

**EXHIBIT B**

**Conditions of Approval**

**Theater Park Subdivision**

**NE corner of W Theater Lane and NW Geer Rd**

**June 22, 2020**

1. Applicant shall work with and receive certification from the Hermiston Irrigation District prior to final plat approval. Applicant should be aware that the City of Hermiston will not sign the final plat until the irrigation district has been satisfied and signs the final plat.  
*Finding:* The certification block is included on the plat, the Irrigation District will sign the final plat.
2. Applicant shall dedicate sufficient land to bring the right-of-way width for W Theater Lane to 60 feet in accordance with the right-of-way standard for minor collector streets.  
*Finding:* This condition has been satisfied.
3. Applicant must sign an improvement agreement and 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 has been satisfied.
4. Streetlights shall be installed at the applicant's cost. Once installed, the City will assume the monthly service charges.  
*Finding:* This condition has been satisfied.
5. 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 will remain in effect.
6. All streets shall be designated in accordance with §94.22 of the Hermiston Code of Ordinances as follows:
  - "D" Street shall be designated as NW 6<sup>th</sup> Street
  - "C" and "B" Street shall be designated as a NW Drive
  - "A" Street shall be designated as a W Avenue*Finding:* This condition has been satisfied. The A, B, and C streets are designated as W Hope Ave, and NW Archer Drive.
7. The applicant shall commission a geotechnical report for W Theater Lane which was formerly a county road with an unknown condition of asphalt and base rock. If the condition of the

existing street is determined to be sufficient to meet city standards for a minor collector, infill paving, curb, gutter, and sidewalk shall be required. If the condition of the existing street is determined to be insufficient to meet city standards for a minor collector, the developer shall rebuild the street to city standards to the centerline. City standards shall include sufficient aggregate base and paving, curb, gutter, sidewalk, and drainage improvements.

*Finding:* This condition has been satisfied.

8. Geer Road adjacent to Lot 1 shall be rebuilt to the centerline to city standards. City standards shall include sufficient aggregate base and paving, curb, gutter, sidewalk, and drainage improvements.

*Finding:* This condition has been satisfied.

9. The applicant shall be responsible for the extension of a new sanitary sewer main from the intersection of Geer Road and W Theater Lane to the north boundary of Lot 1.

*Finding:* This condition has been satisfied.

10. 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.

*Finding:* This condition will remain in effect.

11. A pedestrian survey and subsurface testing for cultural resources shall be performed in coordination with the Confederated Tribes of the Umatilla Indian Reservation prior to commencement of construction of public improvements.

*Finding:* This condition has been satisfied.