

Exhibit B
Conditions of Approval
CJ Evans Replat
16 & 18 SE Campbell Dr
December 13, 2023

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

1. At such time that construction occurs on each parcel which triggers the development standards of 157.163 of the Hermiston Code of Ordinances, street improvements are required along that parcel's frontage on SE Campbell Drive.
2. The applicant shall work with and receive certification from the Hermiston Irrigation District prior to obtaining city signature on the plat.