

Exhibit B

Conditions of Approval

Draft Conditions of Approval

Subject to any testimony presented to the city council, the following conditions of approval are proposed (Conditions 2 and 3 are conditions of approval from the infill designation):

1. The applicant shall work with and receive certification from the Hermiston Irrigation District prior to obtaining city signature on the final plat.
2. A six-foot sight-obscuring fence shall be installed between the property line common to tax lots 3400, 3500 and 3600 as well as and 3500 and 3601 prior to occupancy of any structure on tax lot 3500.
3. The manufactured dwelling shall have a carport of at least ten feet in width.