

**Conditions of Approval for Diamond Run Phases 2 and 3 Middle Housing Land
Division**

December 31, 2025

E Diagonal Blvd – 4N 28 12BB Tax Lots 300 and 502

Pursuant to ORS 92.031(3) through 92.031(8), the City of Hermiston imposes conditions permitted within the governing statute for middle housing land divisions. In imposing these conditions, the City of Hermiston is not subjecting the proposal to additional approval criteria except those specified in ORS 92.031.

1. Further division of Lots 124 through 261 of Diamond Run Subdivision Phase 2-3 is prohibited. The surveyor shall place a notation on the final plat stating that further subdivision of all lots is prohibited prior to City approval of the final plat. 92.031(3)(a)
2. The surveyor shall place a notation on the final plat stating that approval of this plat is given under ORS 92.031 prior to City approval of the final plat. 92.031(3)(b)
3. Public improvements consistent with the conditions of approval for the Diamond Run preliminary plat dated August 20, 2020, as shown on the approved public improvement civil drawings, and consistent with the Hermiston Public Works Standards, Technical Specifications, and Standard Drawings shall be installed and accepted by the City of Hermiston prior to occupancy of any structure in Diamond Run Subdivision Phase 2-3. 92.031(4)(b)
4. Accessory dwellings are not permitted on any lot within Diamond Run Subdivision Phase 2-3.
5. All attached single-family dwellings constructed in Diamond Run Subdivision Phase 2-3 shall be constructed in accordance with applicable building codes provisions relating to new property lines and the Oregon residential specialty code. 92.031(2)(e)