

**ORDINANCE NO. 267-25**

**AN ORDINANCE ANNEXING FIVE PARCELS INTO THE IRRIGON CITY LIMITS,  
APPLYING THE INITIAL IRRIGON ZONING DESIGNATION, AND ADOPTING A  
NEW ZONING AND COMPREHENSIVE PLAN MAP FOR TAX LOTS 101, 2000,  
1100, 1002, AND 1001 OF ASSESSOR'S MAP 5N-27-20.**

**WHEREAS**, the City of Irrigon Urban Growth Boundary (UGB) was expanded in 2005 to include five parcels for Irrigon Wastewater Treatment Plant operations; and

**WHEREAS**, the 2005 UGB expansion should have concurrently included annexation of the five parcels into the City limits and the application of their initial Irrigon zoning designation; however, this annexation and zoning action did not occur; and

**WHEREAS**, notice of the Planning Commission and City Council public hearings was published in a newspaper of general circulation on November 19, 2025, and mailed to adjacent property owners on the same date; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on December 11, 2025, at which time City staff presented a staff report and recommended findings in support of approval; and

**WHEREAS**, following the December 11, 2025, public hearing, the Planning Commission voted to recommend approval of the application to the Irrigon City Council, recommended that the five parcels receive a zoning designation of "Commercial," recommended adoption of the updated Zoning and Comprehensive Plan Map, and accepted the staff findings in support of approval; and

**WHEREAS**, the City Council held a duly noticed public hearing on January 20, 2026, to consider the Planning Commission's recommendation; and

**WHEREAS**, following the January 20, 2026, public hearing, the City Council voted to adopt Ordinance No. 267-25, formally amending the Irrigon Zoning and Comprehensive Plan Map to include the five parcels within the City limits and applying a zoning designation of "Commercial" to said parcels, and further adopted and accepted the staff findings in support of approval; and

**WHEREAS**, a historical subdivision occurred concurrently with a past annexation, but the Zoning and Comprehensive Plan Map was never updated to reflect the proper designation; and

**WHEREAS**, the City now takes this opportunity to rectify this mapping error by applying a zoning designation of "Residential" to Parcel 3 of Tax Lot 00302 on Assessor's Map

5N-26E-24DB and ensuring the parcel is correctly reflected on the Zoning and Comprehensive Plan Map.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF IRRIGON, OREGON, ORDAINS AS FOLLOWS:**

**1. Annexation and Zoning.**

The City hereby annexes Tax Lots 101, 2000, 1100, 1002, and 1001 of Assessor's Map 5N-27-20 into the Irrigon City Limits and applies the zoning designation of Commercial to each parcel.

**2. Zoning and Comprehensive Plan Map Amendment.**

The Irrigon Zoning and Comprehensive Plan Map is hereby amended to reflect the annexation and zoning of the five parcels listed above. The updated map is attached to this ordinance as Exhibit 1 and incorporated herein by reference.

**3. Correction of Historical Mapping Error.**

Parcel 3 of Tax Lot 00302 on Assessor's Map 5N-26E-24DB is hereby assigned a zoning designation of Residential, and the Zoning and Comprehensive Plan Map is amended to reflect this correction.

**4. Authorization.**

The City Council authorizes the City Manager, or designee, to sign all documents and take all necessary actions to complete the filing, recording, and implementation of this ordinance in accordance with Oregon law.

**5. Effective Date.**

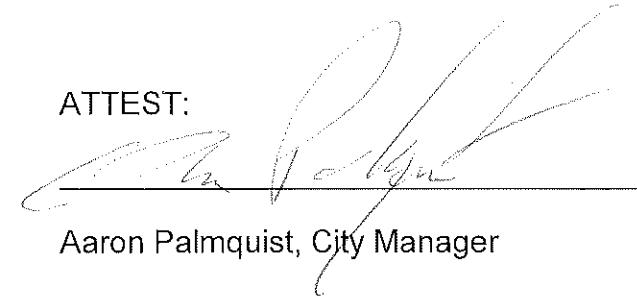
This ordinance shall take effect 30 days after adoption, on February 21, 2026.

Passed by the City Council and approved by the Mayor this 20th day of January, 2026.



