

Exhibit B

Conditions of Approval for Thomas Annexation

September 28, 2026

1250 SE 4th St

1. Landowner shall work with the Hermiston Irrigation District and sign any required agreements (e.g., Developer's Agreement, Fencing Agreement, or similar) prior to subsequent development of the property. This condition shall apply to future development proposals as well.
2. Sewer is available to service this property in SE 4th St and terminates approximately 180 feet north of the property. At the time of connection, the applicant is responsible for all connection fees, system development charges, and extension costs necessary to extend service to the south line of the property.
3. Water is available to service this property in SE 4th St and terminates approximately 80 feet north of the property. At the time of connection, the applicant is responsible for all connection fees, system development charges, and extension costs necessary to extend service to the south line of the property.
4. SE 4th St is partially improved along the property frontage. The owners will be required to sign a non-remonstrance agreement for future improvements to SE 4th St consistent with §157.164(D)(1) of the Hermiston Code of Ordinances.