



Survey Summary

AMD#266-26 LandWise-Olin Homes

For responses received up to 1/23/2026*

*Survey will remain open until the final City Council hearing

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Outline



Proposal Summary



Survey Introduction



Survey Respondents



Survey Results

Proposal Summary

AMD#266-26

Submitted by LandWise,
LLC on behalf of Olin
Homes, LLC

Proposes reducing
minimum:

- Lot size
- Lot frontage
- Side neighbor buffer
- Dwelling size
- **On all Residentially zoned land (all blue area in the map)**



City Zoning

Note: City of Irigon zoning extends to centerline of right-of-way; however, this is not reflected on this map for clarity of road location and name.



Commercial



Light
Industrial



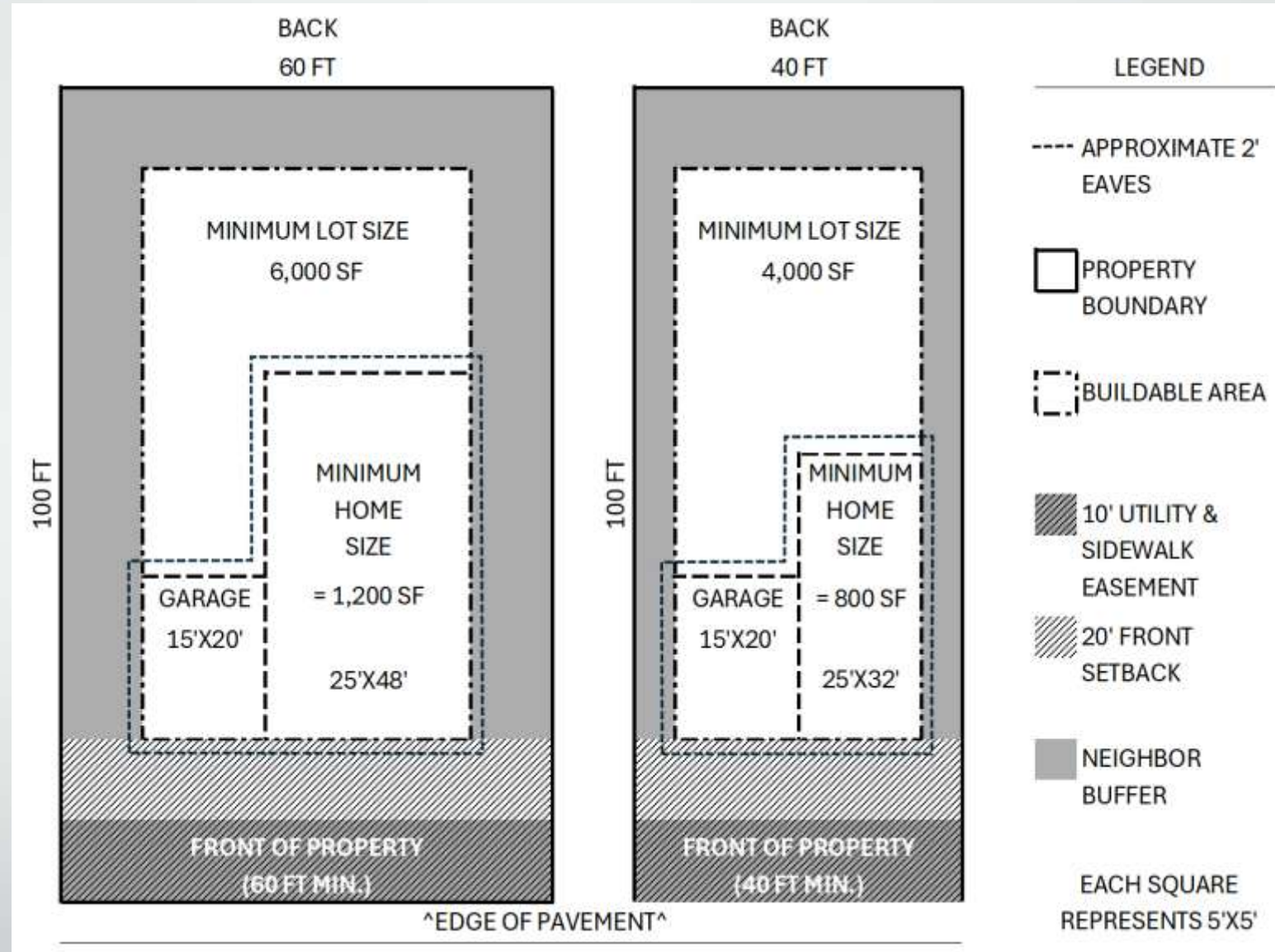
Residential



Recreation

Proposed Residential Lot Minimums

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



Example Existing

Example Proposed

Outline



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Why do a Survey?

