

Good evening Chair and Commissioners. For the record, my name is Bo Smith. I live at 2947 Blue Jay Street in Urnatilla and I am here with LandWise, on behalf of Olin Homes. I appreciate the opportunity to return tonight and continue the discussion that began at the previous hearing.

At the last meeting, many residents took the time to come and share their thoughts about this proposal. I want to start by acknowledging that participation. It is clear that people care deeply about their community and about how development decisions might affect the character of Irrigon. Those concerns deserve to be heard and taken seriously.

My goal tonight is not to repeat everything that was presented previously, but to respond to the themes that came up during the last hearing and clarify what this amendment actually does and what it does not do.

First, I want to restate an important point that sometimes gets lost in the conversation. This amendment does not approve a subdivision, it does not approve a house, and it does not require any property to be developed differently than it is today. It is a legislative code amendment that simply updates the development standards that would apply if someone proposes housing in the future. All existing development review processes remain in place.

Several residents expressed concern that this change would dramatically increase density in Irrigon. While the amendment does allow somewhat smaller lots, zoning standards do not determine what actually gets built. Development happens gradually and is influenced by market demand, property ownership, financing, and city review processes. What this amendment does is provide flexibility so that when housing is proposed, it can better reflect the types of homes people are actually looking for today.

A number of residents also spoke about protecting the small town character of Irrigon. That is an important value and one that this proposal does not eliminate. Even with the proposed changes, homes would still be single family houses in residential neighborhoods. Height limits remain the same, parking requirements remain the same, and building standards remain the same. The amendment adjusts minimum dimensions, but it does not fundamentally change the type of neighborhoods that exist in Irrigon.

Infrastructure was another concern raised during the last hearing, particularly regarding water, sewer, and transportation systems. Those concerns are understandable. However, infrastructure capacity is evaluated when development proposals are submitted. Every subdivision must demonstrate that adequate water, sewer, and transportation infrastructure exists before it can be approved. If those systems cannot support a project, the city already has the authority to require improvements or deny the application. That safeguard remains unchanged under this amendment.

Traffic and parking concerns were also raised by several residents. Those impacts are evaluated at the time of development. The city's current code already requires off street parking for residential homes, and nothing in this amendment reduces those requirements. If future development proposals generate traffic impacts, those impacts are addressed through the city's review process and transportation standards.

Parking specifically came up during the previous meeting when the city presented data showing that the average number of vehicles per household in Irrigon is already higher than what the current code assumes. In other words, the parking challenges residents are experiencing today are happening under the existing standards, not because of this proposal.

That highlights an important point about development codes. They are meant to evolve as communities change. If current parking standards no longer reflect real world conditions, the city absolutely has the authority to update those requirements. In fact, staff even suggested that the city may want to explore increasing parking requirements citywide.

This amendment does not reduce parking requirements and it does not prevent the city from revising them. What it does is allow the city to begin modernizing parts of its development code and addressing issues like parking in a proactive way. Rather than waiting until problems become larger, this conversation provides an opportunity to evaluate existing standards and adjust them where necessary.

Another concern raised by residents was whether smaller lots actually result in more affordable housing. It is true that zoning alone cannot guarantee housing prices. However, minimum lot size directly affects the cost of land per home. When the minimum lot size is larger than necessary, it increases the cost of every house that is built. Allowing somewhat smaller lots lowers that land cost component and creates the opportunity for more attainable housing options.

This is especially important for younger families, first time buyers, and seniors who may want to downsize but remain in their community. The goal of this amendment is not to force density or dramatically change neighborhoods. The goal is to allow a broader range of housing options so that people who work in Irrigon and who grew up here have a better chance of finding housing they can afford.

Finally, I want to address the question of whether the city even needs this type of flexibility right now. Staff noted that the city may currently be on track to meet projected housing demand under the existing code. Planning ahead is still important. Housing markets and demographics change over time, and updating development standards today helps ensure the city has the tools it needs to respond to future needs without waiting until shortages become more severe.

