

EXHIBIT A

CONDITIONS OF APPROVAL – ROCKY HEIGHTS ELEMENTARY SCHOOL CONDITIONAL USE PERMIT

650 W STANDARD AVE

July 13, 2022

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

1. All areas used for the standing and maneuvering of vehicles shall be paved prior to occupancy.
2. All storm water drainage shall be retained on site.
3. Developer 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.
4. Parking lot lighting shall be designed and installed to avoid light pollution on adjacent residential properties.
5. Existing sidewalk on W Standard Ave shall be evaluated for compliance with ADA standards. Sidewalk panels exceeding ADA standards for cross slope shall be replaced.
6. All civil improvements shall be designed in accordance with City of Hermiston standard plans and specifications and approved by the city engineer prior to commencement of construction.
7. Signage shall comply with all provisions in Chapter 155 of the Hermiston Code of Ordinances.