

Exhibit B

Conditions of Approval for Nobles Major Partition

August 23, 2021

1180 NW Sjoren Lane

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 applicant shall sign a street improvement agreement for NW 11th Street agreeing to future improvements of Parcel 2 with a half street improvement including curb, gutter, sidewalk and paving. Should a dwelling be constructed on Parcel 2 prior to formation of an LID or other street improvement installation, physical construction of infill paving, curb, gutter, and sidewalk on the NW 11th Street frontage of Parcel 2 shall be required prior to issuance of any permits for a dwelling on Parcel 2.
3. The applicant shall sign a street improvement agreement for NW Sjoren Lane agreeing to future installation of a half street improvement including curb, gutter, sidewalk, and paving for Parcels 1 and 2.
4. An analysis of the feasibility of connecting to sewer in NW 11th Street shall be completed by the applicant and Hermiston public works staff prior to issuance of any permits for a dwelling on Parcel 2.
5. 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.