

**EXHIBIT B**

**Conditions of Approval for Henry K's Phase 4 Preliminary Plat**

**April 15, 2026**

**1200 SE Columbia Drive**

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. Applicant must sign an improvement agreement and shall install grading, storm drainage, curb and gutter, sidewalks, street paving, and all service utilities for this development. All improvements for each phase shall comply with city standards and specifications and shall receive final approval from the city engineer.
3. Streetlights shall be installed at the applicant's cost. Once installed, the City will assume the monthly service charges.
4. 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 construction.
5. All streets shall be designated in accordance with §94.22 of the Hermiston Code of Ordinances as detailed in the findings of fact for Chapter 94. The two new cul-de-sac streets shall be assigned a name and labeled as with a SE prefix and a Court suffix on the final plat.
6. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to excessively well drained soils and restrictive foundation soils. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels. Prior to the development of lots containing cemented hardpan, the city shall require a registered engineer's assessment of the design and structural techniques needed to mitigate potential hazards.
7. A notation shall be placed on the plat stating that Lots 84, 97, 98, and 111 shall not access SE Columbia Drive.
8. Easements of at least 10' shall be provided along all street frontages.
9. A per lot assessment for Lots 77 through 111 shall be established of \$1,557. The assessment will be collected at the time of building permit issuance on each lot and shall be used for replacement of the A Line Canal bridge. Said fee is based upon the residential trip cap of 325 peak hour residential trips and a development plan of 208 residential lots. Should the trip cap or lot count be amended in subsequent phases, recalculation of the fee for lots 112 and above

shall be performed by the City. At the discretion of the developer, the city shall also accept full payment for all 34 lots as one lump sum payment of \$52,938 prior to any permit issuance.

10. SE Columbia Drive is designated as an urban minor collector on the Hermiston TSP and shall be designed with on-street bike lanes through the development.
11. All State of Oregon requirements related to wetland fill shall be satisfied prior to issuance of civil improvement approval.