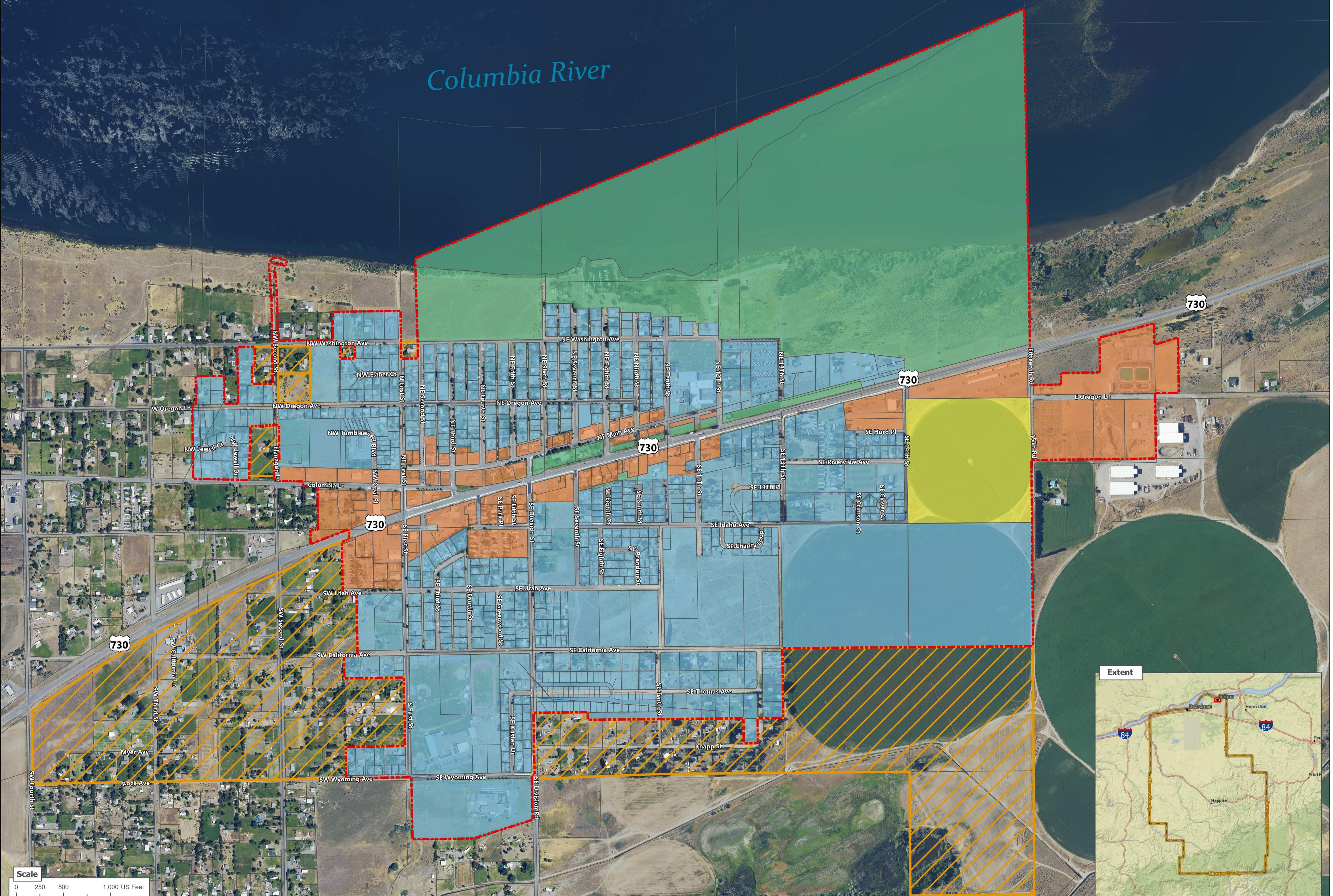
Michelle Patton, Mayor

ATTEST:



Aaron Palmquist, City Manager

# Columbia River





*Columbia Spirit, Small Town Heart*

### Findings of Fact

In Support of Approval

Exhibit 2 to Ordinance #267-25

Annexation and Zoning Map Amendment  
For Wastewater Treatment Plant (WWTP)

#### I. General Information:

Applicant and Owner:	City of Irrigon 500 NE Main Avenue Irrigon, OR 97844 WEID PO Box 100 Irrigon, OR 97844 Irrigon Cemetery District 79594 E Oregon Lane Irrigon, OR 97844
Land Use Review:	Annexation and Zoning Map Amendment
Legal Description:	Tax Lots 101, 2000, 1100, 1002, and 1001 of Assessor's Map 5N-27-20.
General Location:	South of Highway 730, East on 15 <sup>th</sup> SE and then on both sides of the road on E Oregon Lane.
Existing Development:	City Wastewater Treatment Plant Operations
Proposed Use:	Same as existing
Current Zone of Tract:	Rural Residential
Approved Zone of Tract:	Commercial (City of Irrigon designation)
City Council Hearing Date:	January 20, 2026

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## **II. Applicable Approval Criteria of Chapter 4 of Title 10 of the Irrigon Development Code**

The substantive criteria for this request are found in the City of Irrigon Development Code, Chapter 4, Article F. Land Use District Map and Text Amendments

The following is the Criteria from the City of Irrigon Development Code in **bold** type followed by responses in standard type.

