

**Exhibit B**

**Conditions of Approval for AWS Major Partition**

**March 8, 2023**

**908 E Penney Ave**

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

1. Portions of the property lie within an area subject to potential groundwater pollution hazards due to excessively well-drained soils. 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.
2. The site is bounded by E Penney Ave and E Feedville Road. SE 9<sup>th</sup> Street is proposed as a new street separating Lots 1 and 2.
  - a. E Penney Avenue is classified as an urban minor collector. At such time that development occurs on Lot 1 or 2, the E Penney Avenue frontage of the respective lot shall be improved to minor collector status using city standard ST10 in the standard specifications.
  - b. E Feedville Road is classified as an urban major collector and is a county road. All points of access to E Feedville Road will require an access permit from the Umatilla County Road Department. A street improvement agreement is required for Lots 1 and 2 agreeing to participate in future improvements to E Feedville Road to urban major collector status. Such agreement shall run with the land.
  - c. SE 9<sup>th</sup> Street is classified as an urban minor collector. At such time that development occurs on Lot 1 or 2, the SE 9<sup>th</sup> Street frontage of the respective lot shall be improved to minor collector status using city standard ST10 in the standard specifications.
3. A final plat shall be prepared and submitted to the planning commission for review in accordance with §154.46 of the Hermiston Code of Ordinances.