



*Where Life is Sweet*

Members of the Planning Commission  
**STAFF REPORT**  
For the Meeting of July 9, 2025

**Title/Subject**

Annexation 4N2802BA Tax Lot 100 Jaber Investment, LLC 2455 NE 7th St

**Summary and Background**

Ibrahim Jaber of Jaber Investment, LLC has submitted an application to annex approximately 3.69 acres of land located at 2455 NE 7<sup>th</sup> St. The property lies on the south side of E Punkin Center Road approximately 150 feet west of NE 8<sup>th</sup> St. The property is within the urban portion of the urban growth boundary and is adjacent to city limits along the east property line. The applicant wishes to annex the property to connect to city services enabling residential development.

The property is described as 4N2802BA Tax Lot 100. The property has a comprehensive plan map designation of Medium Density Residential (M) which corresponds to the Medium-High Density Residential (R-3) zoning designation. The applicant requests annexation with an R-3 zoning designation. The property abuts R-4 land to the east that is developed with single family dwellings. Land to the south and west is zoned M on the comprehensive plan map and contain rural residential dwellings. Land to the north is not within the city's urban growth boundary and is a mix of rural residential and agricultural uses. The land has been located within the city's urban growth boundary since the adoption of the city comprehensive plan in 1984. The original 1984 comprehensive plan designated this property as M for residential development and no amendment to the comprehensive plan map designation affecting this parcel has been identified since that date.

The property is adjacent to E Punkin Center Road. E Punkin Center Road is a county road with paving adjacent to the site. Improvements to E Punkin Center Road are required at time of development of the property. The applicant has submitted a site plan application and proposes to construct a 76 unit apartment complex.

The property contains a 40' private easement along the east property line. This easement is locally known as NE 7<sup>th</sup> Street and provides private access for four dwellings and out buildings south of the site. Development staff have researched the easement and determined that the easement is not suited for conversion to a public street in the future. The distance from the easement to NE 8<sup>th</sup> Street to the west is 150 feet and cannot provide safe access to Punkin Center and meet access spacing standards. Therefore, no dedication of this easement is required as a condition of annexation.

Utilities are available in the vicinity of the site. A 16" water main extends along the entire E Punkin Center Road frontage of the site, extending from the municipal water tower to the east to NE 4<sup>th</sup> Street to the west. Sufficient capacity exists in this water line to serve any potential development on this parcel and is designed to accommodate significant additional development in the northeast quadrant. Sewer is extended to E Punkin Center Road at NE 8th Street approximately 150 feet to the east. The sewer is of sufficient depth to extend to the west property line of the site and has adequate capacity to accommodate development.

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.

The site development itself is not a criteria for approval or denial of annexation. Subsequent site development is a limited land use decision subject to additional notice and comment. As noted above, the city has received an application for construction of multi-family housing on the property. This is a permitted use under the current zoning and subject to administrative review and approval.

Public notice requirements have been satisfied through the following actions:

1. Notice was provided by direct mail to all property owners within 100 feet on June 18, 2025.
2. Notice was published in the East Oregonian on June 18 and 25, 2025.
3. A sign displaying a notice of public hearing was placed on the property on June 18, 2025.

### **Tie-In to Council Goals**

Annexation is part of the ministerial duties of the city government.

### **Fiscal Information**

The property has an assessed value of \$96,440. Following annexation, an additional \$659 will be paid in property taxes to the city annually.

### **Alternatives and Recommendation**

#### **Alternatives**

The planning commission may choose to

- Recommend approval of the annexation
- Recommend denial of the annexation

#### **Recommended Action/Motion**

Staff recommends that the planning commission recommend the city council approve the annexation of the property.

- Motion to make the project file a part of the record
- Motion to adopt the findings of fact
- Motion to impose conditions of approval
- Motion to recommend approval of annexation to the city council

**Submitted By:**

C.F. Spencer, Planning Director