regarding Resolution 2185 was provided in the agenda packet and earlier in the meeting, during the public hearing.

Councilor Duron moved and Councilor Hardin seconded to adopt Resolution No. 2185 and lay upon the record. Motion passed unanimously.

## **Resolution No. 2186- Adopting State Building Codes**

City Manager Smith stated the State of Oregon, in October 2020, made changes to the residential structural, electrical and plumbing codes. In order to keep current with state codes, our building codes will need to be amended to reflect these changes.

After some discussion, Councilor Davis moved and Councilor Hardin seconded to adopt Resolution No. 2186 and lay upon the record. Motion passed unanimously.

## **Resolution No. 2187- Updating the Master Fee Schedule for the Building Department and Library**

City Manager Smith stated the City is asking the Council to consider increasing Building Department Fees from 17%-33% in order to be current with the established fees required by the Ste of Oregon, as some fees have not been increased for over 20 years. This resolution will also allow the Library to collect a refundable deposit from the public for use of their meeting room.

After some discussion, Councilor Barron moved and Councilor Spicerkuhn seconded to adopt Resolution No. 2187 and lay upon the record. Motion passed unanimously.

# HERMISTON CITY COUNCIL & URBAN RENEWAL AGENCY

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## **Resolution No. 2188- Airport Minimum Standards**

Assistant City Manager Morgan stated the resolution would amend resolution 2140 to add additional airport standards to its policy specific to Crop Dusting and Spraying.

Councilor Hardin moved and Councilor Duron seconded to approve Resolution No. 2188 and lay upon the record. Motion carried unanimously.

## **Temporary Children's Recreation Fee Reduction**

City Manager Smith stated Recreation Supervisor Brandon Artz applied for and was awarded a \$200,000 grant from Oregon Community Foundation K-12 Summer Learning Fund. The City is asking the Council to apply this grant, in the form of a 50% discount to the public, to the various youth programs offered by the Parks and Recreation Department throughout 2021, until the funding runs out, with specific emphasis focusing on swim lessons and water safety efforts.

The Council agreed that this was exciting news and thanked Recreation Supervisor Brandon Artz for making this application. Councilor Davis moved and Councilor Duron seconded to approve the temporary children's recreation fee reduction as presented. Motion carried unanimously

## **Committee Reports**

Parks and Recreation Committee- Councilor Myers gave updates regarding: Funland Park updates and dedication, pool opens June 19<sup>th</sup>, swim lesson registrations and partnering with the Hermiston School District and Made to Thrive to offer summer programming for high-risk children specific to water safety, summer camp programs that begin June 21, 4<sup>th</sup> of July Celebration, and the July 10<sup>th</sup> Inflatable Fun Run at Butte Park

EOTEC Committee- at the request of Councilor Barron, City Manager Smith stated the Committee is focusing efforts based on their priorities with an emphasis on obtaining permanent irrigation water and designing an event related RV Park.

Faith-Based Advisory Committee- Councilor Hardin stated the Committee heard information regarding: Law Enforcement Week, School Adoption Program and City Manager Smith presented information regarding local churches coming together with the City to fund a Utility Assistance Program

## **Council President Report**

Council President Primmer spoke regarding:

- June 17<sup>th</sup> LOC City Leader Conference
- GRATE (Gettman Road/Railway Alternative Transportation Enhancement) Project which will create an alternative east-west route through Hermiston
- SHIP (South Hermiston Industrial Park) groundbreaking on July 7<sup>th</sup> at 12:15pm
- Umatilla County Sheriff Deputy Jason Post's Funeral

## **Council Reports**

Councilor Duron thanked the City and community for the ways it is supporting Randy Studebaker and wished Jade McDowell from the East Oregonian well in her move and thanked her for always reporting on City happenings and informing the public well (applause from the audience).

Councilor Barron thanked Chief Edmiston and the police department for all their work educating the public on safe walking on the corner of First Street near the High School.

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## **Manager's Report**

City Manager Smith spoke regarding the 395 Overlay Project and granting ODOT a noise waiver to work throughout the night in order to have less of an impact on traffic and will be out of the Office on Friday to attend an LOC Board meeting

## **Adjournment of the City Council Meeting and Convene the Urban Renewal Agency Meeting**

There was no other City business and Council President Primmer adjourned the City Council meeting at 8:45pm and immediately convened the Urban Renewal Agency Meeting.

(Municipal Court Judge Creasing exited the meeting)

## **Public Hearing- HURA 2021-22 Fiscal Budget (Resolution 13)**

Hearing no declarations of conflict of interest from the Board, City Manager Smith read the hearing guidelines and Vice Chair Primmer opened the hearing at 8:46pm.

