

Exhibit B
Conditions of Approval
Aspen Estates Phase IV
NE Kenna Drive

September 23, 2019

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

1. NE Kenna Loop shall be designated as NE Kenna Drive on the final plat.
Finding: The condition is satisfied
2. The applicant shall work with and receive certification from the Hermiston Irrigation District prior to obtaining city signature on the final plat.
Finding: The certification block is included on the plat, the Irrigation District will sign the final plat
3. Applicant shall install grading, storm drainage, curb and gutter, sidewalks, street paving, and all service utilities for this development. All improvements for each phase shall comply with city standards and specifications and shall receive final approval from the city engineer.
Finding: This condition is satisfied
4. Applicant shall comply with all provisions of §92.12 of the Hermiston Code of Ordinances (relating to the control of blowing dust) during all phases of construction.
Finding: This condition is satisfied
5. As required by 154.19(F)(3) the flag portion of Lots 46, 44, and 43 shall be paved to a width of at least 20 feet.
Finding: This condition will be satisfied by the builder at the time dwellings are constructed on the applicable lots
6. The front building lots for Lots 45 and 42 shall be established where the lot widths are at least 60 feet. (The 60 foot lot width is within the area required for a front setback per 157.027((D)(1), thus a plat notation is not required.)
Finding: This condition will be satisfied by the builder at the time dwellings are constructed on the applicable lots