

**Exhibit B**  
**Conditions of Approval**  
**Zamora Replat**  
**615 & 699 E Jennie Ave**  
**August 12, 2024**

Subject to the public hearing and testimony presented to the city council, 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 E Jennie Ave.
2. 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 a high water table. Therefore, the City will prohibit the outdoor storage of hazardous chemicals and underground storage of gasoline and diesel fuels.
4. A fire apparatus turn around easement compliant with Appendix D of the 2019 Oregon Fire Code shall be added to the final plat prior to signature.
5. The access flag for Lot 1 shall be paved to a width of 20 feet at such time a dwelling is constructed on Lot 1.