



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of September 28, 2026

Title/Subject

Ordinance No. 2386- Annexation 4N2814BC Tax Lot 400 Thomas Property 1250 SE 4th St

Summary and Background

Michael & Kelly Thomas have submitted an application for annexation of a 3.72-acre lot located at 1250 SE 4th St. The property lies on the west side of SE 4th St, adjacent and directly north of the Maxwell Canal. The property lies with the urban portion of the urban growth boundary and is adjacent to the Hermiston city limits along a portion of the west property line. Annexation is proposed to subdivide the property for residential development.

The property is described as 4N2814BC Tax Lot 400. The property has an urban comprehensive plan map designation of Low Density Residential (L). The Low Density Residential comprehensive plan map designation corresponds to city Low Density Residential (R-1) and Medium Density Residential (R-2) zoning designations. The applicants request annexation with an R-2 zoning designation. The property abuts land zoned R-1 to the west. Lands northeast of the property are zoned R-2 and Medium-High Density Residential (R-3). Lands abutting the property to the north, east, and south are developed with low-density residential uses and lie within the urban growth boundary and are similarly designated as Low Density Residential on the comprehensive plan map.

The proposed annexation has consent from 100% of the affected property owners and 50% of the electors residing within the annexation area. Under the provisions of §150.06 of the Hermiston Code of Ordinances and ORS 222.125 which states: *When all of the owners of land in that territory and not less than 50 percent of the electors, if any, residing in the territory consent in writing to the annexation of the land in the territory and file a statement of their consent with the City Council, the application for annexation need not go before the Planning Commission as otherwise required under § 150.02 and the City Council need not call or hold an election in the city or in any contiguous territory proposed to be annexed or hold the hearing otherwise required under § 150.03. Upon receiving written consent to annexation by owners and electors under this section, the City Council, by resolution or ordinance, may set the final boundaries of the area to be annexed by a legal description and proclaim the annexation.*

Since state law and municipal code allow for the dispensing of a public hearing under these circumstances, a public hearing is not required unless the city council elects to require a public

hearing. Since the property is within the urban portion of the urban growth boundary and adjacent to city limits on at least one side, staff does not recommend requiring a public hearing.

All affected agencies were provided notice of the proposed annexation. The Hermiston Irrigation District submitted a letter on September 11, 2026 noting the property is within the boundary of the Hermiston Irrigation District and adjacent to the Maxwell Canal. The property is also bound by a 40-foot irrigation easement and receives water rights from the district. Subsequent development of the property will require transfer of water rights and signage of a development agreement with the irrigation district reflecting the district's requirements for construction along the canal.

§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.

Findings of fact in support of the annexation and demonstrating compliance with §150.05 are attached to this report.

Tie-In to Council Goals

Annexation is a matter of administration of city ordinances.

Fiscal Information

The property has an assessed value of \$227,550. Following annexation, an additional \$1,383 will be paid in property taxes to the city annually.

Alternatives and Recommendation

Alternatives

The city council may choose to

- Approve the annexation
- Deny the annexation

Recommended Action/Motion

Staff recommends the city council approve annexation of the property.

- Motion to approve the findings of fact
- Motion to impose conditions of approval

- Motion to adopt Ordinance No. 2386

Submitted By:

C.F. Spencer, Planning Director