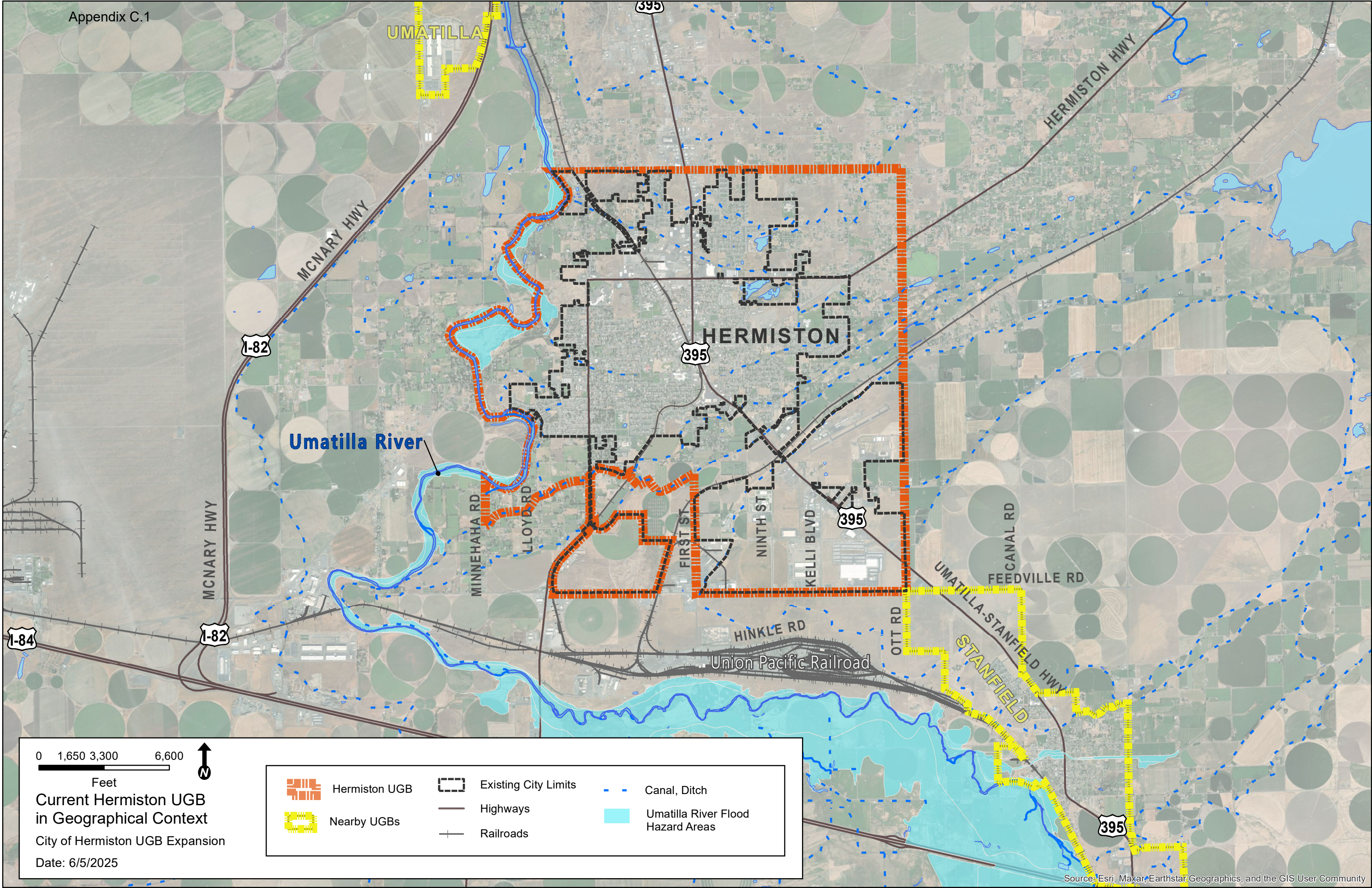
