

Exhibit B

Conditions of Approval

Subject to the public hearing and testimony presented to the city council, 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 signature lines on the final plat shall be corrected to match the requirements of ORS 92 and Section 154.46 of the Hermiston Code of Ordinances. Specifically, signature blocks for the mayor and the Umatilla County Board of Commissioners shall be added.
3. The property owner shall sign a street improvement agreement agreeing to participate in the future improvement of curb, gutter, sidewalk, paving, and drainage improvements for the E Newport Ave frontage of Lot 3.
4. Lot 1 shall install street improvements to SE 9th Street and E Newport Ave including infill paving, curb, gutter, and sidewalk at such time that a dwelling is constructed on Lot 1.
5. Lot 2 shall install street improvements to E Newport Ave including infill paving, curb, gutter, and sidewalk at such time that a dwelling is constructed on Lot 2.