- Public involvement is a required part of land use planning in Oregon
- State-wide Planning Goal 1 calls for **"the opportunity for citizens to be involved"**



Ensures effective two-way communication with the public



Public should be involved in all phases of the planning process



Creates feedback mechanisms for policy-makers to respond to public input

Survey Structure

Each proposed lot minimum reduction has its own question because the City Council could decide on each reduction individually:

1. Lot size
2. Home size
3. Side setback (neighbor buffer)
4. Lot width



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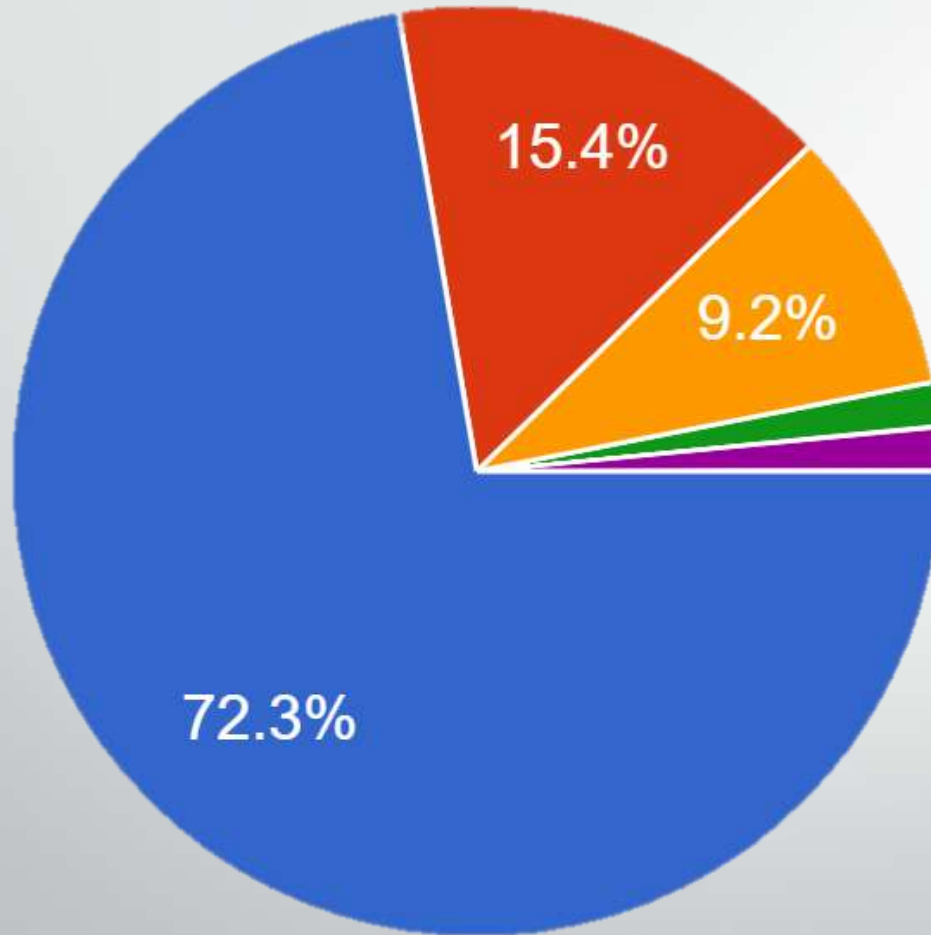


