

Exhibit B

Conditions of Approval

Sterling Ridge Minor Partition

March 11, 2020

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

1. The applicant shall prepare a final plat containing the required elements of 154.46 of the Hermiston Code of Ordinances.
2. The applicant shall work with and receive certification from the Hermiston Irrigation District prior to obtaining city signature on the final plat.
3. Development on Tract 1 will trigger public improvements consistent with the development requirements of 157.164 of the Hermiston Code of Ordinances as a condition of site development for the parcel.
4. 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.