

## **EXHIBIT C**

### **Conditions of Approval**

#### **Upland Meadows Subdivision**

**January 10, 2024**

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 9<sup>th</sup> 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 8<sup>th</sup> Place and shall be designated as NE 8<sup>th</sup> Place.
6. Easements of at least 10 feet in width shall be provided along all street frontages.
7. The development abuts NE 10<sup>th</sup> Street. Although no access to NE 10<sup>th</sup> Street is proposed, the 60 feet of frontage for NE 10<sup>th</sup> 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.

9. A connection to NE 10<sup>th</sup> Street is necessary for pedestrian access and secondary fire access.
  - a) Thirty feet of right of way shall be dedicated to the City between Lots 75 and 76. The right of way between Lots 75 and 76 shall be improved with 20 feet of asphalt paving and drainage improvements necessary to contain storm water within the right of way. The 20-foot asphalt access may taper to 15 feet where it intersects the public street shown as Road 1.
  - b) The sixty-foot-wide access to NE 10<sup>th</sup> Street shall be dedicated to the City as right of way. The secondary fire access shall be improved with 15 feet of gravel from the east boundary of Lot 75 to NE 10<sup>th</sup> Street. An additional 8 feet of asphalt shall be installed from the east boundary of Lot 75 to NE 10<sup>th</sup> Street to provide pedestrian access to Loma Vista Elementary and NE 10<sup>th</sup> Street. Drainage improvements necessary to contain storm water within the right of way shall be installed at the developer's expense.
  - c) The secondary fire access shall be installed in a temporary format acceptable to the Umatilla County Fire District #1 at such time that the development exceeds thirty lots. Completed improvements, including the asphalt pedestrian access, shall be entirely completed at such time that the phase containing Lots 75 and 76 on the preliminary plat is constructed.
  - d) Following completion of the secondary fire access, the City will assume maintenance responsibility for this improvement.
10. 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.
11. A notation shall be placed on the final plat stating that lots 34 through 56 shall not establish driveways onto E Theater Lane.
12. The Planning Commission recommends the City Council designate NE 9<sup>th</sup> Place as no parking.