



City of Irrigon
500 NE Main Ave.
Irrigon, Oregon 97844
541-432-3832
clerk@ci.irrigon.or.us

**** NOTICE TO MORTGAGEE, LIEN HOLDER, VENDER OR SELLER; ORS CHAPTER 215 REQUIRES THAT IF YOU RECEIVE THIS NOTICE, IT MUST BE PROMPTLY FORWARDED TO THE PURCHASER. ****

NAME
ADDRESS
CITY, STATE ZIP

January 5, 2026

Dear Property Owner:

The City of Irrigon is considering the request for an Amendment to city land use ordinances (AMD#266-26) submitted by LandWise, LLC on behalf of Olin Homes, LLC. The application proposes reducing the minimum lot size, lot frontage, setback requirements, and residential dwelling size on all Residentially zoned land (see attached map). The full application is available at <https://ci.irrigon.or.us/Land-Use-Notice-AMD-266-26/>. The existing and proposed dimensional standards are listed in the table below and illustrated in the attached diagrams.

Dimensional Standard	Existing	Proposed
Lot Size	6,000 sq ft	4,000 sq ft
Lot frontage	60 ft	40 ft
Side Setback (neighbor buffer)	10 ft	5 ft
Dwelling size	1,200 sq ft	800 sq ft

As a property owner within 250 feet of the subject property or an individual with other interests in the property, you are entitled to notice of this application, and you have the right to make comments in favor of or in opposition to its approval. Failure to raise an issue in writing or failure to provide sufficient specificity to afford the review authority an opportunity to respond to the issue precludes appeal on that issue to the Land Use Board of Appeals.

This request will be reviewed for conformance to the provisions of Chapters 1, 2, 3, and 4 of the City of Irrigon Land Development Ordinances and any other applicable goal, regulation or ordinance of the City of Irrigon or the State of Oregon. For those who wish to review the above-mentioned ordinances or goals, please visit the city web site at <https://ci.irrigon.or.us/>. All Ordinance Articles and Goals are available for review and/or purchase at City Hall.

Written comments regarding this application must be received by this office by 5:00 pm on February 4, 2026. Comments may be delivered by hand, mail, or email to the address at the top of this notice. You can also fill out the survey linked with the QR code on the right or using this web address: <https://bit.ly/48oDxG9?r=qr>. **Copies of the full application may be reviewed at City Hall.**