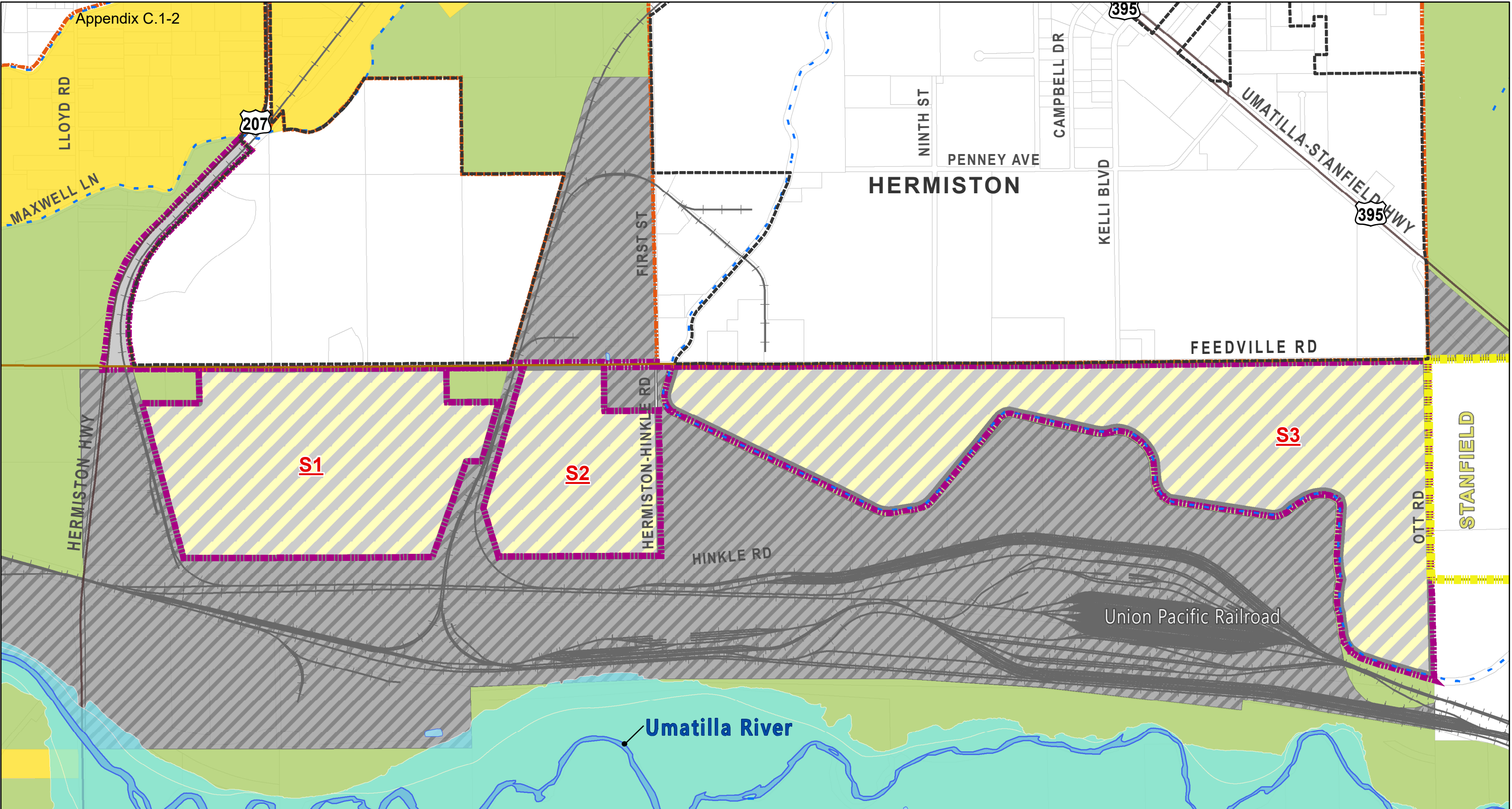