Survey Respondents



Survey Results

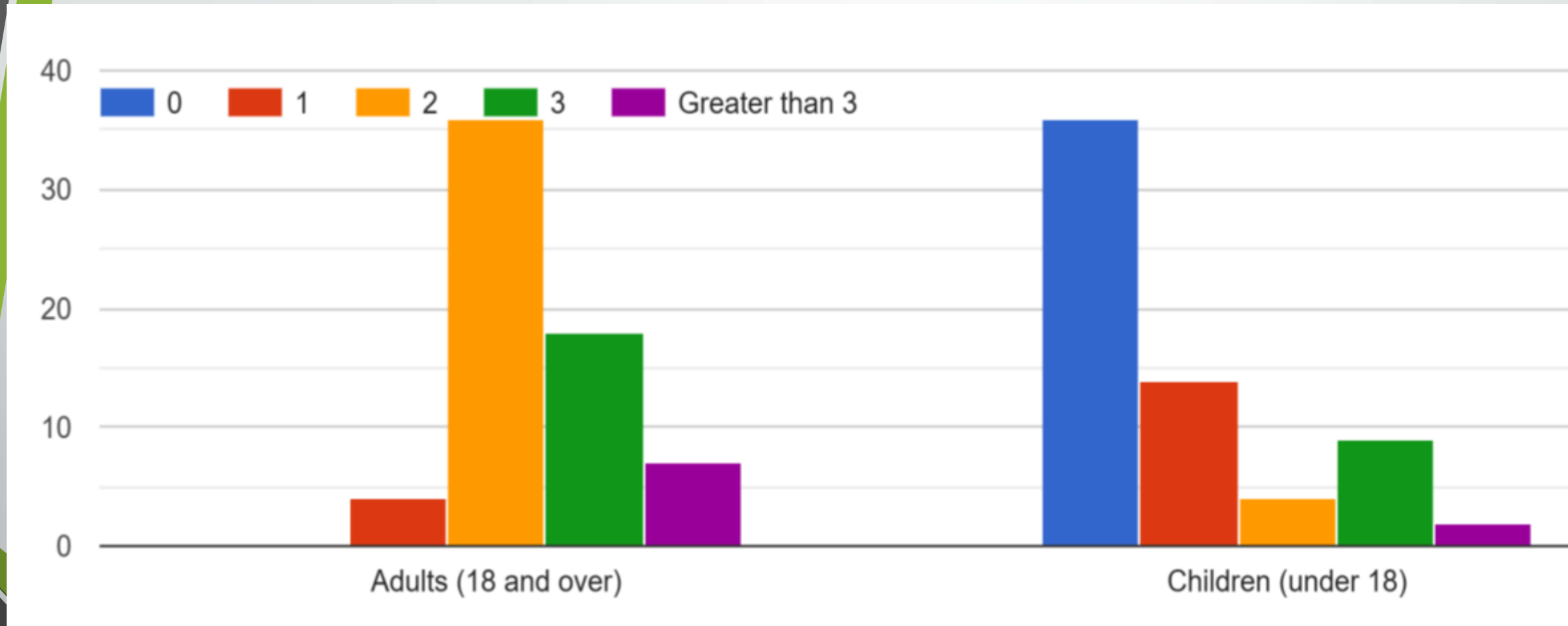
Survey Respondents – Primary Residence



- Inside the city limits of Irrigon
- Inside the Irrigon Urban Growth Area (UGA) aka Urban Growth Boundary (UGB)
- Outside the city limits and UGA, but in Morrow County
- Outside Morrow County, but in Oregon
- Outside of Oregon

**65 Respondents as of
12:00 pm on 1/23/2026**

