

EXHIBIT B

**Conditions of Approval for Eastern Oregon Development Comprehensive Plan Map Amendment,
Rezone, and Annexation**

January 11, 2021

455 E Elm Ave

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

1. Applicant shall sign a street improvement agreement agreeing to future improvement of E Elm Ave to include the installation of curb, gutter and sidewalk adjacent to the frontage of the property.
2. Water and sewer shall be extended in E Elm Ave in accordance with city standards at the time a building permit is issued for commercial development on the property.
3. E Elm Ave shall be improved to urban minor arterial standards adjacent to the property frontage at the time a building permit is issued for commercial development on the property.