Appendix C

GIS Map Set

- C.1** Current UGB in Geographical Context
- C.1-2** Expansion Area Comprehensive Plan Designation
- C.2-1** Preliminary Study Area
- C.2-2** Suitable HDC Tracts
- C.2-3** Suitable Tracts by UGB Rule Priority
- C.2-4** Suitable Tracts and Agricultural Land





0 500 1,000 2,000

Feet

N

↑

Proposed Land Use Designations

City of Hermiston UGB Expansion

Date: 7/7/2025

Hermiston UGB

Nearby UGBs

Hermiston City Limits

Proposed UGB and City Limits

Tax Lots

Highways

Feedville Road

Railroads

Canal, Ditch

Umatilla River Flood Hazard Areas

Umatilla County Zoning

Resource

Industrial & Commercial Exception

Rural Residential Exception

Proposed City Comprehensive Plan Designation

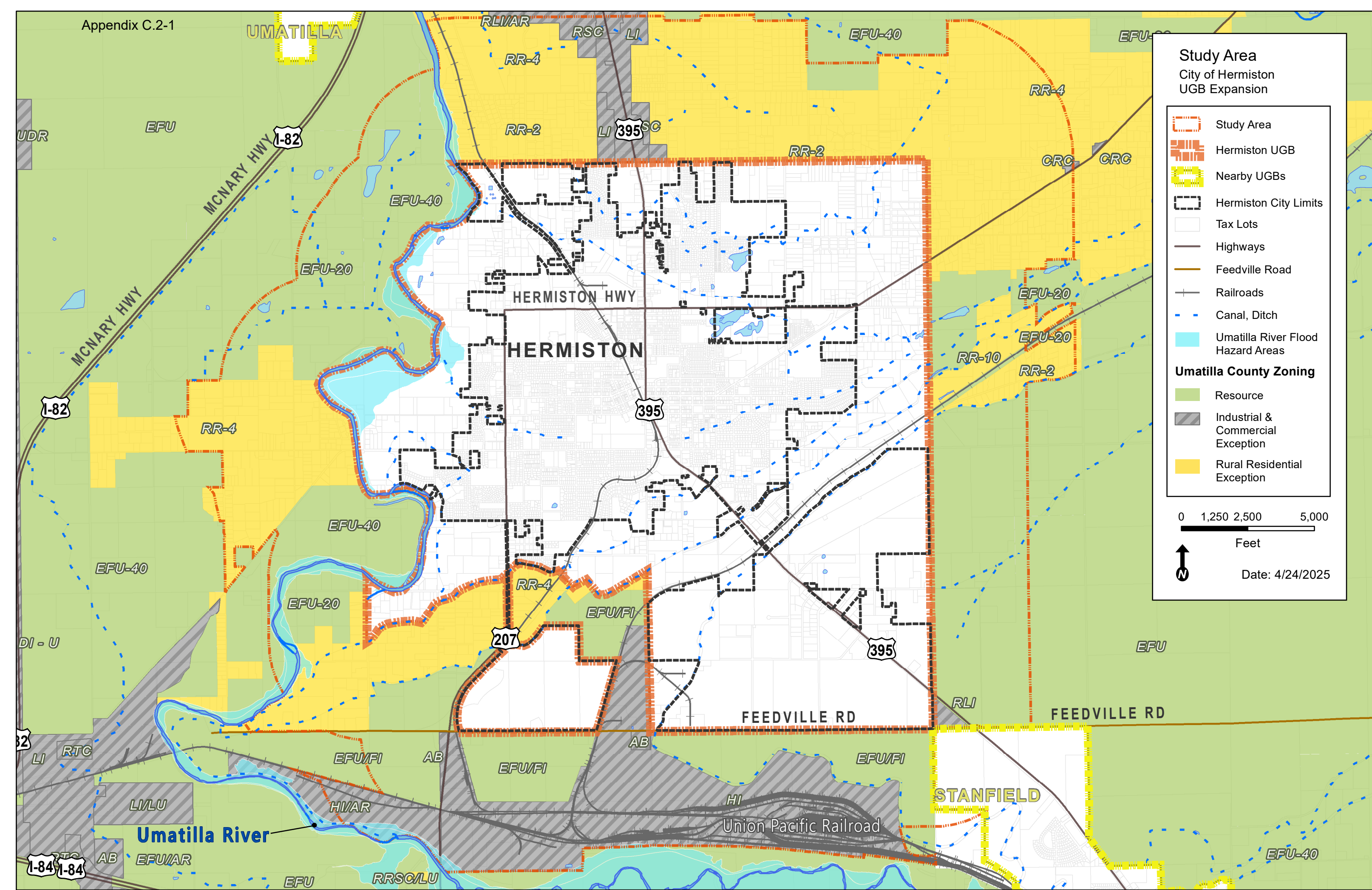
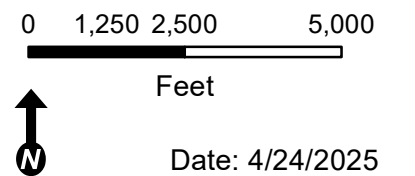
Hyperscale Data Center Industrial (HDC/I)

