Exhibit B

Conditions of Approval

Conditional Use Permit

1021, 1017, 1013, 1009, 1005 NE Emerald Dr and 1195 NE 11th St

November 12, 2026

Subject to the deliberations of the planning commission and public testimony submitted to the planning commission, the following draft conditions of approval are presented.

1. 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. At the discretion of the Planning Commission, an applicant whose property is located in the DH overlay area may obtain an exemption from this condition if he can demonstrate the proposed development is not constrained by development limitations and/or will not contribute to potential groundwater pollution. To obtain an exemption, the applicant must present documentation to this effect prepared by a registered engineer.
2. The applicant shall receive approval from the Hermiston Irrigation District specifying whether the property is located within the boundary of the Hermiston Irrigation District and subject to water rights prior to issuance of any building permit.
3. All storm water shall be retained on site. Use of private dry wells and/or private swales as necessary is required. The city engineer will review the proposed drainage plan and storm report as part of the civil drawing review process.
4. Parking lot and exterior lighting, where proposed, shall be designed not to interfere with adjacent residential uses to the south and east.
5. Civil drawings shall be submitted to the city engineer for review and approval prior to issuance of a building permit. Civil drawings shall be prepared in accordance with the design guidelines for plan preparation contained in the city's standard plans and specifications located at: https://www.hermiston.or.us/commdev/page/hermiston-design-standards-specifications-and-plans
6. Signage shall be installed consistent with the provisions of §155.37 of the Hermiston Code of Ordinances (relating to installation of signage in commercial and industrial zones).
7. All areas for the standing and maneuvering of vehicles shall be paved with a hard surface of concrete or asphalt prior to the occupancy of any dwelling. This condition also applies to the areas labeled as "Paid Parking" on the site plan.

8. 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 development.
9. Bicycle parking shall be installed in accordance with 157.150(L)(4) of the Hermiston Code of Ordinances.
10. A replat vacating the existing shared access easements and rededicating new shared access easements of 20 feet in width between the mini-storage use and multi-family parking shall be filed and recorded prior to occupancy of any structure.
11. As required by §157.043(E)(1), buildings on Lots 41, 42, 43, 44, 45, and 46 shall install and maintain solid ground cover landscaping between the building foundation and right-of-way line of NE Emerald Drive and NE 11th St (as applicable) where the setback of each structure is less than 20 feet.