

**Exhibit B**  
**Conditions of Approval**  
**Ludcon Ventures LLC Replat**  
**230 & 240 SE 2<sup>nd</sup> Street**  
**October 9, 2024**

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

1. 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.
2. The property owner shall confer with public works staff and shall install new sewer and water connections as required after each structure is placed on a separate lot.