

Exhibit B

Conditions of Approval for Zamudio Minor Partition

July 10, 2024

309 E Theater Lane

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

1. The property lies within an area subject to potential groundwater pollution hazards due to excessively well-drained soils. Therefore, the outdoor storage of hazardous chemicals and the underground storage of gasoline and diesel fuels are prohibited per §157.101(B) of the Hermiston Code of Ordinances. Per §157.101(D) of the Hermiston Code of Ordinances, a developer may receive an exemption from this requirement upon submission of evidence from a registered engineer that the storage will not contribute to groundwater pollution.
2. At such time that construction occurs on a 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 Theater Lane. Street improvements shall be consistent with minor collector improvements in ST-10 of the public works standards.
3. The applicant shall work with and receive certification from the Hermiston Irrigation District prior to obtaining city signature on the final plat.
4. Annexation will be required prior to construction of dwellings on any parcel. All parcels are within 300 feet of an existing municipal sewer line and are not eligible for private septic service. The city will not allow connection to municipal sewer or water service for properties in the urban growth boundary without annexation.