

**Exhibit B**

**Conditions of Approval**

**Hermiston Mini Storage LLC Replat**

**October 24, 2022**

1. The property owner shall sign a street improvement agreement agreeing to participate in the future improvement E Elm Ave to include infill paving to a width of 24 feet from centerline, curb, gutter, drainage improvements, and sidewalk. Improvements to E Elm Ave shall be approved by the city engineer and the Oregon Department of Transportation.
2. At such time that construction occurs on the 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 E Elm Ave.
3. Comprehensive Plan Figure 12 identifies this site as an area subject to development hazards due to high water table. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
4. The applicant shall work with and receive certification from the Hermiston Irrigation District prior to obtaining city signature on the final plat.