

**Exhibit B**  
**Conditions of Approval**  
**Holt Replat**  
**6 – 18 Hill View Drive**  
**December 11, 2024**

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

1. All civil improvements adjacent to lots 1 through 7 shall be completed prior to a certificate of occupancy issuance for any dwelling in this replat.
2. The applicant should be aware that the City of Hermiston will not sign the final plat until the Hermiston Irrigation District has signed the final plat.
3. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to excessively well drained soils. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
4. Existing easements shall be added to the final plat.
5. The City will conduct a public hearing in accordance with ORS 227.120 regarding the renaming of streets as a result of new street configuration prior to the issuance of certificates of occupancy for dwellings in the City Replat.