Survey Respondents – Household Size



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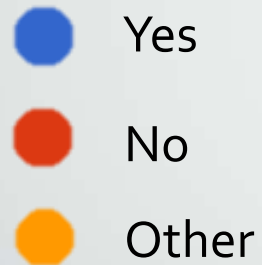


Survey Respondents

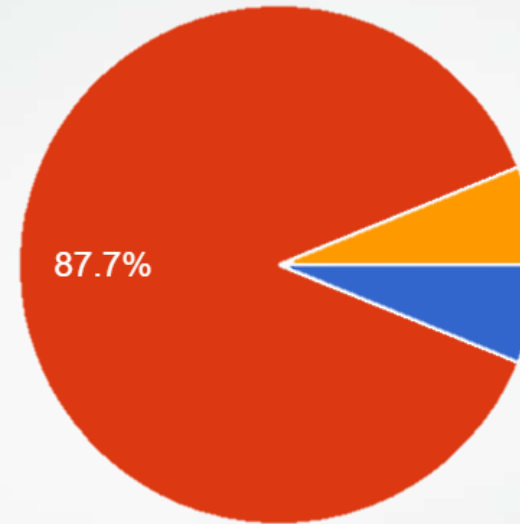


Survey Results

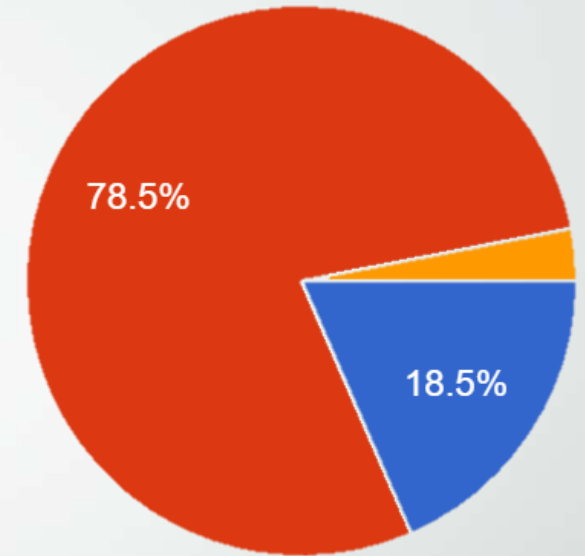
Survey Results Overview



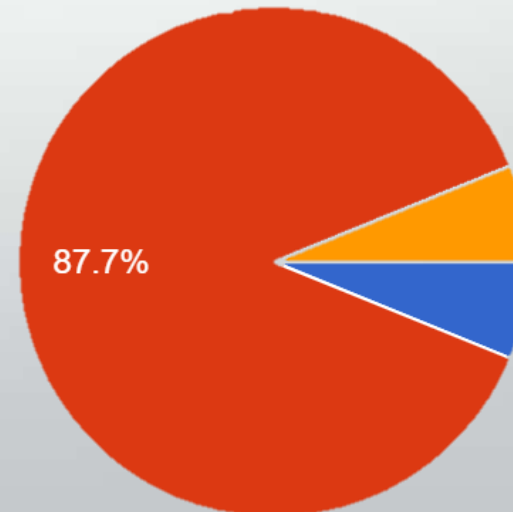
Lot Size Reduction?



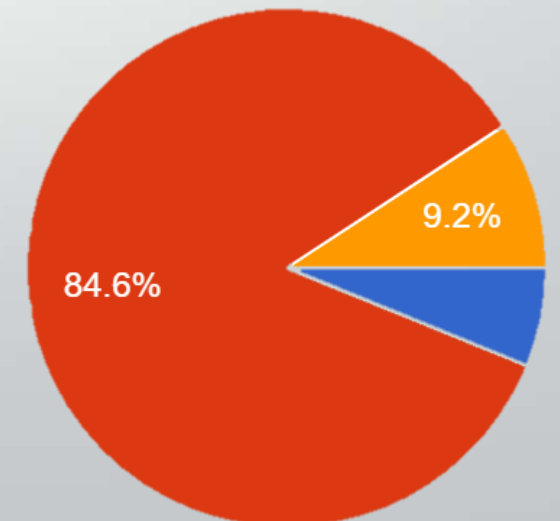
Home Size Reduction?