Planning Director Clint Spencer gave information regarding the proposed adopted budget as reviewed during the Budget Committee meeting and supplied in Resolution 13.

Hearing no proponents, opponents or neutral parties who wished to address the Board, the hearing was closed at 8:48pm.

After some discussion, Member Davis moved and Member Barron seconded approval of the staff report as presented. Motion carried unanimously.

## **Resolution No. 13 – Adopting the FY 2021-2022 HURA Budget**

City Manager Smith stated information regarding Resolution 13 was provided in the agenda packet and during the public hearing.

Member Hardin moved and Member Spicerkuhn seconded to adopt Resolution No. 13 and lay upon the record. Motion passed unanimously.

## **Adjournment**

There was no other HURA business and Vice Chair Primmer adjourned the HURA meeting at 8:50pm.

SIGNED:

\_\_\_\_\_  
Doug Primmer, Council President

ATTEST:

\_\_\_\_\_  
Lilly Alarcon-Strong, CMC, City Recorder

# Hermiston Housing Projects: Duplex Code Update

City Council Hearing  
June 14, 2021, 6:00 PM



JOHNSON  
ECONOMICS

# House Bill 2001 (HB 2001) Background



- Passed during the Oregon 2019 State Legislative Session
- Expands housing options in Oregon cities by permitting middle housing in most residential areas
- Medium-sized cities (10,000 – 24,499) required to allow duplexes on any lot or parcel that allows detached single-family dwellings
- Medium cities have two tracks to comply by **June 30, 2021**:
  1. Adopt Housing Options Model Code for Medium Cities
  2. Adopt minimum compliance standards consistent with OAR 660-046

# Project Overview



- City of Hermiston received grant funding from the Department of Land Conservation and Development (DLCD) for technical assistance with:
  - Conducting a Housing Capacity Analysis (HCA)
  - Conducting a development code update to bring the city into compliance with HB 2001.
- Consulting team includes Angelo Planning Group (APG) and Johnson Economics
- Project must be complete by June of 2021



# Housing Projects Recap: Code Update



- Duplex Code Audit conducted November – December 2020
- Code Update recommendations: January 2021 – April 2021
- 3 Advisory Committee/ Planning Commission meetings
- City Council-Planning Commission Work Session
- Primary Code Updates:
  - Uses permitted
  - Nonconforming lots
  - Min. lot size
  - Setbacks
  - Parking
  - Clear & Objective Standards



Duplex in Hermiston

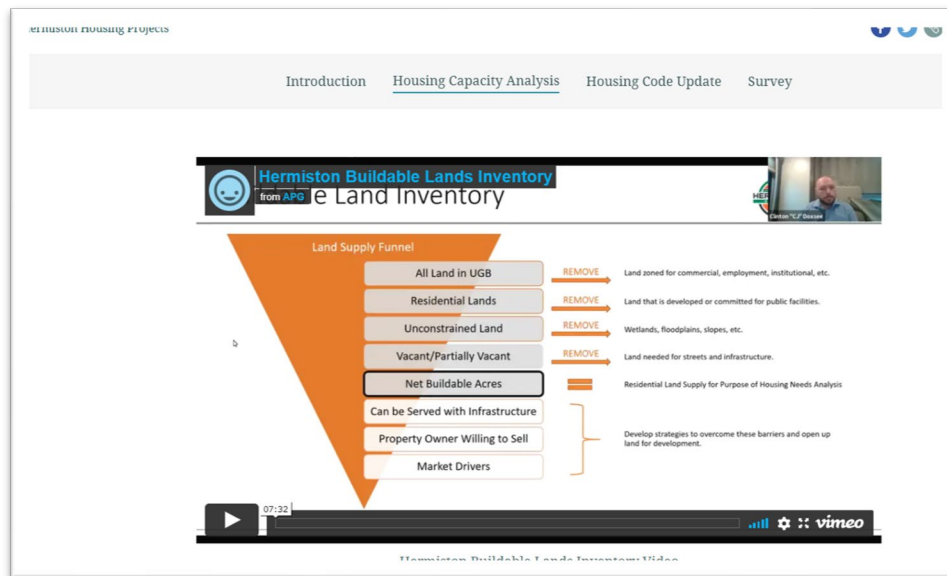


# Virtual Open Houses and Surveys



## Virtual Open House I

- Duplex Audit and Code Update
- *HCA Project Overview*
- *BLI and HNA results*
- Open Dec. 21 – Jan 15
- 123 visits
- Few survey responses (< 10)