### **10-4F-2: LEGISLATIVE AMENDMENTS:**

**Legislative amendments are policy decisions made by City Council. They are reviewed using the Type IV procedure in Section 10-4A-5 of this Chapter and shall conform to the transportation planning rule provisions in Section 10-4G-6 of this Article, as applicable. (Ord. 175-07, 6-19- 2007)**

### **10-4F-3: QUASI-JUDICIAL AMENDMENTS:**

**A. Applicability:** Quasi-judicial amendments are those that involve the application of adopted policy to a specific development application or development code revision, and not the adoption of new policy (i.e., through legislative decisions). Quasi-judicial district map amendments shall follow the Type III procedure, as governed by Section 10-4A-4 of this Chapter, using standards of approval in subsection B of this Section. The approval authority shall be as follows:

- 1. The Planning Commission shall review and recommend land use district map changes that do not involve Comprehensive Plan map amendments.**
- 2. The Planning Commission shall make a recommendation to the City Council on an application for a Comprehensive Plan map amendment. The City Council shall decide such applications.**
- 3. The Planning Commission shall make a recommendation to the City Council on a land use district change application that also involves a Comprehensive Plan map amendment application. The City Council shall decide both applications.**

**FINDING:** This proposed annexation of the WWTP parcels is being processed as a Type IV matter because the annexation triggers land use district map changes and also a change to the Comprehensive Plan map. This is because Irrigon uses one combined map as the Zoning and Comprehensive Plan Map; therefore, an amendment to either one is a Comprehensive Plan map amendment. The Planning Commission recommended approval at the December 11, 2025, public hearing with a zoning of Commercial. City Council took final action on January 20, 2026, and affirmed

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the Planning Commission's recommendation to approve the annexation and apply a zoning of Commercial to the subject properties. Criterion met.

**B. Criteria: A recommendation or a decision to approve, approve with conditions or to deny an application for a quasi-judicial amendment shall be based on all of the following criteria:**

**1. Approval of the request is consistent with the statewide planning goals;**

**FINDING:** To address criterion #1, City Council considered relevant Oregon Statewide Planning Goals.

Goal 1 Citizen Involvement: Goal 1 is addressed by holding the two required public hearings in front of the Planning Commission and City Council. Furthermore, mailed notice was duly sent to adjacent properties on November 19, 2025 and published in a newspaper of local circulation on November 19, 2025. A duly noticed Planning Commission public hearing was held on December 11, 2025 and a final hearing in front of City Council on January 20, 2026.

Goal 2 Land Use Planning: The Irrigon Comprehensive Plan establishes the land use planning and policy process, which is then implemented and codified through the Irrigon Development Code. All land use decisions must be based on adequate factual basis. These findings will serve as the adequate factual basis for a decision.

Goal 3 Agricultural Lands: The subject properties under consideration for annexation are not zoned exclusive farm use. Goal 3 does not apply.

Goal 4 Forest Lands: The subject properties under consideration for annexation are not zoned forest lands. Goal 4 does not apply.

Goal 5 Natural Resources, Scenic and Historic Areas, and Open Spaces: The subject properties under consideration for annexation do not contain any documented natural resources, scenic and historic areas, or open spaces. Goal 5 does not apply.

Goal 6 Air, Water and Land Resources Quality: Goal 6 is complied with because the City's WWTP is a duly permitted system operating under the regulatory power of the Oregon Department of Environmental Quality (DEQ).

**Goal 7 Natural Hazards:** The City of Irrigon is part of the multi-jurisdictional Natural Hazards Mitigation Plan that was prepared for Morrow County. In 2025, the NHMP was amended to include the City of Irrigon as an annex to the NHMP. City Council passed Resolution #25-07 officially declaring that the Morrow County NHMP also covers the City of Irrigon and includes a specific annex related to hazards within the City of Irrigon. According to the annex to the NHMP, Irrigon has a low vulnerability to risk of flooding because of the dams in place along the Columbia River and on the John Day River. Irrigon faces a high vulnerability to earthquake but as evidenced in the annex, most buildings in Irrigon are newer and have been built to the requirements for the region based on the Oregon Structural Code. With respect to the WWTP operations, as seen in the 2016 NHMP, the City of Irrigon completed two important projects that mitigate against the impacts of natural hazards. A backup power source for sewer system lift stations was completed, as well as an emergency backup for the City's water system. Because the City has a functional NHMP, it is demonstrating compliance with Goal 7 and the annexation does not in itself increase the probability of property damage or loss of life from the presence of the existing WWTP facilities.

