

Exhibit B

Conditions of Approval

Hermiston Commercial Center Replat

1660 N First St

July 25, 2022

1. The applicant shall work with and receive certification from the Hermiston Irrigation District prior to obtaining city signature on the final plat.
2. Sewer and water connections shall be approved by City Staff. All costs associated with permits and installation shall be borne by the property owner.
3. The existing sewer line from E Oregon Ave serving the sales office shall be abandoned.
4. 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.
5. The applicant shall sign a street improvement agreement to participate in the future improvement of E Oregon Ave with curb, gutter, sidewalk, paving, and drainage improvements.
6. The applicant shall sign a street improvement agreement to participate in the future improvement of NE North St with curb, gutter, sidewalk, paving, and drainage improvements.
7. NE North Street shall be labeled and mapped on the plat as required by §154.46 of the Hermiston Code of Ordinances.