



*Where Life is Sweet*

Mayor and Members of the City Council  
**STAFF REPORT**  
For the Meeting of April 27, 2026

**Title/Subject**

Resolution 25 authorizes a minor text amendment to the North Hermiston Urban Renewal Plan detailing land acquired for the NE Aspen Drive project

**Summary and Background**

The 2023 North Hermiston Urban Renewal Area is a one-project urban renewal area intended to ease traffic congestion and facilitate economic development through the construction of a new east/west street connecting N First St (Highway 395) to NE 4<sup>th</sup> Street. The street will align with the Home Depot driveway at the west end and NE Aspen Drive at the east end as well as creating a new street connection connecting NE Aspen Drive and NE North Street. The proposed street alignment is located on two properties, one owned by Good Shepherd Hospital, and the other owned by AAA Investments.

The North Hermiston Urban Renewal Plan identifies the NE Aspen Drive extension as a project within the urban renewal area. However, the alignment presented in the plan was conceptual at the time of plan adoption. It is necessary under state law governing urban renewal districts to specifically identify lands to be acquired within the plan once those lands are known. With the agreement of all parties to sell the right of way to the city, the plan can now be amended to include specific, surveyed descriptions of the street alignment. This amendment represents a housekeeping operation refining the specificity of the plan and not a new project.

**Tie-In to Council Goals**

The construction of the NE Aspen Drive project is a priority project for both economic development and congestion alleviation.

**Fiscal Information**

Total purchase price for the right of way is \$754,306.50.

**Alternatives and Recommendation**

Alternatives

The city council may choose to accept or reject the resolution.

Recommended Action/Motion

Staff recommends the council adopt the resolution and further refine the location of the new street within the plan.

**Submitted By:**

Clinton Spencer, Planning Director