



Where Life is Sweet

Mayor and Members of the City Council

STAFF REPORT

For the Meeting of August 24, 2026

Title/Subject

Ordinance No. 2384 Annexation 4N2814 BC TL 602 Bounds Trust 1225 S 1st St

Summary and Background

The Bounds Trust has submitted an application for annexation of a 36,291 square foot (0.83 acres) lot located at 1225 S 1st St. The property lies on the east side of S 1st St approximately 200 feet north of the Maxwell Canal and near the intersection of S 1st St and SW Desert Sky Drive. The property lies within the urban portion of the urban growth boundary and is adjacent to the Hermiston city limits on the west, south, and north property lines. Annexation is proposed to connect an existing dwelling to city sewer services and replace a failing on-site septic system.

The property is described as 4N2814BC Tax Lot 602. The property has an urban comprehensive plan map designation of Low Density Residential (L). The Low Density Residential comprehensive plan map designation corresponds to city Low Density Residential (R-1) and Medium Density Residential (R-2) zoning designations. The applicants request annexation with an R-1 zoning designation. The property abuts land zoned R-1 to the west, north, and south, and all abutting properties are developed with low-density residential uses. Land to the east lies within the urban growth boundary and is similarly designated as Low Density Residential on the comprehensive plan map. Land to the east is also developed with low-density residential land uses.

The land is served by S 1st St. S 1st St is a city street adjacent to the property. S 1st St is partially improved to urban standards in this area. The west frontage of the road is developed to city standards from the Maxwell Canal north to the railroad tracks. The east frontage is partially developed with paving only. Curb, gutter, sidewalk, and storm drainage are not in place on the east frontage. An 8-inch sanitary sewer line is adjacent to the property in S 1st St. It is possible to connect to this line and provide sewer service. A 12-inch water line is adjacent to the property in S 1st St. Connection to the water service is not proposed now but is available when necessary. Water and sewer main lines were installed in S 1st St by the City of Hermiston in 1981. Front foot charges for water and sewer reimbursement are due upon connection to the relevant service line. A front foot sewer charge of \$2,138.55 is payable upon connection in addition to the standard city sewer connection fee and system development charge. In the future, a front foot water charge of \$2,590.11 will also be paid upon water

connection in addition to the standard city water connection fee and system development charge.

The proposed annexation has consent from 100% of the affected property owners and 100% of the electors residing within the annexation area. Under the provisions of §150.06 of the Hermiston Code of Ordinances and ORS 222.125 which states: *When all of the owners of land in that territory and not less than 50 percent of the electors, if any, residing in the territory consent in writing to the annexation of the land in the territory and file a statement of their consent with the City Council, the application for annexation need not go before the Planning Commission as otherwise required under § 150.02 and the City Council need not call or hold an election in the city or in any contiguous territory proposed to be annexed or hold the hearing otherwise required under § 150.03. Upon receiving written consent to annexation by owners and electors under this section, the City Council, by resolution or ordinance, may set the final boundaries of the area to be annexed by a legal description and proclaim the annexation.*

Since state law and municipal code allow for the dispensing of a public hearing under these circumstances, a public hearing is not required unless the city council elects to require a public hearing. Since the property is within the urban portion of the urban growth boundary and adjacent to city limits on three sides, staff does not recommend requiring a public hearing.

§150.05 of the Hermiston Code of Ordinances provides the requirements for annexations. The requirements for annexation are as follows:

1. The proposal is in conformance with all applicable state annexation requirements.
2. The property is contained within the urban portion of the urban growth boundary as identified on the comprehensive plan.
3. The proposed zoning is consistent with the underlying comprehensive plan designation.
4. Findings of fact are developed in support or denial of the annexation.
5. All city services can be readily extended, and the property owner is willing to bear costs associated with sewer, water, and roads.

Findings of fact in support of the annexation and demonstrating compliance with §150.05 are attached to this report.

Tie-In to Council Goals

Annexation is a matter of administration of city ordinances.

Fiscal Information

The property has an assessed value of \$444,490. Following annexation, an additional \$2,700 will be paid in property taxes to the city annually.

Alternatives and Recommendation

Alternatives

The city council may choose to

- Approve the annexation
- Deny the annexation

Recommended Action/Motion

Staff recommends that the city council approve annexation of the property.

- Motion to approve the findings of fact
- Motion to impose conditions of approval
- Motion to adopt Ordinance No. 2384

Submitted By:

Clinton Spencer, Planning Director