

Exhibit B

Conditions of Approval

Zoning Map Amendment and Conditional Use Permit

1320 and 1340 NE 4th St

September 30, 2026

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

1. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to a high water table. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels. At the discretion of the Planning Commission, an applicant whose property is located in the DH overlay area may obtain an exemption from this condition if he can demonstrate the proposed development is not constrained by development limitations and/or will not contribute to potential groundwater pollution. To obtain an exemption, the applicant must present documentation to this effect prepared by a registered engineer.
2. The applicant shall receive approval from the Hermiston Irrigation District specifying whether the property is located within the boundary of the Hermiston Irrigation District and subject to water rights prior to issuance of any building permit.
3. All storm water shall be retained on site. Use of private dry wells and/or private swales as necessary is required. The city engineer will review the proposed drainage plan and storm report as part of the civil drawing review process.
4. Parking lot and exterior lighting, where proposed, shall be designed not to interfere with adjacent residential uses to the south.
5. Consistent with §157.164(D)(2) of the Hermiston Code of Ordinances the applicant shall be required to improve the NE 4th St frontage of the development site with infill paving, curb, gutter, sidewalk, and drainage improvements. Design of the NE 4th St improvements shall be reviewed and approved by the city engineer.
6. Civil drawings shall be submitted to the city engineer for review and approval prior to issuance of a building permit. Civil drawings shall be prepared in accordance with the design guidelines for plan preparation contained in the city's standard plans and specifications located at: <https://www.hermiston.or.us/commdev/page/hermiston-design-standards-specifications-and-plans>
7. Signage shall be installed consistent with the provisions of §155.37 of the Hermiston Code of Ordinances (relating to installation of signage in commercial and industrial zones).

8. All areas for the standing and maneuvering of vehicles shall be paved with a hard surface of concrete or asphalt prior to the occupancy of any dwelling.
9. 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 development.
10. Bicycle parking shall be installed in accordance with 157.150(L)(4) of the Hermiston Code of Ordinances.
11. The south property line of the site is adjacent to residentially zoned property which is residentially occupied. Consistent with 157.179(B) of the Hermiston Code of Ordinances (Minimal Resident Disturbance), a sight-obscuring fence of at least five feet in height and not more than six feet in height shall be installed along the south property line of Tax Lot 400.
12. In accordance with §157.043(E)(1) of the Hermiston Code of Ordinances, solid ground cover landscaping shall be provided between each building fronting NE 4th Street in order to maintain a 10-foot setback.
13. Applicant shall coordinate emergency vehicle turnaround with fire marshal as part of civil design.