



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of November 10, 2025

Title/Subject

Resolution 2396 initiates the comprehensive plan map amendment and annexation process for 19.5 acres of land located at 1835 E Airport Road.

Summary and Background

The City is a recipient of grant funds for the construction of a new RV park. In accordance with the grant funding agreement, the RV park shall be open by the end of the 2026 calendar year. The City Council adopted this agreement in May of 2025.

The City and Farm City Pro Rodeo are working to construct this new, 100-space RV park on land located at 1835 E Airport Road and described as 4N 28 13 Tax Lot 1300. The land is owned by Farm City Pro Rodeo and lies within the urbanizable portion of the Hermiston Urban Growth Boundary. In order for the land to be developed with RV park facilities and receive City water and sewer service it is necessary to amend the property from urbanizable to urban status on the comprehensive plan map, amend the zoning from F1 (exclusive farm use) to Outlying Commercial with a Fairgrounds Overlay zoning, as well as annex the property to the city limits.

The Farm City Pro Rodeo has provided consent for the City to annex the property and change the map designations as needed for this development. Under the terms of state statute and §150.06 of the Hermiston Code of Ordinances, when 100% of property owner consent and 50% of electors in a territory consent to annexation the City may dispense with an election and hearing on annexation. A copy of the organization's consent is attached. There are no electors currently residing on the property.

The attached resolution does not change any map designations nor does it annex the property to the city. This resolution directs city staff to schedule the appropriate public hearings on the map amendments. Annexation will be process subsequent to the completion of map amendments.

Tie-In to Council Goals

PARTNERSHIPS: We collaborate with community organizations to leverage expertise and resources to best serve the public.

LIVABILITY: We promote diverse housing options, convenient and accessible community assets, a healthy environment, and high-quality education.

Fiscal Information

The planning work on this project is being done as in-kind labor by city staff. The total agreement for RV park construction is for \$8 million over the proposed construction period.

Alternatives and Recommendation

Alternatives

The City Council may choose to adopt or reject Resolution No. 2396.

Recommended Action/Motion

Staff recommends that the City Council adopt Resolution No. 2396.

Submitted By:

Clinton Spencer, Planning Director