Lot Width Reduction?

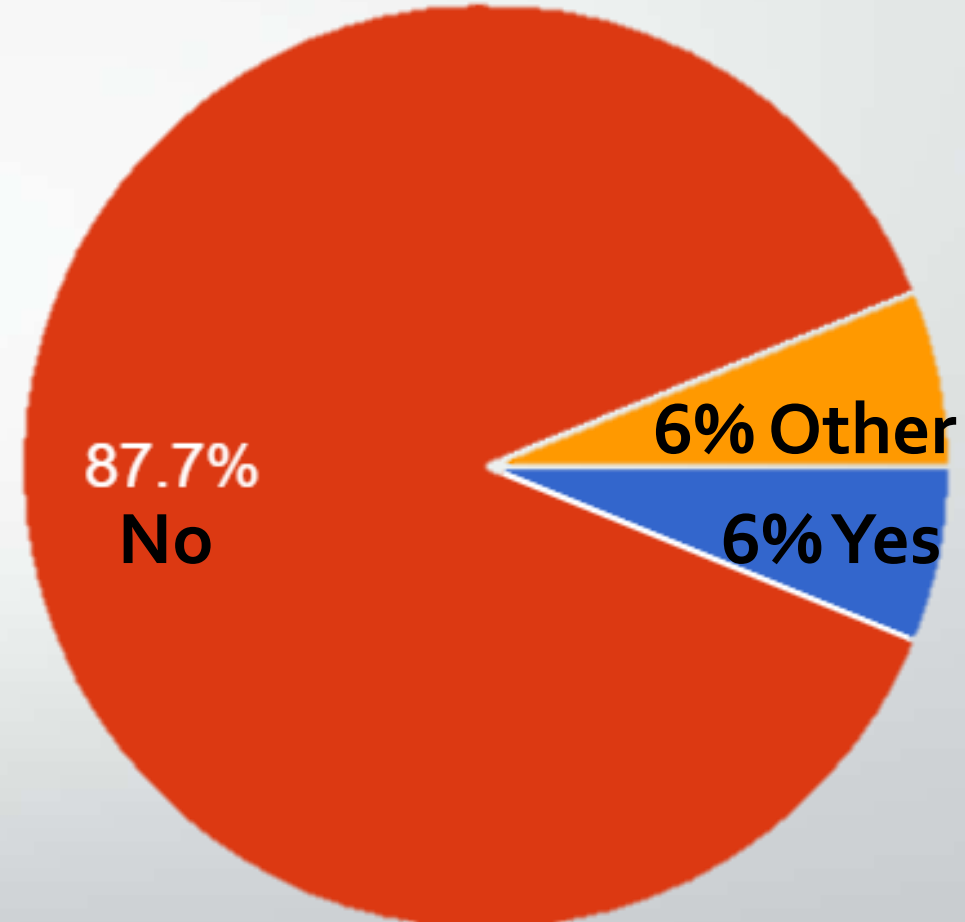


Neighbor Buffer Reduction?

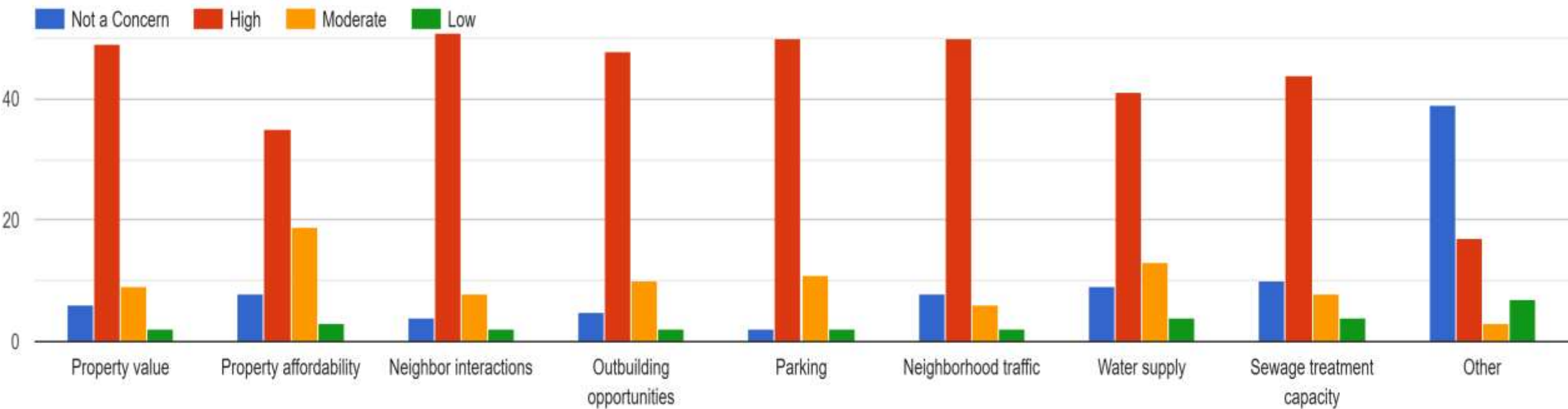


Survey Results: Minimum Lot Size Reduction

- Should the minimum residential lot size be reduced from 6,000 square feet (0.14 acres) to 4,000 square feet (0.09 acres)?
- Should the minimum lot size be something else? (“Other” responses):
 - 5,000 SF
 - 10,000 SF
 - 10,890 SF (0.25 acres)
 - Bigger



Please let us know why you think that lot size should or should not be reduced by noting whether the following potential impacts are a concern.