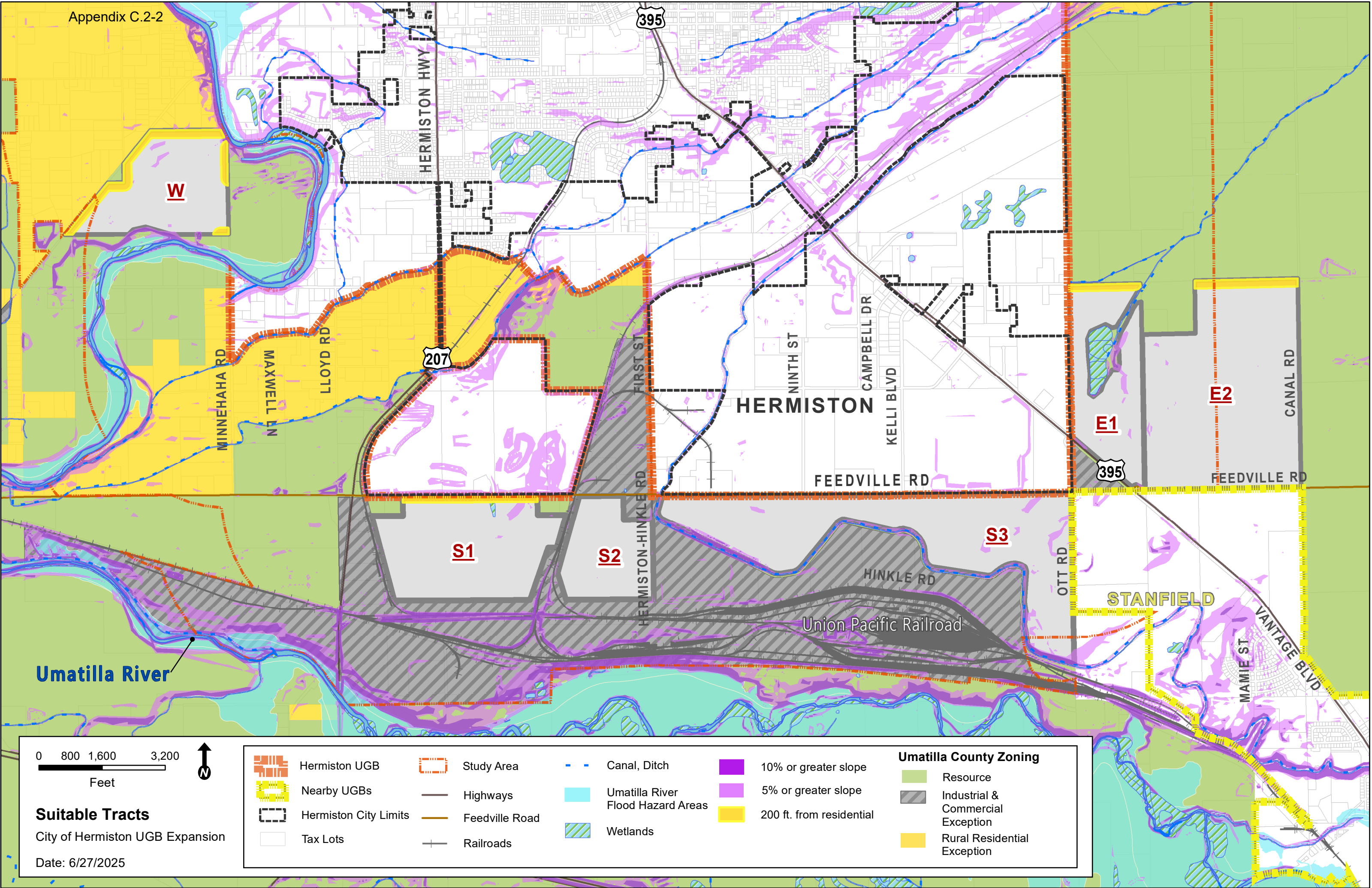
Heavy Industrial (M2) w/ Hyperscale Data Center Overlay (HDC)

Proposed City Zoning Designation

Industrial (I)

Heavy Industrial (M-2)





