



Where Life is Sweet

Mayor and Members of the City Council

STAFF REPORT

For the Meeting of June 9, 2025

Title/Subject

Initiate annexation proceedings Jaber Investment LLC 4N2802BA Tax Lot 100 - 2455 NE 7th St

Summary and Background

The city has received an application from Ibrahim Jaber of Jaber Investment LLC to annex 3.5 acres of land located at 2455 NE 7th St.

The property is described as 4N2802BA Tax Lot 100. The applicant wishes to develop the property residentially and requires annexation to allow connection to city services which are located in E Punkin Center Road. The property lies within the urban portion of the Urban Growth Boundary and has a Comprehensive Plan Map designation of Medium Density Residential (M) which corresponds to a Medium-High Density Residential (R-3) zoning on the city's zoning map. The applicant has requested annexation with an R-3 zoning designation.

Under ORS 222.120, the city may dispense with an election on annexation except when required to hold an election by charter. The City of Hermiston does not require an election on annexation and the city council typically does not submit annexation requests to voters. When an election is not held, the city council must set dates for public hearings on the proposed annexation. By motion, the city council will establish hearing dates before the planning commission on July 9, 2025 and the city council on July 28, 2025.

Tie-In to Council Goals

Annexations are a matter of administration of city ordinances. This annexation provides an opportunity for additional residential development.

Fiscal Information

At the current assessed value of the property, financial impact to the city will be approximately \$662 in property tax revenue. Subsequent development of the property will greatly increase the assessed value of the property.

Alternatives and Recommendation

Alternatives

Initiate annexation proceedings and direct staff to schedule hearings.

Do not initiate annexation proceedings.

Recommended Action/Motion

Staff recommends the city council initiate proceedings to annex the property with an R-3 zoning designation.

Motion that the annexation be initiated and direct staff to schedule public hearings. Hearings would be scheduled before the Planning Commission on July 9, 2025 and the City Council on July 28, 2025.

Submitted By:

C.F. Spencer, Planning Director