At the end of the day, this amendment is about flexibility rather than mandates. It does not require development, it does not remove safeguards, and it does not override the city's authority to review and regulate projects. What it does is give Irrigon the ability to adapt its development standards so that future housing can better match the needs of its residents.

I appreciate the continued discussion and the thoughtful input from both the Commission and the community, and I am happy to answer any questions.

Thank you.

3/5/26 PH

Angie Sullivan with LandWise – 27 SW Dorion Ave., Pendleton, Oregon

Good evening Chair Case and members of the Planning Commission. Thank you for the opportunity to speak tonight.

My name is Angie Sullivan, and I am here to speak about the need for attainable housing for working families in Irrigon.

Across our region, we are facing a growing gap between what working families earn and what housing costs. Teachers, healthcare workers, tradespeople, agricultural workers, and small business employees are the backbone of communities like Irrigon. Yet many of these individuals are increasingly unable to find housing they can afford in the communities where they work.

Attainable housing is not about lowering standards or changing the character of a community – and certainly not your community. It is about providing well-designed, durable homes that working families can realistically afford. Reducing land costs is one method that can help improve affordability. When we create opportunities for these families to live locally, we strengthen schools, support local businesses, and build a more stable community.

I also want to briefly address the recent survey distributed by the City. While public input is important, the way questions are framed can significantly influence responses. Several questions in the survey appeared to present housing development in a negative light rather than neutrally presenting options for community growth. For surveys to truly inform good policy, they should be structured in a balanced way that allows residents to evaluate both the challenges and the benefits of housing solutions.

LandWise respectfully requests that the survey results be made available in a timely fashion so we can adequately prepare our testimony for the upcoming City Council meeting.

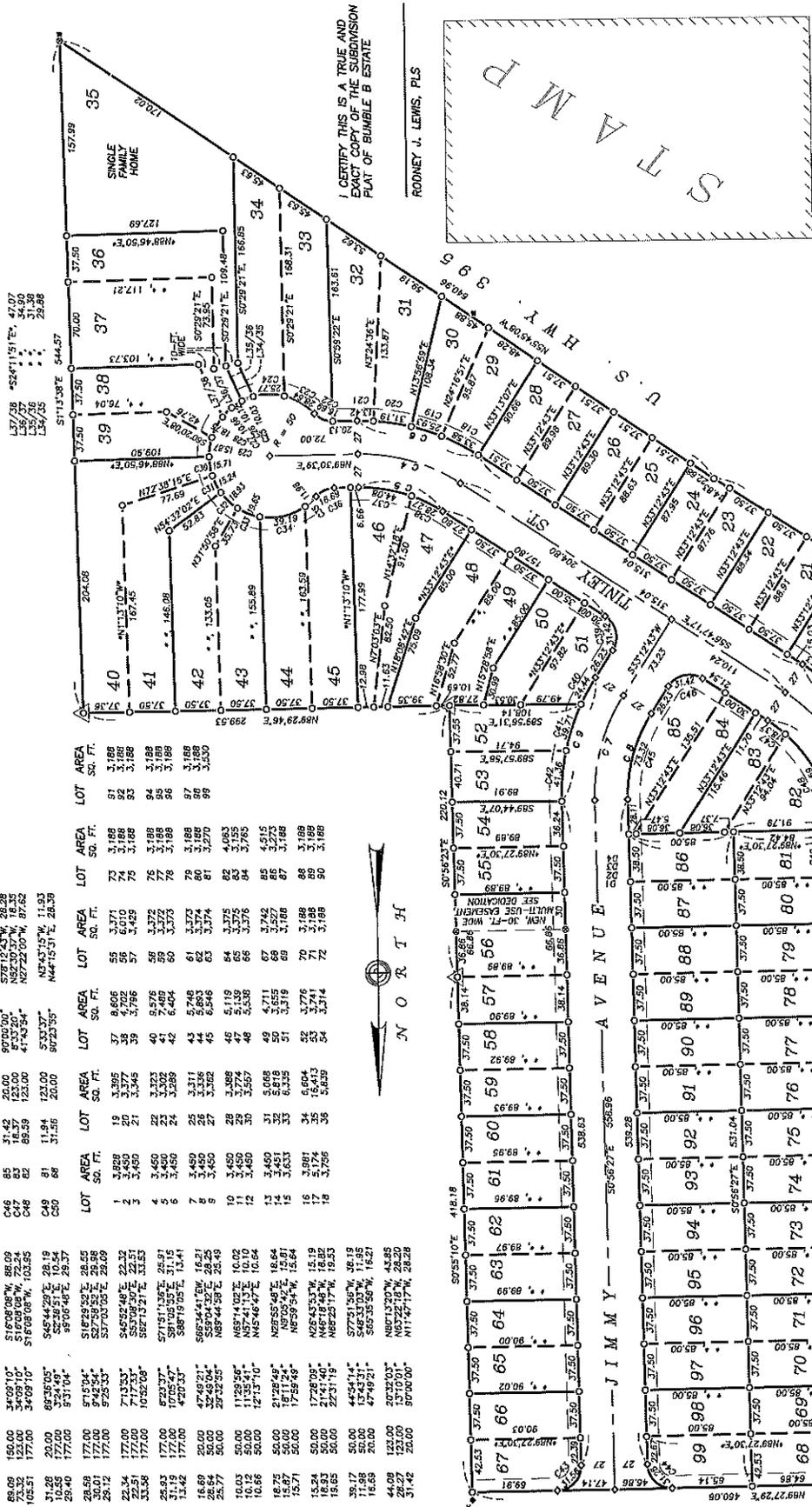
I encourage the Commission to continue looking carefully at the real housing needs of working families and to support thoughtful, responsible housing development that helps keep Irrigon a place where the people who work here can also afford to live.