## Virtual Open House II

- Duplex Code Update Status
- *RLNA results*
- *Housing Conditions and Trends*
- *Housing Strategies*
  - *Land Supply*
  - *Code/Policy*
  - *Incentives*
  - *Funding Sources*
- Open April 16th – May 5
- 47 visits

<https://arcg.is/OWLSvi1>

# Code Amendments – Adoption Recommendations



**Expand standards to apply to two-family dwellings (duplexes) where they currently only specify single-family dwellings.**

- 157.215 Infill Development Designation
- 157.029 Recreational Residential Zone (RR)
- 157.139 Exceptions To Lot Size Requirements

**Add two-family dwelling as an allowed use.**

- 157.025 Single-family Residential Zone (R-1)

**Adjust parking requirements for single-family and duplex uses**

- 157.176 Uses and Spaces



Duplex in Aumsville

# Code Amendments – Adoption Recommendations



New Construction in Hermiston

## **Consolidate minimum lot size requirements.**

- 157.026 Duplex Residential Zone (R-2)
- 157.027 Multiple-family Residential Zone (R-3)
- 157.028 Multi-structure Residential Zone (R-4)
- 157.029 Recreational Residential Zone (RR)

## **Modify development code sections related to housing that are not clear and objective.**

- 154.19 Lots
- 154.20 Character of Development

## **Consistency Updates**

Update language/terminology to be consistent with existing and proposed changes.

# Hermiston Housing Projects: Housing Capacity Analysis

City Council Hearing  
June 14, 2021, 6:00 PM



JOHNSON  
ECONOMICS

# House Bill 2003 (HB 2003) Background



- Passed during the Oregon 2019 State Legislative Session
- Requires cities over 10,000 people to conduct a housing needs analysis (HNA) for future residents every 6 to 8 years
- Directs Oregon Housing and Community Services (OHCS) to conduct a Regional Housing Needs Analysis – forecast of housing need for every income level in each Oregon region for next 20 years
- HB 2003 provided funding for technical assistance grants to DLCD to distribute to cities working to complete their HNA
- Technical assistance schedule runs through June 30, 2021

# Housing Projects Recap: Housing Capacity Analysis



- BLI/HNA conducted October – December 2020
- RLNA completed January 2021
  - Hermiston has a **surplus** residential capacity for **16,045** units over next 20 years
- Measures to Accommodate Needed Housing (MANH) February – April 2021
  - HCA Comprehensive Plan Findings (HCA results)
  - Recommended Policy Amendments
  - Housing Strategies
- 3 Advisory Committee / Planning Commission meetings
- 2 Public (virtual) Open Houses
  - December 2020 – January 2021
  - April 2021 – May 2021

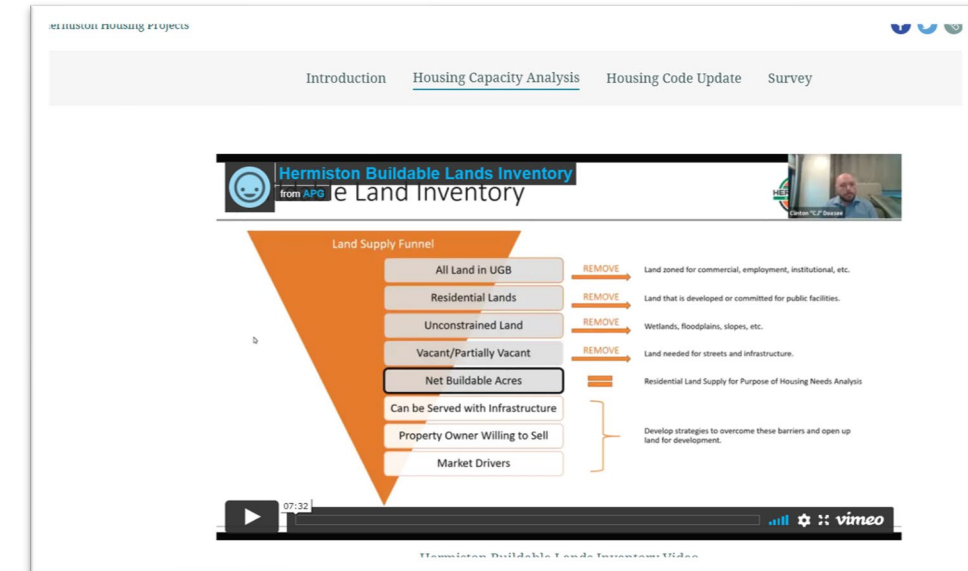
WITHIN CITY LIMITS		SUPPLY		DEMAND		
Zone & Plan Category	Typical Housing Type	Land Inventory		Growth Rate (1.8%)		
		Developable Acres	Unit Capacity	New Unit Need (2040)	Surplus or (Deficit)	
					Units	Acres
Low-Density	Single-family detached; Duplex	429.9	2,114	1,220	894	182
Med-Density	SF attached; Mobile home; 2-4 plexes	1,784.4	12,662	512	12,150	1,712
Med-Density Res.*	Multi-family apartments	348.4	3,299	298	3,001	317
<b>TOTALS:</b>		<b>2,562.7</b>	<b>18,075</b>	<b>2,030</b>	<b>16,045</b>	<b>2,211</b>

