

Exhibit B

Conditions of Approval

Hermiston Christian Center Minor Partition

November 13, 2024

1825 W Highland Ave

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

1. The applicant shall work with and receive certification from the Hermiston Irrigation District prior to obtaining city signature on the final plat.
2. The applicant's surveyor shall submit a revised plat indicating the vacation of the HES easement recorded on instrument 2012-5970038 and the relocated easement to Hermiston Energy Services for approval prior to obtaining city signature on the final plat.
3. 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.