



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of June 22, 2026

Title/Subject

E Theater Lane Dedication Deed – 4N 28 02BC TL 2300 – Horizon Project Inc.

Summary and Background

The Horizon Project is constructing an affordable housing project on property located at 197 E Theater Lane. The project was approved by the city in 2025 subject to the provisions for affordable housing in commercial zones under ORS 197A.445. The developer is required by the city to install half-street improvements in E Theater Lane adjacent to the property frontage. E Theater Lane is classified as a minor collector street in the Hermiston transportation system plan. Minor collector streets have a right-of-way width of 56 to 66 feet depending on the required improvements. The existing right of way adjacent to the property frontage is 42 feet. The owner has prepared a dedication deed of 7.07 feet to widen the north line of E Theater Lane to the required standard.

Additional right of way will be required from property on the south side of E Theater Lane when those properties redevelop or develop.

Tie-In to Council Goals

N/A

Fiscal Information

There is no financial impact to the city as a result of accepting a right of way dedication.

Alternatives and Recommendation

Alternatives

The city council may choose to accept or reject the right of way dedication

Recommended Action/Motion

Staff recommends that the city council accept the right of way dedication deed.

Submitted By:

Clinton Spencer, Planning Director