

**Exhibit B**  
**Conditions of Approval**  
**Maret Minor Partition**  
**395 NE 10<sup>th</sup> Street**  
**September 10, 2025**

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.
2. 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.
3. Parcel 2 will be required to complete street improvements to NE 10<sup>th</sup> Street, including consisting of infill paving, curb, gutter, and sidewalk will be required consistent with §157.164(D) of the Hermiston Code of Ordinances.
4. A residence shall be constructed on Parcel 2 within 18 months of plat recording. If a residence is not constructed on Parcel 2 within 18 months of plat recording, the property owner shall sign and record with Umatilla County records a covenant not to sell separately if property owner is the same for Parcels 1 & 2 or remove the structure, if property is not held in same ownership as Parcel 1.