# Virtual Open Houses and Surveys



## Virtual Open House I

- HCA Project Overview
- BLI and HNA results
- *Duplex Audit and Code Update*
- Open Dec. 21 – Jan 15
- 123 visits
- Few survey responses (< 10)



## Survey

We would like your opinion about housing issues and needs in Hermiston. Survey responses will remain anonymous and only used to inform these Hermiston housing projects.

**Please complete the survey!**

Complete by January 15, 2021.

<https://survey123.arcgis.com>



# Virtual Open Houses and Surveys



## Virtual Open House II

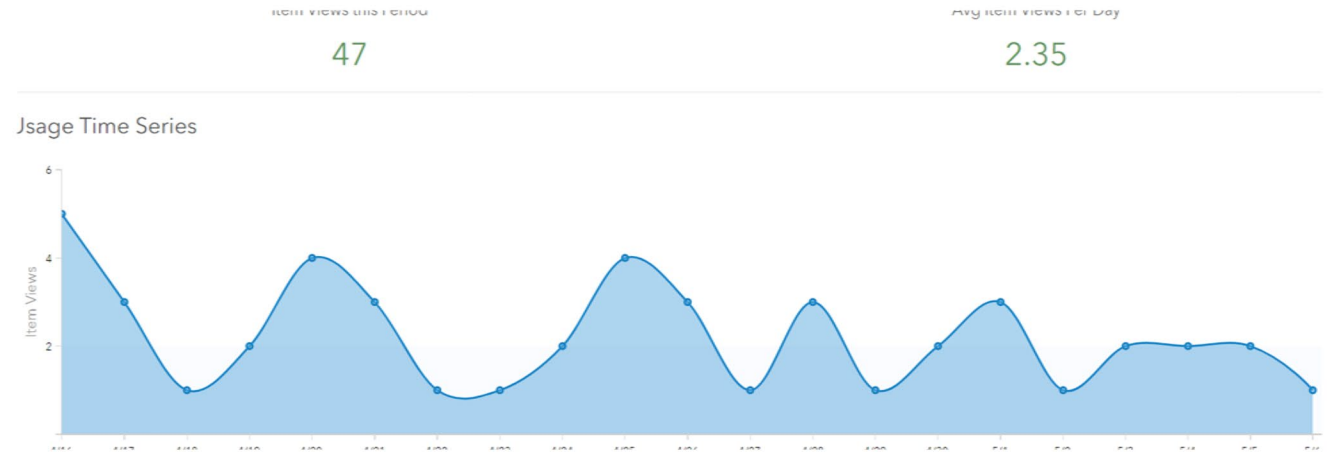
- RLNA results
- Housing Conditions and Trends
- Housing Strategies
  - Land Supply
  - Code/Policy
  - Incentives
  - Funding Sources
- *Housing Code Update Status*
- Open April 16th – May 5
- 47 views

<https://arcg.is/0WLSvi1>



## Hermiston Housing Capacity Analysis Update

Virtual Open House II - April/May 2021



# Housing Capacity Analysis – Adoption Recommendations



CITY OF HERMISTON, OR

HOUSING CAPACITY ANALYSIS  
(OREGON STATEWIDE PLANNING GOAL 10)

20-YEAR HOUSING NEED  
2020 - 2040

January 2021



## Adopt Housing Conditions and Trends as Comprehensive Plan findings

### Comprehensive Plan – Goal 10 Housing Background Information

- Summarizes data and findings from Residential Land Needs Analysis (RLNA)

## Adopt new housing policies

### Comprehensive Plan Policy 21 – Housing Availability and Affordability Modifications include language that:

- Encourages housing availability
- Support for partnerships
- Allows and accommodates a variety of housing types
- Supports opportunity for range of rental and ownership choices
- Supports maintenance and rehabilitation of existing housing