**Goal 8 Recreational Needs:** The proposed annexation for the WWTP properties bears no impact on the recreational needs of the residents of Irrigon. Goal 8 is not applicable.

**Goal 9 Economic Development:** The ability for a jurisdiction to reliably, effectively, and efficiently provide sewer service is critical to economic development. This fact enables Irrigon to continue to provide adequate opportunities for a variety of economic activities and economic growth.

**Goal 10 Housing:** Similar to Goal 9, a jurisdiction cannot function, much less plan for growth if the needed infrastructure is not in place. Irrigon's ability to provide sewer service because of the WWTP vastly aids its ability to spur continued growth for housing within Irrigon.

**Goal 11 Public Facilities and Services:** Goal 11 requires jurisdictions to plan for and develop a timely, orderly, and efficient arrangement of public facilities and services. The past action in 2005 to expand the UGB to add the WWTP facilities into Irrigon UGB accomplished just that. However, as noted earlier in these findings, Irrigon failed to extend city limits to bring the WWTP properties formally into Irrigon city limits. This action officially and finally accomplishes that.

Goal 12 Transportation: Irrigon has an adopted and acknowledged Transportation System Plan that was updated in 2014. Transportation facilities are relevant to the annexation because both Irrigon and Morrow County jointly agree that jurisdictional transfer of East Oregon Lane is necessary. Irrigon is starting to go through the appropriate process in order to begin jurisdictional transfer of East Oregon Lane.

Goal 13 Energy Conservation: With respect to land use planning, the adequate amount of land to house the WWTP facilities was taken into account and is appropriate for the WWTP facilities. The WWTP facilities are located along a high capacity transportation corridor. East Oregon Lane, at approximately 60' of right-of-way, falls into the category of Rural Collector.

Goal 14: Urbanization: Goal 14 was the primary driver behind the 2005 effort to expand Irrigon UGB to include the WWTP properties. What should have occurred concurrently with expansion of UGB was expansion of city limits and annexation to formally bring the WWTP properties into both the UGB and Irrigon city limits, and at the same time apply the initial Irrigon zoning designation for the newly annexed properties. What did not happen in 2005 will now finally be accomplished with this effort. This current annexation will formally expand city limits to include the WWTP properties to match the previously expanded UGB and the five parcels will have their initial Irrigon zoning designation placed, which Planning Commission recommended be Commercial, and City Council accepted Planning Commission's recommendation on January 20, 2026.

Goals 15-19 do not apply.

As discussed immediately above, City Council finds the proposed annexation and application of initial Irrigon zoning designation is consistent with the Oregon Statewide Planning Goals. Criterion met.

**2. Approval of the request is consistent with the Comprehensive Plan;**

**FINDING::** To address criterion #2, City Council considered relevant Irrigon Comprehensive Plan goals and policies.

Goal 1 Citizen Involvement: The Irrigon Planning Commission serves as the City's Committee for Citizen Involvement and has since the inception of the Comprehensive Plan in 1976. The proposed annexation is consistent with Goal 1 because the required public hearings have

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been duly noticed and will be free and open to the public to provide relevant comment and or testimony.

Goal 2 Land Use Planning: The proposed annexation is consistent with Goal 2. Irrigon's Goal 2 policies include planning to meet unmet public needs related to public facilities and services, determining land requirement to meet these needs, i.e., the 2005 effort to expand Irrigon UGB, and establishing and following adopted policy for revising or amending the Comprehensive Plan, including the Comprehensive Plan map.

Goal 3 Agricultural Land: Not applicable.

Goal 4 Forest Land: Not applicable.

Goal 5 Open Spaces, Scenic and Historic Area, and Natural Resources: There are no documented and inventoried Goal 5 resources that are impacted by the proposed annexation and application of initial zoning designation.

Goal 6 Air, Water, and Land Resources Quality: The annexation is consistent with Goal 6 because the WWTP meets all applicable state and federal environmental quality standards, statutes, and rules.

Goal 7 Natural Hazards: Irrigon has an adopted and acknowledged NHMP, including an annex to Morrow County's NHMP that was formally adopted on July 15, 2025.

Goal 8 Recreational Needs: Not applicable.

