

**Exhibit B**  
**Conditions of Approval**  
**Good Shepherd Hospital Master Plan Amendment**  
**610 NW 11<sup>th</sup> Street**  
**April 10, 2024**

Subject to the evidence and testimony presented at the public hearing, the following draft conditions of approval are proposed:

1. 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. At the discretion of the Planning Commission, an applicant whose property is located in the DH overlay area may obtain an exemption from this condition if he can demonstrate the proposed development is not constrained by development limitations and/or will not contribute to potential groundwater pollution. To obtain an exemption, the applicant must present documentation to this effect prepared by a registered engineer.
2. Exterior construction materials for the hangar shall be of similar quality and color and designed to match the existing hospital construction.
3. All storm water shall be retained on site.
4. Parking lot and exterior lighting shall be designed not to interfere with adjacent residential uses.
5. Applicant shall verify that the facility is compliant with all FAA requirements, including those contained in AC 150/5390-2D governing expansion of heliports.