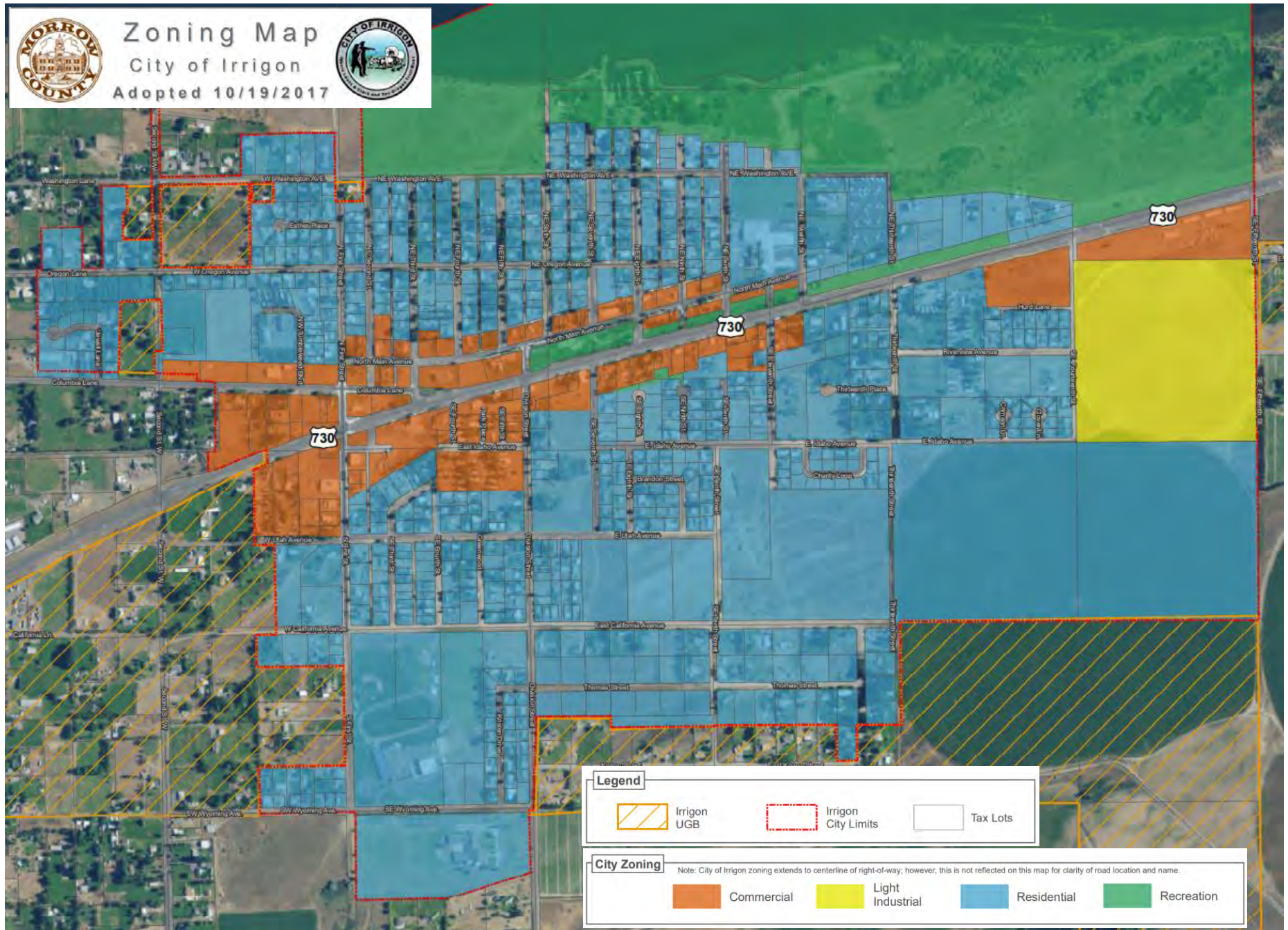
The City of Irrigon Planning Commission will hold public hearings on the application February 5, 2026 and March 5, 2026, at 6:00 pm at City Hall and online via Zoom. Please check the "Agendas" page on the city website after January 30, 2026 for details.

Cordially,
Aaron Palmquist, MBA/PA, ICMA-CM
City Manager
500 NE Main Ave.
Irrigon, OR 97844