Common Comments for No Change

- Don't want to live in a "cracker box" like in a big city
- Don't want a company that doesn't understand the community dictating land use
- Seems like a way for the developer to increase profits and not benefit the community
- Should look at ADU adoption before lot size change
- "Breathing room" from your neighbor is important
- Reduction would significantly reduce yard space, privacy, and livability for families
- Fire safety – reduced lot size and buffers could increase fire spread
- Afraid it will look bad in a few years
- Already difficult to find a family-sized home with usable yard
- Infrastructure already overloaded

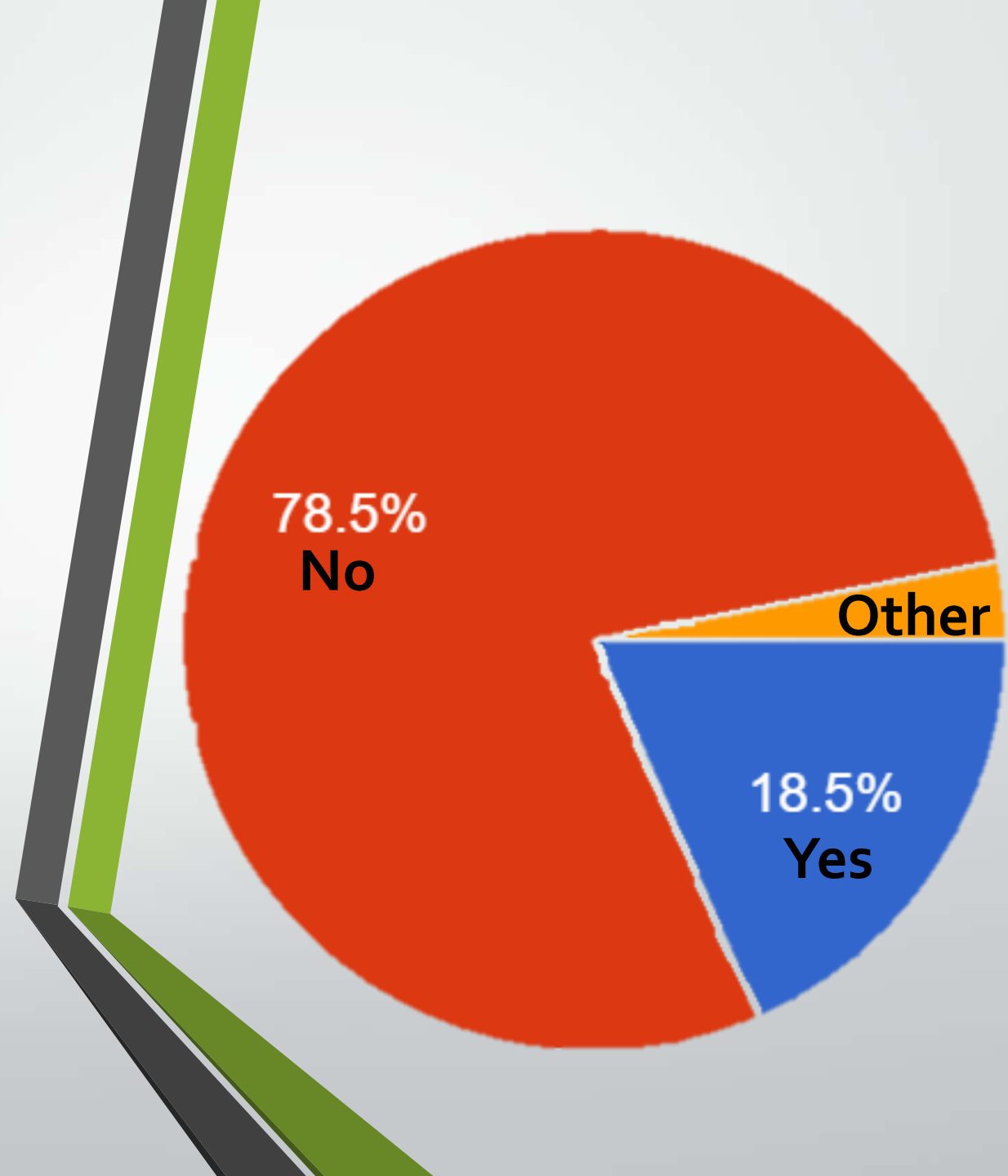


Common Comments for Change

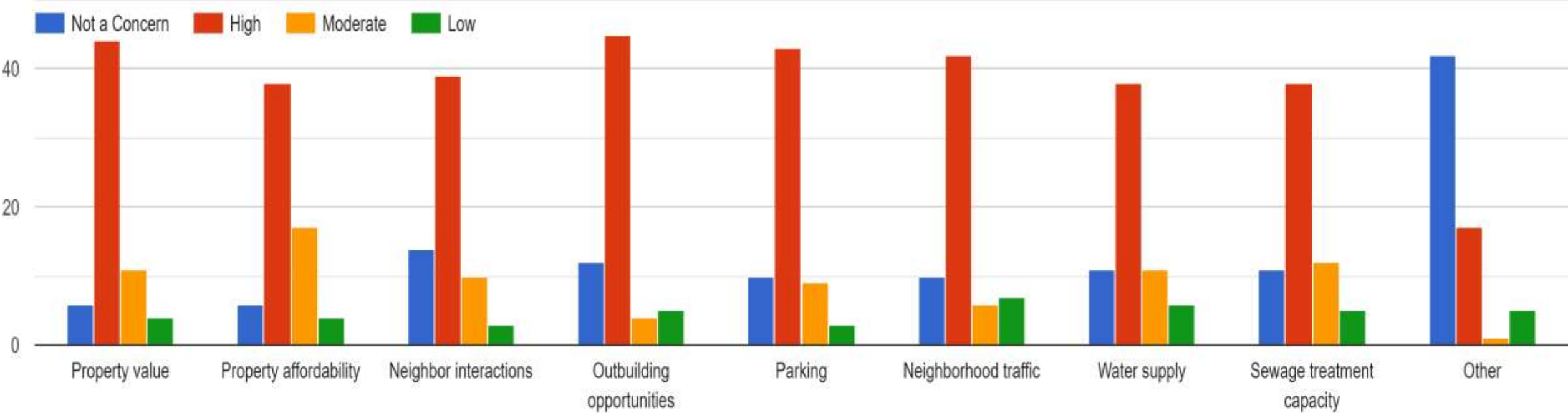
- No applicable comments

Survey Results: Minimum Home Size Reduction

- Should the minimum home size be reduced from 1,200 square feet to 800 square feet?
- Should the minimum home size be something else? (“Other” responses):
 - There should be no minimum dwelling size. The owner should decide, not the government (3 response)



Please let us know why you think the minimum home size should or should not be reduced by noting whether the following potential impacts are a concern.





Common Comments for No Change

- Landlords already squeeze us in, resulting in a low quality of life with no pantry, backyard, or room for central heating or AC
- If the home size drops, there should be a limited number allowed
- It will negatively affect property values of the town
- Would discourage the construction of family-sized homes
- Negative impact on fire safety
- Would destroy town character

