

**Exhibit B**

**Conditions of Approval for Casteel Minor Partition**

**September 14, 2022**

**535 E Jennie Ave**

Subject to the public hearing and testimony presented to the planning commission, the following conditions of approval are proposed:

1. The applicant shall work with and receive certification from the Hermiston Irrigation District prior to obtaining city signature on the final plat.
2. The applicant shall sign a street improvement agreement for E Elm Ave agreeing to future improvements of Lots 1 and 2 including curb, gutter, sidewalk and infill paving.
3. At such time that development occurs on Lot 2, the access flag shall be paved to a width of at least 24 feet.
4. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to excessively well drained soils and a high water table. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
5. Sidewalk will be required on the E Jennie Ave frontage of Lot 3 at such time as the property further develops residentially.
6. Lots 1 and 2 will be required to complete the half-street improvement of E Elm Ave adjacent to each lot at such time that each lot develops. Said half-street improvements will include curb, gutter, sidewalk, and infill paving.