Goal 9 Economic Development: The annexation is consistent with Goal 9 because the WWTP facilities provide the impetus for increased economic development. Furthermore, the WWTP facilities further Irrigon's finding for Goal 9 that there is a need to create new commercial development within Irrigon to strengthen Irrigon's economic stability and capability. Such a goal is not possible without adequate infrastructure.

Goal 10 Housing: Similar to the finding for Goal 9, the ability for Irrigon to provide reliable, efficient, and effective public facilities make attaining Goal 10 housing goals and policies a reality.

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Goal 11 Public Facilities and Services: The annexation is consistent with Goal 11 because it furthers Goal 11 policy to plan public facilities, services, and utilities to meet expected demand.

Goal 12 Transportation: The annexation is consistent with Goal 12 because it further Goal 12 policy to create, maintain and improve a transportation system which is current, flexible, and coordinate with the Comprehensive Plan. This policy is in relation to the fact East Oregon Lane, in which the WWTP fronts, will undergo jurisdiction transfer from Morrow County to City of Irrigon so that Irrigon is in full legal control of East Oregon Lane, which provides direct access to WWTP properties.

Goal 13 Energy Conservation: The annexation is consistent with Goal 13 because it addresses Irrigon policy to design extension and upgrading of water and sewer lines and facilities to minimize energy use. Such a policy (and goal) would be far easier to accomplish if the facilities that were to be upgraded were actually within Irrigon city limits.

Goal 14 Urbanization: The annexation is consistent with Goal 14 because Goal 14 requires Irrigon to regularly evaluate its land needs to determine whether there is sufficient land to meet its 20-year growth requirement. The UGB expansion completed in 2005 brought the WWTP parcels into the Irrigon UGB. As stated earlier, this annexation action completes the process that was initiated in 2005 but was never formally finalized.

Goals 15-19 do not apply.

Criterion met.

3. The property and affected area is presently provided with required and approved public facilities, services and transportation networks to support the use, or such facilities, services and transportation networks are planned to be provided in the planning period;

**FINDING:** The properties, Tax Lots 101, 2000, 1100, 1002, and 1001 of Assessor's Map 5N-27-20, are presently served by adequate public facilities, services, and transportation networks. However, as noted earlier, jurisdictional transfer is expected to occur for East Oregon Lane from Morrow County jurisdiction to City of Irrigon jurisdiction. Criterion met.

4. The change is in the public interest with regard to neighborhood or community conditions, or corrects a mistake or inconsistency in the Comprehensive Plan or land use district map regarding the property which is the subject of the application; and

**FINDING:** The change (annexation and zoning map) is in public interest because it effectively already occurred and was approved 20 years ago; it is not functionally accurate because the properties were never brought into Irrigon city limits nor given an Irrigon zoning designation. This action corrects that mistake. The Irrigon Zoning Map will be duly updated with this action to reflect an Irrigon zoning designation of Commercial. Criterion met.

5. The amendment conforms to the Transportation Planning Rule and provisions of the City of Irrigon Transportation System Plan.

**FINDING:** To address criterion #5, City Council introduces the findings from 2005 that approved expansion of the UGB. The findings from 2005 stated that there are no anticipated changes to the Transportation System Plan (presumably referring to Morrow County TSP). The roads affected are 15th Street and East Oregon Lane. As noted throughout these findings jurisdictional transfer of East Oregon Lane from Morrow County to City of Irrigon will occur, with Irrigon beginning that process now and likely continuing into 2026.

**C. Review Of Applications For Effect On Transportation Facilities:** When a development application includes a proposed Comprehensive Plan amendment or land use district change, the proposal shall be reviewed to determine whether it significantly affects a transportation facility, in accordance with Oregon Administrative Rule (OAR) 660-012- 0060 (the Transportation Planning Rule - TPR) and the traffic impact study provisions of Section 104A-9 of this Chapter.

**FINDING:** City Council does not find subsection C applicable to this application because this application does not propose nor involve any “development.” The only action(s) this application will take, if approved, are to bring the five parcels into city limits, and update the zoning map to show the parcels within city limits with the appropriate Irrigon zoning designation.

#### **IV. Decision**

The City Council accepts the recommendation of the Planning Commission to approve the annexation, adopt the Ordinance #267-25, and for the subject properties to be zoned Commercial. City Council further notes the concerns of the Planning Commission regarding lack of a Public Facilities zone in the Irrigon Development Code and suggest City Council direct the Planning Commission to further explore this issue for a possible code amendment in the future. Staff are standing by ready to help on this issue.

These findings are hereby attached to Ordinance #267-25 as Exhibit 2 which supports the legal basis for approval and showing compliance with all applicable approval criteria.

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