

Exhibit B
Conditions of Approval
Sunny View Terrace Replat
June 11, 2025

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

1. 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.
2. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. 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. Easements of ten feet in width shall be provided on all lot lines abutting a public street.
5. All of the combined three-unit lots will require additional square footage to be added for the final plat. Revised lot calculations and lot areas demonstrating compliance with 157.152 are required as part of the final plat submittal. Increasing lot area to comply with 157.152 may result in the loss of lots in each block.
6. Streetlights shall be installed at the applicant's cost. Once installed, the City will assume the monthly service charges.
7. 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.