Thank you for your time and for your service to the charming community of Irrigon.

B. Phillips Submitted 3/5/26

BUMBLE B ESTATE
 NW 1/4 NE 1/4, SECTION 5
 TWN. 3 N., RA. 29 E., W.M.
 CITY OF STANFIELD,
 UMATILLA COUNTY, OREGON

LEGEND
 - - - - - PROPERTY AND LOT LINES
 - - - - - LOT LINES WITH ZERO BUILDING SETBACK DISTANCES
 SEE SHEET 1 FOR MONUMENT
 AND NOTATION SYMBOLS



NEW LOT DIMENSIONS
BUMBLE B ESTATE
 FOR: HOMERUN LAND, L.L.C.
 NW 1/4 of NE 1/4, SECTION 5
 TOWNSHIP 3 NORTH, RANGE 29 EAST, W.M.
 UMATILLA COUNTY, OREGON

Wallowa Associates
 303 S.E. Alamo Street
 Enterprise, Oregon 97828
 (541) 426-9049

REGISTERED
 PROFESSIONAL
 LAND SURVEYOR
RODNEY J. LEWIS
 JULY 14, 1988
 EXPIRES 12/31/24

DATE OF SURVEY
 Beginning: 14 FEB 22
 8 AM '23
 SHEET NO.
 2 OF 4
 SCALE
 1 IN. = 80 FT.
 DRAWN BY
 R.J.L.
 CHECKED
 K.L.P.
 PROJECT NO.
 AZ24-01 / 3215bb