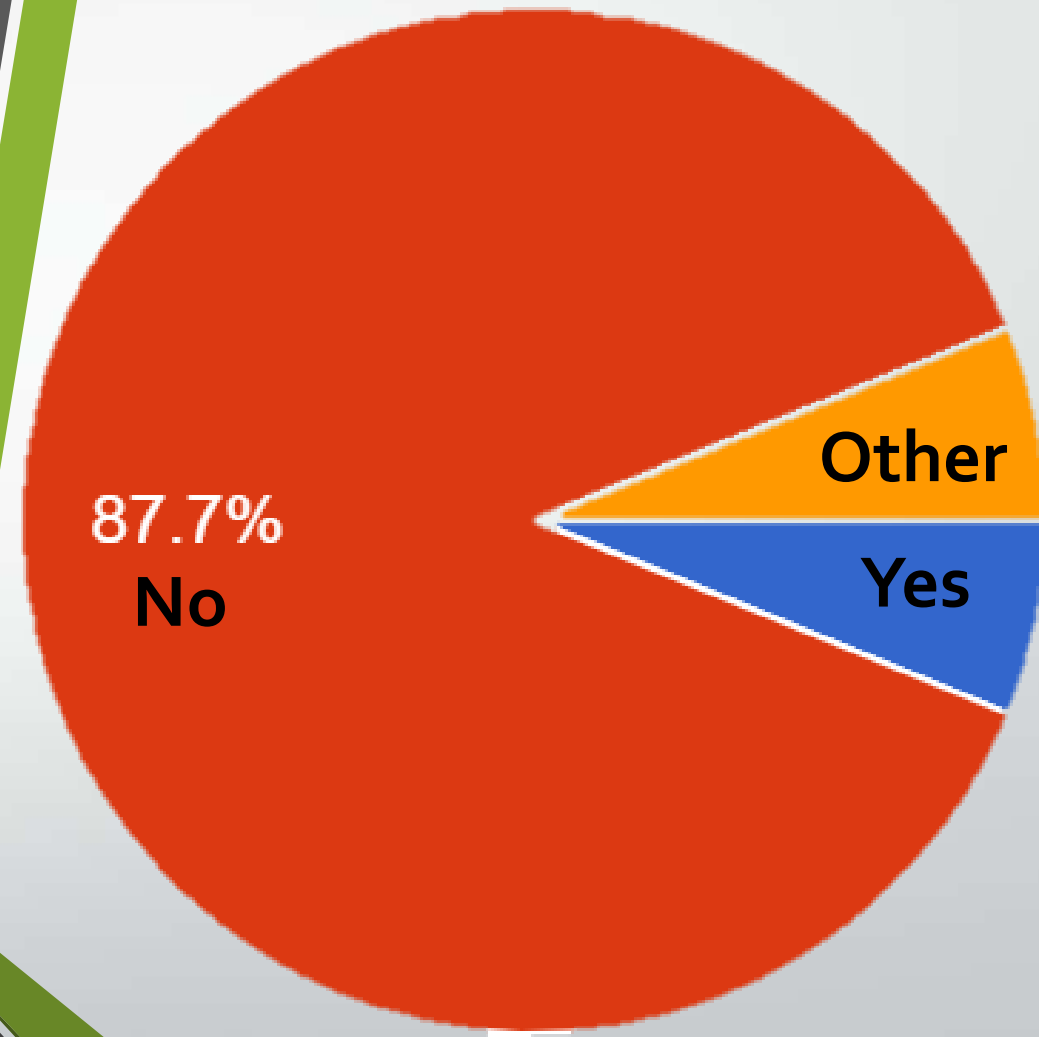


Common Comments for Change

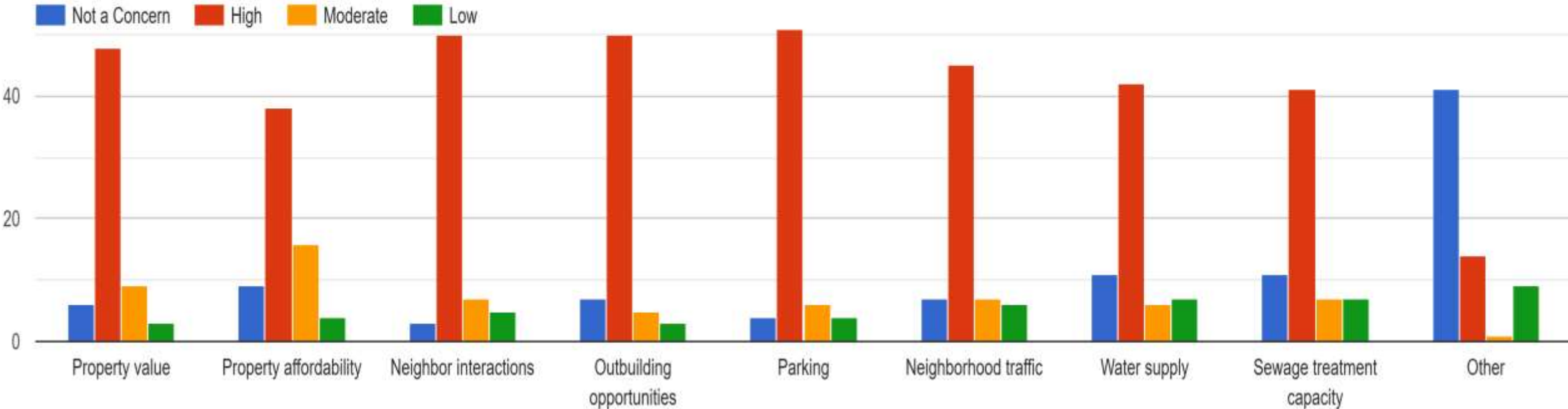
- If someone wants a small house, let them have a small house. Why try to control that?
- Maybe someone want to build a smaller home, why shouldn't they be allowed to?

Survey Results: Minimum Lot Width Reduction

- Should the minimum residential lot width be reduced from 60 ft to 40 ft?
- Should the minimum lot size be something else? (“Other” responses):
 - 50 ft
 - 80 ft
 - 100 ft



Please let us know why you think the minimum residential lot width should or should not be reduced by noting whether the following potential impacts are a concern.





Common Comments for No Change

- Lack of privacy
- Increased on-street parking
- Increased traffic
- Wider lots contribute to the open, low-density character that many Irrigon residents value
- Increased noise pollution from neighbors
- There's plenty of room, no need to cram folks in

