

Summary of All EOTEC Approval Conditions

Conditions of Zoning Approval – 2012

1. Construct a new street connection between the EOTEC site and Airport Road. The roadway design shall be consistent with the City's design standards for an Urban Major Collector.
2. Upgrade the US 395/Airport Road intersection with a traffic signal with separate left-through and right-turn lanes on the westbound approach of Airport Road.
3. To maintain adequate operations and safety under normal operation at the US 395/Airport Road intersection, activities at the EOTEC site must be restricted so that they generate no more than 1,000 peak hour vehicle trips on a weekday afternoon (3-6 PM).
4. Activities expected to generate above 1,000 peak hour vehicle trips will require an event management plan for Airport Road and the US 395/Airport Road intersection. The event management plan should be developed through a formal engineering study and submitted to the City, Umatilla County, and ODOT for approval as part of a site development application.
5. Establish gated access to Ott Road for emergency use only. Public access to Ott Road will be restricted, unless a formal traffic engineering study is prepared and submitted to the City, Umatilla County, and ODOT for approval as part of a site development application. The study should be reviewed for consistency with applicable operational and safety standards.

Conditions of Site Plan Approval – 2014

1. In approving the Fairgrounds Overlay zoning for the property in 2013, the city conditioned that the Ott Road access would be used for fire and emergency access only. The site plan submitted proposes to use this access for contestant access as well as emergency access. The event management plan prepared by Lancaster Engineering and paving plan for Ott Road justify amending this access to allow for contestant use. However, this access may be used contestants only when the paving improvements to Ott Road are installed adjacent to the site and extending southward to E Airport Road.
2. Driveway access to E Airport Road and Ott Road shall require access permits from the Umatilla County road department prior to construction. Driveways shall be constructed in accordance with county approach standards.
3. Testimony submitted on the proposed site plan requested that the intersection of E Airport Road and Ott Road be changed to a 4-way stop and a speed study be done. Following improvement of Ott Road, the city and EOTEC will contact Umatilla County to

review the functionality of the intersection and determine if a stop sign will improve the intersection.

4. In accordance with 157.057(D) of the Hermiston Code of Ordinances, the perimeter of the site will be fenced with a six-foot chain link fence.
5. There are 2,000 seats proposed for the rodeo arena, requiring 500 parking spaces and 34,650 square feet of event center floor area, requiring 346 parking spaces. Six hundred ninety six spaces are provided. Per 157.057 of the Hermiston Code of Ordinances, parking must be sufficient for all public buildings. The required parking is 846 spaces or 150 spaces more than are provided. Therefore, as a condition of approval the city will require the event center and rodeo arena not be used simultaneously for events. For example, a typical weekend could not see a rock and gem show in the event center and simultaneously hold a rodeo. However, if the event hours do not overlap, then events could be held on the same day. In order to accommodate exceptionally large events like the county fair or open air festivals, overflow parking may be utilized in accordance with the standards of 157.057 of the Hermiston code of ordinances.
6. The event management plan prepared by Lancaster Engineering shall be used for events generating more than 1,000 trips per hour. A copy of the event management plan is attached to this letter for reference.
7. The Hermiston Irrigation District must approve the site plan prior to issuance of a building permit.
8. Parking shall be installed and paved in conformance with the site plan.
9. The access driveway to airport road shall be paved.
10. Site grading will require a 1200C permit from the building department.

Conditions of Variance Approval – 2016

1. Approval of the variance is effective only for the site plan attached to this report as Exhibit C. The site plan consists of 675 paved parking spaces, the event center as constructed and occupied in May of 2016, three proposed animal barns, two restroom buildings, and one rodeo arena. Any additional public buildings, except for additional free-standing restrooms or similar non-display or event space, shall require a new variance application.
2. The planning commission will review the operations of EOTEC at the regular meeting each January for the first five years of operations beginning in January of 2018. The public will be invited to provide testimony. The planning commission will reserve the right to extend the five-year review period as deemed appropriate by the planning commission. At the

annual review session, the planning commission shall review an annual report to be prepared by EOTEC which shall contain the following information:

- a. A comprehensive list of all events at EOTEC during the previous calendar year.
 - b. A supplemental report of each event with an attendance of 2,000 or more. Reporting of events with an attendance of 2,000 or more shall be made on the report form attached to this report as Exhibit D.
3. All events which have an anticipated attendance of 2,000 or more shall submit a permit application on the form attached as Exhibit E and event management plan to be reviewed by the city. The permit application must be submitted at least three weeks in advance of the proposed event. Each application shall include:
- a. A parking plan approved by the fire marshal detailing the overflow parking layout, location of fire lanes, and other items required by the fire district for fire and life safety access.
 - b. A traffic control plan in accordance with the event management plan developed by Lancaster Engineering and reviewed by the police department.
 - c. A site plan for each event which shows location of temporary structures, temporary restrooms, and ADA facilities. The site plan shall be reviewed and approved by the building official.
 - d. Evidence of notice to neighboring property owners in advance of large events.
4. EOTEC shall provide off-site parking and shuttle service for the 2017 county fair. An estimate of ridership shall be submitted to the planning commission for review at the January 2018 review session. The planning commission and EOTEC shall collaboratively determine if it is necessary to provide an off-site shuttle for future events.
5. When events utilizing the overflow parking are anticipated to extend more than 30 minutes after dusk, temporary lighting shall be provided for the overflow lot. A lighting plan for the spacing of the mobile light towers shall be included as part of the large event permit and the use of mobile lighting shall be documented in the event report.
6. EOTEC shall submit a plan and timeline for a permanent overflow parking lot construction for review at the January 2018 Planning Commission meeting. The final design of the overflow parking lot shall include pedestrian circulation.

Conditions of Variance Approval – AMENDED January 9, 2019

6. EOTEC shall submit a plan and timeline for a permanent overflow parking lot construction for review no later than January of 2020. The final design of overflow parking shall include

pedestrian circulation. No additional development will occur until the Planning Commission approved parking plan is in place.

Conditions of Variance Approval – AMENDED January 8, 2020

4. A shuttle service shall be provided for future county fairs and the planning commission and EOTEC will collaboratively determine if it is necessary to provide an off-site shuttle for future large events.
6. EOTEC shall submit a plan and timeline for a permanent overflow parking lot construction for review no later than January of 2021. The final design of overflow parking shall include pedestrian circulation. No additional development will occur until the Planning Commission approved parking plan is in place.