

EXHIBIT B

Recommended Conditions of Approval

3 Rivers Oregon Property LLC

2180 NE 10th Street

February 11, 2026

Subject to the public testimony received and deliberations of the planning commission, the following draft conditions of approval are presented:

1. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the irrigation district has been satisfied and signs the final plat.
2. Applicant must sign an improvement agreement and shall install grading, storm drainage, curb and gutter, sidewalks, street paving, and all service utilities for this development. All improvements for each phase shall comply with city standards and specifications and shall receive final approval from the city engineer.
3. The property lies within an area subject to potential groundwater pollution hazards due to high water table. Therefore, the outdoor storage of hazardous chemicals and the underground storage of gasoline and diesel fuels are prohibited per §157.101(B) of the Hermiston Code of Ordinances. Per §157.101(D) of the Hermiston Code of Ordinances, a developer may receive an exemption from this requirement upon submission of evidence from a registered engineer that the storage will not contribute to groundwater pollution.
4. NE 10th Street shall be improved to urban major collector status to centerline for the development site frontage (a distance of approximately 423 feet) in accordance with Hermiston standard drawing ST09. On-street bike lane striping is required.
5. A crosswalk shall be installed in NE 10th Street connecting Road B to Loma Vista Elementary School. Crosswalk striping is sufficient and additional lighting is not necessary.
6. Roads within the development shall be designated as follows:

Preliminary Plat Name	Final Name
Road A	E <i>Proper Name</i> Ave
Road B	E Beatrice Ave
Road C	NE 11 th Street
Road D	NE 13 th Street

7. A notation shall be placed on the final plat stating that Lots 1, 17, and 33 shall not

access or establish driveways onto NE 10th Street. At the discretion of the applicant, a one-foot "No Access" easement may also be created to prevent access to NE 10th Street.

8. Applicant shall comply with all provisions of 92.12 of the Hermiston Code of Ordinances (relating to the control of blowing dust) during all phases of construction.
9. A looping water main shall be installed in Road D connecting Roads A and B.