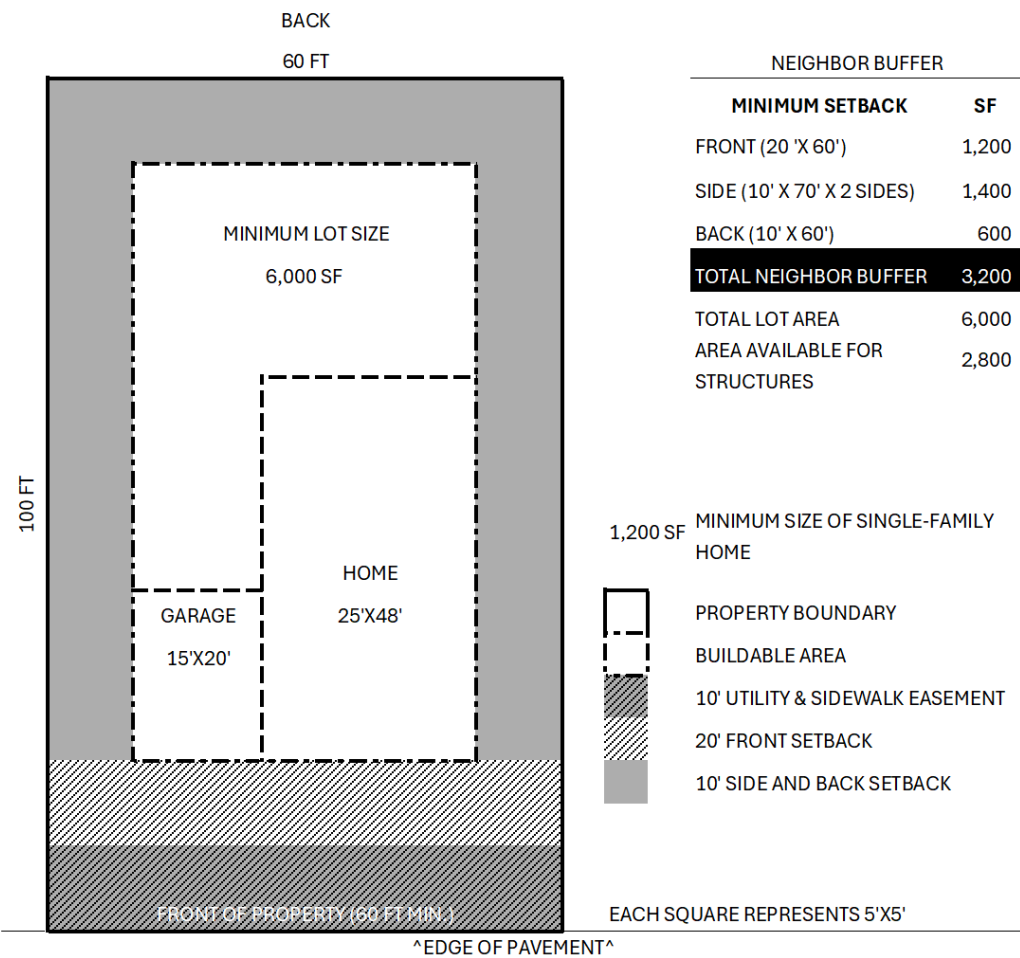


Zoning Map

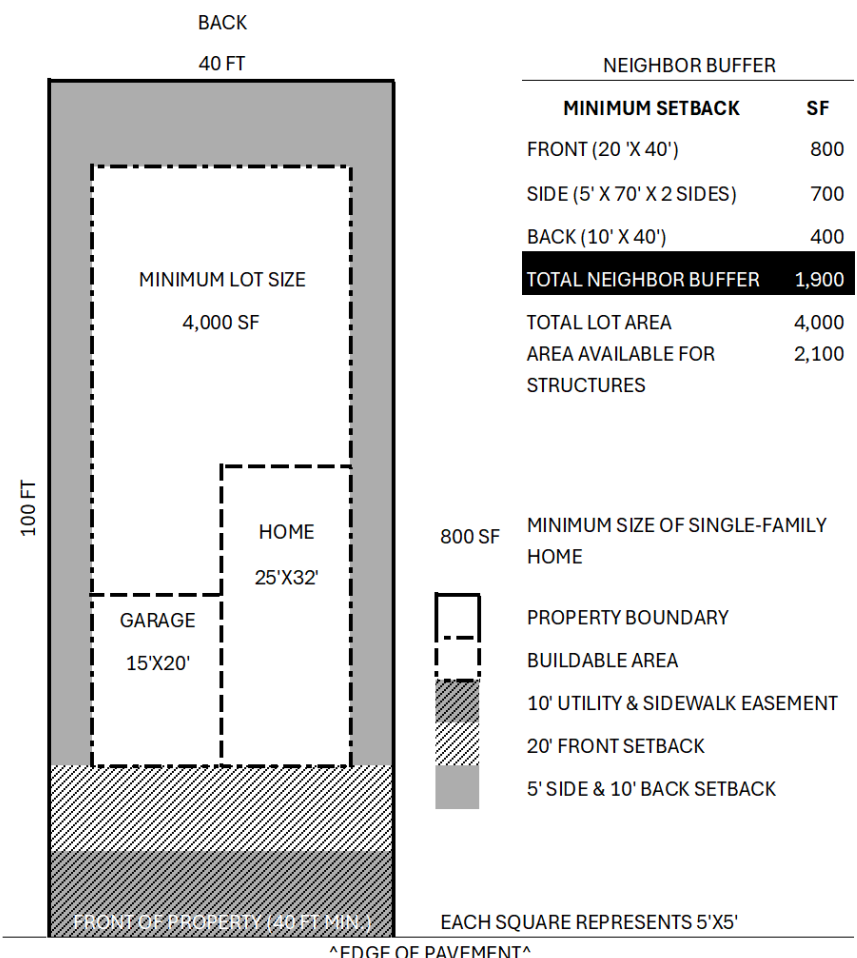
City of Irrigon
Adopted 10/19/2017



Example Lot Diagrams. The diagram on the left shows an example lot with the existing required minimums for lot size, setbacks (neighbor buffers), dwelling size, and garage space. The diagram on the right shows an example lot with the minimums proposed in the amendment from LandWise, LLC and Olin Homes, LLC. The tables to the right of each diagram use the setbacks to calculate the Neighbor Buffer and area available for structures under each set of standards.



**EXAMPLE LOT
CURRENT MINIMUM SPECIFICATIONS**



**EXAMPLE LOT
PROPOSED MINIMUM SPECIFICATIONS**