



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of August 12, 2024

Title/Subject

Initiate annexation proceedings Zamudio 4N2802BC Tax Lot 1500 - 309 E Theater Lane

Summary and Background

Melinda Zamudio is proposing to annex 1.5 acres of land located at 309 E Theater Lane.

The property is described as 4N2802BC Tax Lot 1500. The applicant wishes to develop the property residentially and requires annexation to allow connection to city services which are located in E Theater Lane. 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 designation. 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 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 September 11, 2024 and the city council on September 23, 2024.

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 \$165 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 September 11, 2024 and the City Council on September 23, 2024.

Submitted By:

C.F. Spencer, Planning Director