

EXHIBIT A
Conditions of Approval
Highland Meadows Phase 2

June 26, 2023

Conditions of preliminary plat approval adopted December 8, 2021, and modified February 8, 2023.

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.

Finding: This condition shall remain in effect. HID has signed the plat for Phase 1 and will sign the plat for Phase 2 upon satisfaction of HID requirements.

2. Applicant is responsible for addressing and mitigating groundwater within the development and impacts it may create to offsite properties. Groundwater and/or canal leakage shall be directed away from house foundations and appropriately drained away from the development without impacting offsite properties. The city engineer will review and approve all plans for groundwater mitigation.

Finding: The City Engineer has approved the civil plans for the development. The city will assume maintenance duties for the drainage pipe bordering the north and east boundaries of the development.

3. The applicant and City staff shall monitor groundwater mitigation for surface flooding, crawl space flooding, or unplanned groundwater rising to the surface for three years after acceptance of the public improvements or one year after final Certificate of Occupancy for the development is issued, whichever is sooner.

Finding: This condition shall remain in effect. The monitoring for Phase 2 improvements will commence upon acceptance of the public improvements.

4. 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.

Finding: This condition has been satisfied.

5. Streetlights shall be installed at the applicant's cost. Once installed, the City will assume the monthly service charges.

Finding: This condition has been satisfied.

6. 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.

Finding: This condition shall remain in effect during housing construction.

7. The new street shall be designated as SE 9th Drive.

Finding: This condition has been satisfied.

8. Easements of at least 10 feet in width shall be provided along all street frontages.

Finding: This condition has been satisfied.

9. A 10-foot utility easement shall connect Phase 1 and Phase 2 as shown on the preliminary plat for Phase 2.

Finding: This condition has been satisfied.

10. The applicant shall place a notation on the plat stating that Lots 1 and 10 shall not establish driveways onto E Highland Ave.

Finding: This condition has been satisfied.

11. The applicant shall place a notation on the plat stating that Lots 4 and 7 shall establish front building lines where the lot width is at least 60 feet.

Finding: This condition has been satisfied.

12. The City shall reserve the right to require additional groundwater improvements should unforeseen conditions warrant or if the proposed improvements do not resolve the groundwater issue.

Finding: This condition shall remain in effect.

§154.46 Final Plat Requirements

Per §154.46 of the Hermiston Code of Ordinances, the final plat shall show:

- (A) The boundary lines of the area being subdivided, with accurate distances and bearings;
- (B) The lines of all proposed streets and alleys with their width and names;
- (C) The accurate outline of any portions of the property intended to be dedicated or granted for public use;
- (D) The line of departure of one street from another;
- (E) The lines of all adjoining property and the lines of adjoining streets and alleys with their widths and names;
- (F) All lot lines together with an identification system for all lots and blocks;

(G) The location of all building lines and easements provided for public use, services or utilities;

(H) All dimensions, both linear and angular, necessary for locating the boundaries of the subdivision, lots, streets, alleys, easements, and other areas for public or private use. Linear dimensions are to be given to the nearest 1/10 of a foot;

(I) All necessary curve data;

(J) The location of all survey monuments and bench marks together with their descriptions;

(K) The name of the subdivision, the scale of the plat, points of the compass, and the name of owners or subdivider;

(L) The certificate of the surveyor attesting to the accuracy of the survey and the correct location of all monuments shown;

(M) Private restrictions and trusts and their periods of existence. Should these restrictions or trusts be of such length as to make their lettering on the plat impracticable and thus necessitate the preparation of a separate instrument, reference to such instrument shall be made on the plat;

(N) Acknowledgment of the owner or owners to the plat and restrictions, including dedication to public use of all streets, alleys, parks or other open spaces shown thereon, and the granting of easements required; and

(O) Certificates of approval for endorsement by the City Council and certificate indicating its submission to the Planning Commission, together with approval for endorsement by other local, county and/or state authority as required by Oregon statutes.

Finding: All items required for the final plat are shown on the final plat.