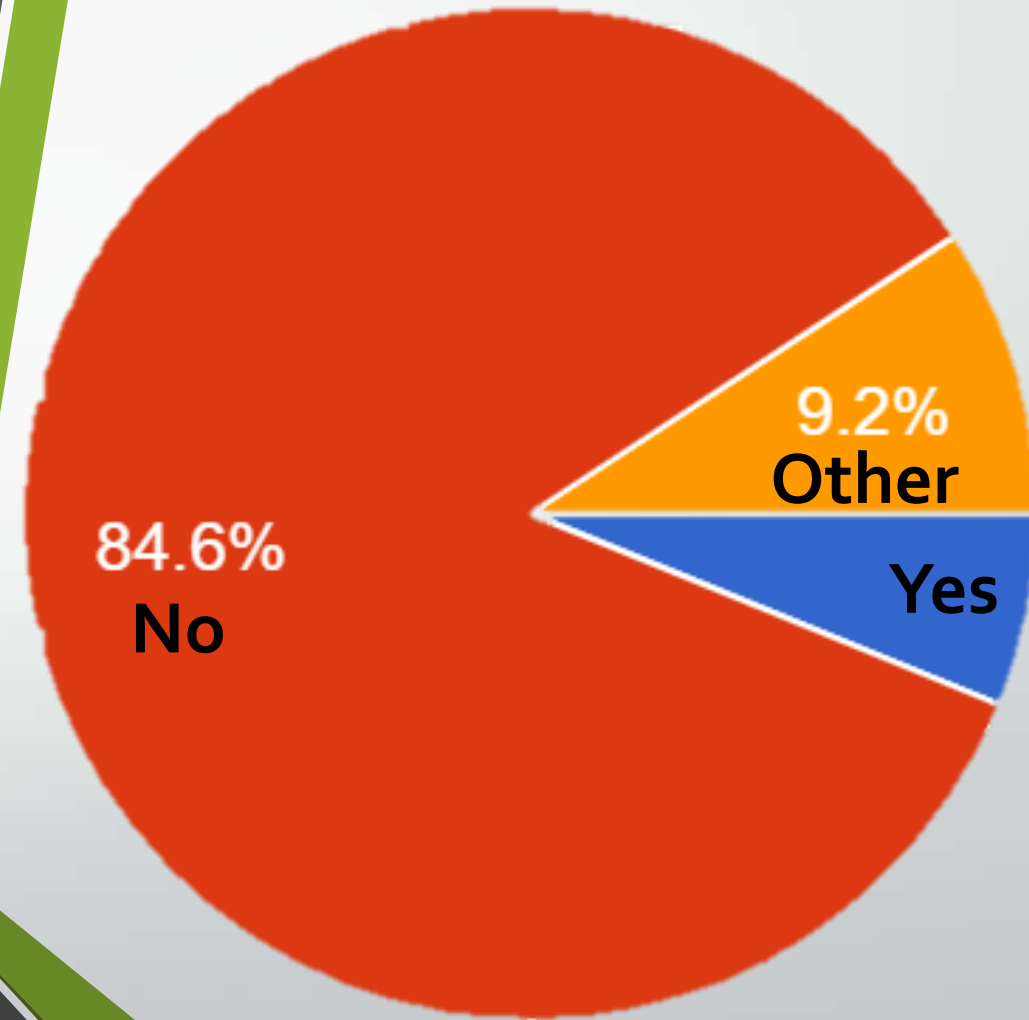


Common Comments for Change

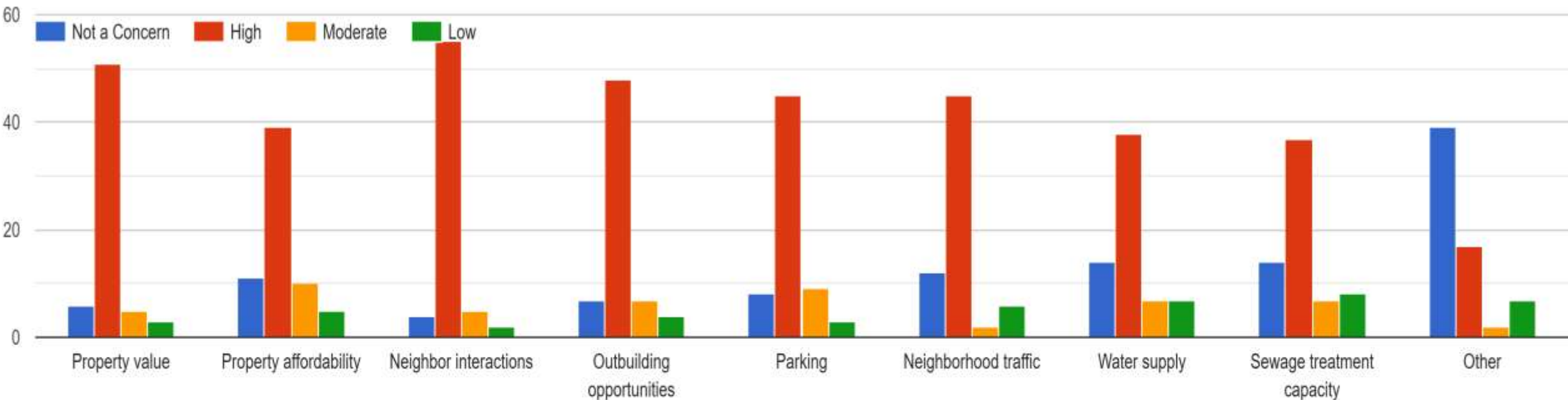
- No applicable comments

Survey Results: Minimum Side Neighbor Buffer Reduction

- Should the residential side neighbor buffer be reduced from 10 ft to 5 ft? (from foundation)
- “Other” responses included:
 - 7 ft
 - 15 ft
 - 16 ft
 - 20 ft
 - 25 ft
 - Don’t want to look directly into my neighbor’s home or reach out the window and shake my neighbor’s hand



Please let us know why you think the minimum residential side neighbor buffer should or should not be reduced by noting whether the following potential impacts are a concern.





Common Comments for No Change

- Too close for comfort
- We are not Portland—we don't want or need to live close to our neighbors
- Nobody wants to be right on top of the house next to them
- Privacy
- Noise
- Livability
- Does not provide adequate fire safety, emergency access, drainage, space for utilities, routine home maintenance—raises significant safety and livability concerns



Common Comments for Change

- No applicable comments

Survey Results Summary

- Majority of respondents were inside Irrigon City Limits and UGB
- Majority of respondents are not in favor of changing the minimum residential standards (78% to 85% said “No” to each change). Respondents most pressing concerns were:
 - Privacy
 - Home values and affordability
 - Parking/Traffic
 - Greatly impacts (strains) water and sewer systems without a plan for improving for funding infrastructure demands.
 - Having enough room for outbuildings
 - Fire safety
- The proposed change with the most support (18.5%) was on the minimum home size as some respondents thought it should be up to the owner, not the government

Next Steps

- Planning Commission will host another Public Hearing with the on March 5, 2026
- Planning Commission will make a recommendation to City Council
- City Council will host at least one Public Hearing
- City Council is the law-making body, and they will make the final decision on whether to pass all or part of the proposed amendment
- City's website will provide updates!
- Please tell your neighbors to fill out the survey (results will be updated at each meeting)

