



*Where Life is Sweet*

Mayor and Members of the City Council  
**STAFF REPORT**  
For the Meeting of April 8, 2024

**Title/Subject**

Initiate annexation and comprehensive plan map amendment proceedings 4N2801B Tax Lots 1500, 1502 & 1503 Bankston & Gisi 1900/1940/2180 NE 10th St

**Summary and Background**

The city has received an application from Dennis Gisi to annex 25.85 acres of land located on the east side of NE 10<sup>th</sup> and north of E Theater Lane. The applicant also proposes to amend the comprehensive plan map designation for the properties.

The land is proposed for annexation as Low Density Residential (R-1). The comprehensive plan map amendment proposes to change the Future Residential designation to Low Density Residential. 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 June 12, 2024, and before the city council on June 24, 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 development.

**Fiscal Information**

At the current assessed value of the property, financial impact to the city will be approximately \$6,659 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 June 12, 2024, and the City Council on June 24, 2024.

**Submitted By:**

C.F. Spencer, Planning Director