



Where Life is Sweet

Members of the Planning Commission
STAFF REPORT
For the Meeting of January 11, 2023

Title/Subject

EOTEC Variance Review- 4N2813 Tax Lots 800 & 1400 - 1705 E Airport Rd

Summary and Background

Pursuant to the planning commission's 2016 approval of a parking variance for the EOTEC facility, an annual review of operations is scheduled. This is the fifth and final review.

The planning commission is holding a public hearing to review the operations of EOTEC during 2022. In 2016 the planning commission granted a variance from the minimum parking standards in 157.176 of the Hermiston Code of Ordinances. As part of the variance approval the planning commission conditioned that the operations be reviewed annually for five years. At the first review in 2018, the planning commission determined that there was not sufficient evidence from 2017 operations to determine the impacts of EOTEC operations and extended the review period for one year. COVID-19 closures in 2020 meant that there were no events at EOTEC that year and another year of review was added. The 2023 review of 2022 is the fifth and final review.

Operational oversight for EOTEC transferred from Venuworks to the City of Hermiston in 2022. Venuworks operated EOTEC under contract with the city from 2016 to 2022 at which time the city terminated the contract and began operating EOTEC as a city department with city employees.

The 2022 county fair was the second fair to be held following completion of the Airport Road and Ott Road improvements. The paving fulfilled one condition of site plan approval, and Ott Road may now fully be used for site access as well as Airport Road. This allows better circulation of patrons and shuttles. Shuttle service continued to be well utilized by patrons.

In 2022 the overflow parking plan was completed and submitted for approval to the planning commission. The commission approved the plan during the 2022 annual review, fulfilling another approval condition.

At this time, all approval conditions from site plan, rezoning, and variance approvals have been fulfilled. Staff does not recommend any additional conditions be placed upon EOTEC for parking and circulation.

Tie-In to Council Goals

N/A

Fiscal Information

There is no financial impact as a result of the hearing. EOTEC is a city owned facility. Maintenance and operation of EOTEC and any capital improvements or adjustments in staffing are paid from the city budget and will have a financial impact.

Alternatives and Recommendation

Alternatives

The planning commission should consider all of the evidence presented at the hearing and determine if additional conditions are warranted.

The planning commission may choose to:

- Continue EOTEC operations with the existing conditions placed on the facility to mitigate parking issues
- Draft additional conditions as deemed necessary by the planning commission to mitigate parking issues

Recommended Action/Motion

Staff recommends that the planning commission make a motion to continue EOTEC operations with the existing conditions.

Submitted By:

Clinton Spencer