

Exhibit B

Conditions of Approval

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

1. The applicant shall work with and receive certification from the Hermiston Irrigation District prior to obtaining city signature on the final plat.
2. The property owner shall sign a street improvement agreement agreeing to participate in the future improvement of curb, gutter, sidewalk, paving, and drainage improvements NE 3rd Street and for sidewalk on the E Ridgeway Ave frontage of Lot 1.
3. Lot 2 shall install street improvements to NE 3rd Street including half-street improvement, curb, gutter, and sidewalk at such time that development occurs.
4. Water and sewer connections may not cross property lines. New connections may need to be made for the existing dwelling.