

EXHIBIT B

Conditions of Approval

Upland Meadows Subdivision

December 13, 2023

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. Specifically, Roads 2, 3, and 4 are streets running east/west and shall all be designated as Avenues. The NE 9th Place extension is properly designated on the preliminary plat and shall retain that designation. Road 1 forms a complete loop around the development and shall be designated as a Drive. A short section of road is in alignment with NE 8th Place and shall be designated as NE 8th Place.
6. Easements of at least 10 feet in width shall be provided along all street frontages.
7. The development abuts NE 10th Street. Although no access to NE 10th Street is proposed, the 60 feet of frontage for NE 10th Street shall be improved to urban major collector status concurrent with the Phase 5 improvements. Should the phasing of the development change from that proposed on the preliminary plat, the improvements shall be installed at the same time as the improvements corresponding to Phase 5 on the preliminary plat.
8. The north line of E Theater Lane along the entire frontage of the development shall be improved to urban minor collector status concurrent with each abutting phase improvements.
10. A connection to NE 10th Street is necessary for pedestrian access and secondary fire access. The access between Lots 74 and 75 shall be increased to 30 feet in width and the remaining portion of the 60-foot strip accessing NE 10th Street shall be dedicated as right-of-way. A 25-foot-wide paved emergency and pedestrian access shall be installed in this newly dedicated right of way at such time that the development exceeds 30 lots. At the developer's discretion, a vehicular gate may be installed on this access at each end, but pedestrian access shall be maintained at all times.

11. Following completion of the secondary fire access, the city will assume maintenance responsibility for this improvement.
11. 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.
12. A notation shall be placed on the final plat stating that lots 34 through 56 shall not establish driveways onto E Theater Lane.