1 inch = 80 ft.
 0 30 60 120

PRELIMINARY

LOT	L	R	A	L.C.	LOT AREA SQ. FT.	LOT AREA SQ. FT.	LOT AREA SQ. FT.	LOT AREA SQ. FT.	LOT AREA SQ. FT.
C1	1	146.21	150.00	5590.90	32851.91 E. 140.48	37.50	37.50	37.50	37.50
C2	15	118.89	123.00	5590.90	177.00	177.00	177.00	177.00	177.00
C3	16	172.53	177.00	5590.90	177.00	177.00	177.00	177.00	177.00
C4	17	86.23	150.00	3342.04	57338.19 E. 91.31	37.50	37.50	37.50	37.50
C5	18	104.11	177.00	3342.04	57338.19 E. 102.62	37.50	37.50	37.50	37.50
C6	19	89.09	150.00	3409.10	51628.08 W. 86.09	37.50	37.50	37.50	37.50
C7	20	72.32	123.00	3409.10	51628.08 W. 72.24	37.50	37.50	37.50	37.50
C8	21	105.51	177.00	3409.10	51628.08 W. 103.85	37.50	37.50	37.50	37.50
C9	22	31.28	20.00	6936.05	54544.20 E. 28.19	37.50	37.50	37.50	37.50
C10	14	10.55	177.00	324.49	39209.46 E. 10.54	37.50	37.50	37.50	37.50
C11	15	28.40	177.00	324.49	39209.46 E. 28.37	37.50	37.50	37.50	37.50
C12	16	28.59	177.00	515.84	51628.08 W. 28.55	37.50	37.50	37.50	37.50
C13	17	30.01	177.00	515.84	51628.08 W. 30.01	37.50	37.50	37.50	37.50
C14	18	23.14	177.00	515.84	51628.08 W. 23.14	37.50	37.50	37.50	37.50
C15	19	28.92	177.00	515.84	51628.08 W. 28.92	37.50	37.50	37.50	37.50
C16	20	33.58	177.00	515.84	51628.08 W. 33.58	37.50	37.50	37.50	37.50
C17	21	26.53	177.00	515.84	51628.08 W. 26.53	37.50	37.50	37.50	37.50
C18	22	31.15	177.00	515.84	51628.08 W. 31.15	37.50	37.50	37.50	37.50
C19	23	13.42	177.00	420.33	58719.05 E. 13.41	37.50	37.50	37.50	37.50
C20	24	16.69	20.00	4749.21	58719.05 E. 16.21	37.50	37.50	37.50	37.50
C21	25	28.64	20.00	3245.04	58719.05 E. 28.25	37.50	37.50	37.50	37.50
C22	26	25.77	20.00	2925.35	58719.05 E. 25.49	37.50	37.50	37.50	37.50
C23	27	10.12	20.00	10.12	10.12	37.50	37.50	37.50	37.50
C24	28	10.12	20.00	10.12	10.12	37.50	37.50	37.50	37.50
C25	29	18.75	20.00	1719.24	1719.24	37.50	37.50	37.50	37.50
C26	30	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C27	31	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C28	32	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C29	33	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C30	34	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C31	35	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C32	36	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C33	37	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C34	38	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C35	39	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C36	40	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C37	41	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C38	42	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C39	43	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C40	44	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C41	45	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C42	46	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C43	47	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C44	48	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C45	49	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C46	50	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C47	51	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C48	52	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C49	53	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C50	54	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C51	55	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C52	56	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C53	57	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C54	58	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C55	59	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C56	60	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C57	61	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C58	62	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C59	63	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C60	64	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C61	65	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C62	66	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C63	67	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C64	68	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C65	69	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C66	70	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C67	71	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C68	72	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C69	73	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C70	74	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C71	75	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C72	76	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C73	77	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C74	78	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C75	79	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C76	80	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C77	81	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C78	82	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C79	83	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C80	84	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C81	85	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C82	86	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C83	87	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C84	88	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C85	89	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C86	90	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C87	91	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C88	92	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C89	93	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C90	94	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C91	95	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C92	96	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C93	97	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C94	98	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50
C95	99	15.71	20.00	1759.48	1759.48	37.50	37.50	37.50	37.50

1 inch = 80 ft.
 0 30 60 120