



*Where Life is Sweet*

Mayor and Members of the City Council  
**STAFF REPORT**  
For the Meeting of November 27, 2023

### **Title/Subject**

Initiate annexation and comprehensive plan map amendment proceedings 4N2813 TL 200 & 500 - 1295 SE 10th St

### **Summary and Background**

The city has received an application from Hermiston Home Works, Inc to annex 80.41 acres of land located on the east side of SE 10<sup>th</sup> and south of E Highland Ave. The applicant also proposes to amend the comprehensive plan map designation for the property.

The land is proposed for annexation as Medium-High Density Residential (R-3) and Outlying Commercial/Light Industrial (C-2/M-1). The comprehensive plan map amendment proposes to change the Future Industrial designation to Medium Density Residential and Commercial/Industrial. Maps illustrating the existing and proposed comprehensive plan map designations are attached to this report.

Under ORS 222.120, the city may dispense with an election on annexation except when required to hold an election by charter. The Hermiston city charter 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 January 10, 2024, and before the city council on January 22, 2024.

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

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

### **Fiscal Information**

At the current assessed value of the property, financial impact to the city will be approximately \$410 in property tax revenue. Subsequent development will greatly increase the assessed value of the property.

### **Alternatives and Recommendation**

#### **Alternatives**

- Initiate annexation and comprehensive plan map amendment proceedings and schedule hearings.
- Do not initiate proceedings.

Recommended Action/Motion

Staff recommends the city council initiate annexation and comprehensive plan map proceedings.

Motion that the annexation and amendments be initiated and direct staff to schedule public hearings. Hearings would be scheduled before the Planning Commission on January 10, 2024, and the City Council on January 22, 2024.

**Submitted By:**

Clinton Spencer, Planning Director