

Chapter 235
SPECIAL EVENT PERMITS

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235.01 Purpose. The purpose of this Chapter is to provide standards for agri-tourism events, wedding and event venues, and other similar commercial events on private property within Baker County.

235.02 Applicability

- A. This chapter applies to special events in all zones and unincorporated communities within Baker County, except those listed as resource districts in Article 4.
- B. This chapter is not intended to apply to events hosted at such public gathering places such as churches, community centers, grange halls, schools or similar structures; or to events covered by the State's Mass Gathering Statute (ORS 433.735 - 433.770); or events covered under an existing conditional use permit.
- C. This chapter is not intended to apply to private weddings, funerals, family reunions and other similar, non-commercial events.

235.03 Process Type. Special Event Permit requests shall be processed using the following procedures:

- A. Type I. A Special Event Permit request for two (2) or fewer events in a calendar year on a parcel or tract shall be reviewed by means of a Type I procedure, per Section 115.05.
- B. Type III. Special events meeting the parameters below shall be reviewed by means of a Type III procedure, per Section 115.07:
 - 1. Three (3) or more events in a calendar year on a parcel or tract.
 - 2. In Recreation-Residential (RR-2) and Rural-Residential (RR5) Zones, a Special Event Permit request exceeding the threshold for a Type III Home Occupation Permit.
 - 3. A Special Event Permit request exceeding the criteria contained in Section 235.05(A).

235.04 Application Requirements. All applications for a Special Event Permit shall include the following:

- A. A written narrative demonstrating compliance with Section 235.05, including, but not limited to:
 - 1. Description of event(s)
 - 2. Frequency of event(s)

3. Duration of event(s)
4. Expected number of attendees
5. Expected noise
6. Proposed lighting
7. Description of access to property and event site(s)
8. Parking and circulation plan
9. Fire safety measures
10. Sanitary and solid waste disposal plan
11. Description of other permits required at the local, state or federal level
12. Signs, if proposed

B. A site plan, including but not limited to:

1. Areas and structures to be used for the event(s)
2. Setbacks from property lines for all structures, parking areas and gathering areas associated with the event(s)
3. Parking and gathering areas
4. On-site vehicle circulation

235.05 Approval Criteria

A. Type I Special Event Permit. The following criteria shall be met for two (2) or fewer events in a calendar year:

1. Maximum Number of Attendees. No more than 400 attendees are permitted per event.
2. Noise. All noise associated with the event(s), amplified or unamplified, shall be restricted to the hours of 7:00am to 10:00pm.
3. Lighting. Exterior lighting for the event(s) shall not project onto adjoining property.
4. Dust Control. Dust abatement in front of residences located on gravel roads used to access the event property shall be required during the event(s).
5. Access. Access to the property and event site shall be provided and/or developed in conformance with the standards listed in Chapter 320 – *Transportation Standards*.
6. Parking and Circulation Plan. A parking and circulation plan shall include:
 - a. One (1) parking space per three (3) attendees
 - b. The specific locations where vehicles can be lawfully parked and which will be available for parking
 - c. If off-site parking is proposed, a signed statement of consent from the owner(s) of the property(ies) to be utilized, including the terms of usage.
7. Emergency & Fire Protection Plans. Emergency and fire protection plans shall be submitted with the Special Event Permit application. Documentation of consultation with the applicable fire authority is required. Fire protection and life safety measures shall comply with all local, state and federal requirements. The County shall review the plan to determine consistency with these requirements and to determine if sufficient life safety and fire protection measures are in place.

8. Sanitary and Solid Waste Disposal Plan.

- a. Toilet facilities shall be portable with available hand-sanitizing or hand-washing facilities. Use of a dwelling's on-site septic facilities is not allowed for an event, except by residents or overnight guests of the dwelling.
- b. All solid waste shall be properly disposed of, in accordance with Oregon Department of Environmental Quality standards.

9. Signs. All signs must meet criteria contained in Chapter 730.

10. Setbacks. Structures and gathering areas associated with the event(s) shall comply with standards contained in Chapter 340 – *Development Standards*. Overnight camping and parking areas shall not be located within 100 feet of a residence not located on the subject property.

11. Other Permits. The event(s) and all associated permanent and temporary structures or facilities associated with the event(s) are subject to fire, health and life safety requirements, and shall comply with all requirements of Oregon Specialty Building Codes.

B. Type III Special Event Permit. In addition to the requirements in subsection (A) above, the following criteria shall be met:

1. Maximum Number of Attendees. No more than 3000 attendees are permitted per event. An event with more than 3000 attendees is subject to the State's Mass Gathering Statute (ORS 433.735 - 433.770).
2. Compliance with Chapter 210.
3. The event(s) and associated permanent and temporary structures will not force a significant change in or significantly increase the cost of accepted farming or forest practices on nearby lands devoted to farm or forest use.
4. The event(s) and associated permanent and temporary structures will not materially alter the stability of the overall land use pattern of the area.
5. If a Special Event Permit request exceeds the criteria contained in Section 235.05(A) above, an explanation of why the criteria cannot be met.