

Exhibit B
Conditions of Approval
Rocky Heights Subdivision
650 W Standard Ave
April 12, 2023

Subject to the deliberations of the Planning Commission and public testimony received at the public meeting, the following draft conditions of approval are submitted.

1. The applicant shall work with and receive certification from the Hermiston Irrigation District prior to obtaining city signature on the final plat.
2. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to excessively well drained soils. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
3. A final plat shall be prepared and submitted to the planning commission for review in accordance with §154.46 of the Hermiston Code of Ordinances.