Appendix C.2-2

Umatilla River

HERMISTON

STANFIELD

Union Pacific Railroad

0 800 1,600 3,200
Feet

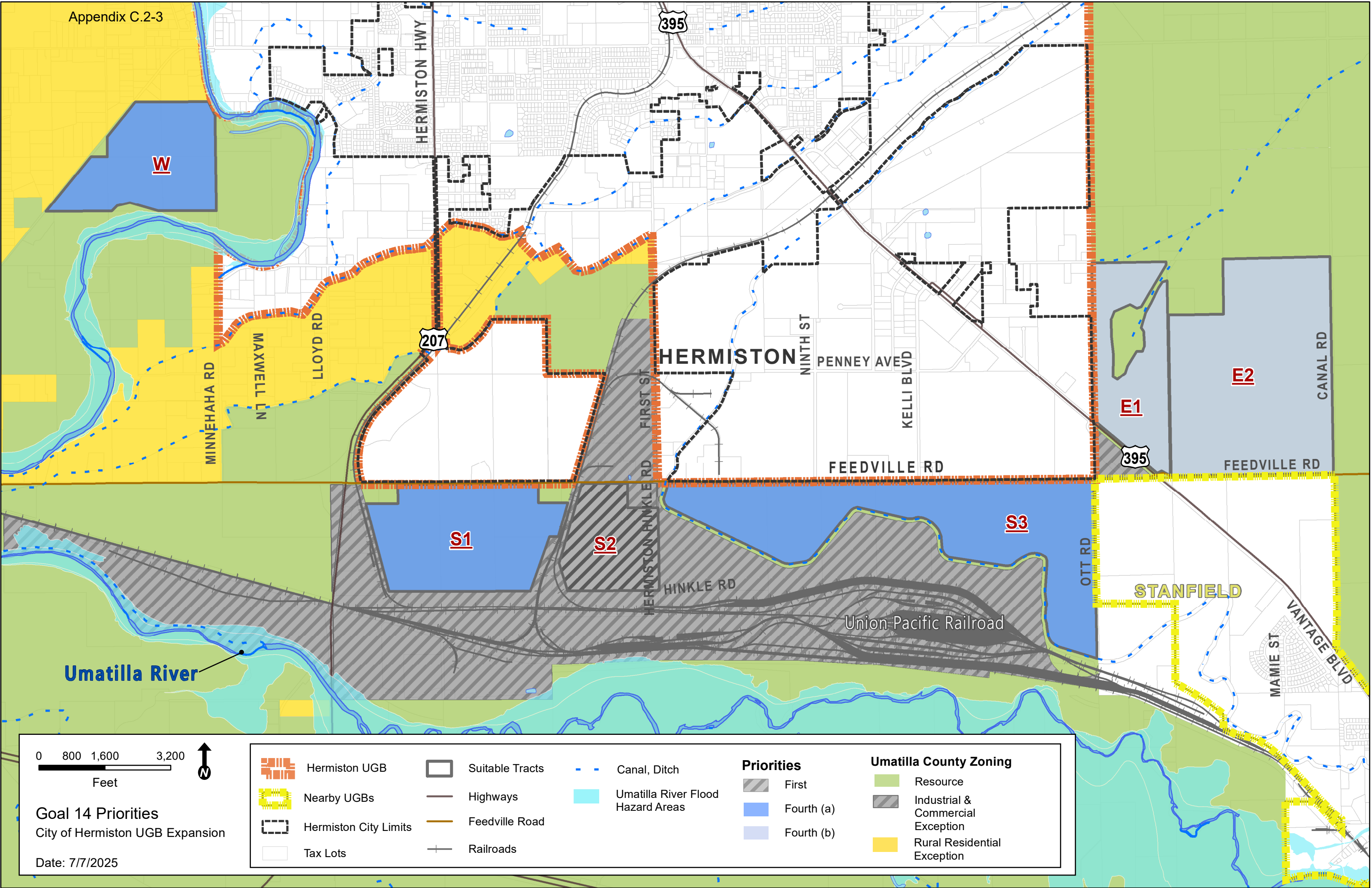


Suitable Tracts

City of Hermiston UGB Expansion

Date: 6/27/2025

Hermiston UGB	Study Area	Canal, Ditch	10% or greater slope	Umatilla County Zoning	
Nearby UGBs	Highways	Umatilla River Flood Hazard Areas	5% or greater slope		Resource
Hermiston City Limits	Feedville Road	Wetlands	200 ft. from residential		Industrial & Commercial Exception
Tax Lots	Railroads			Rural Residential Exception	



0 800 1,600 3,200
Feet



Goal 14 Priorities
City of Hermiston UGB Expansion

Date: 7/7/2025



Hermiston UGB



Nearby UGBs



Hermiston City Limits



Tax Lots



Suitable Tracts



Highways



Feedville Road



Railroads



Canal, Ditch



Umatilla River Flood
Hazard Areas

Priorities

First

Fourth (a)

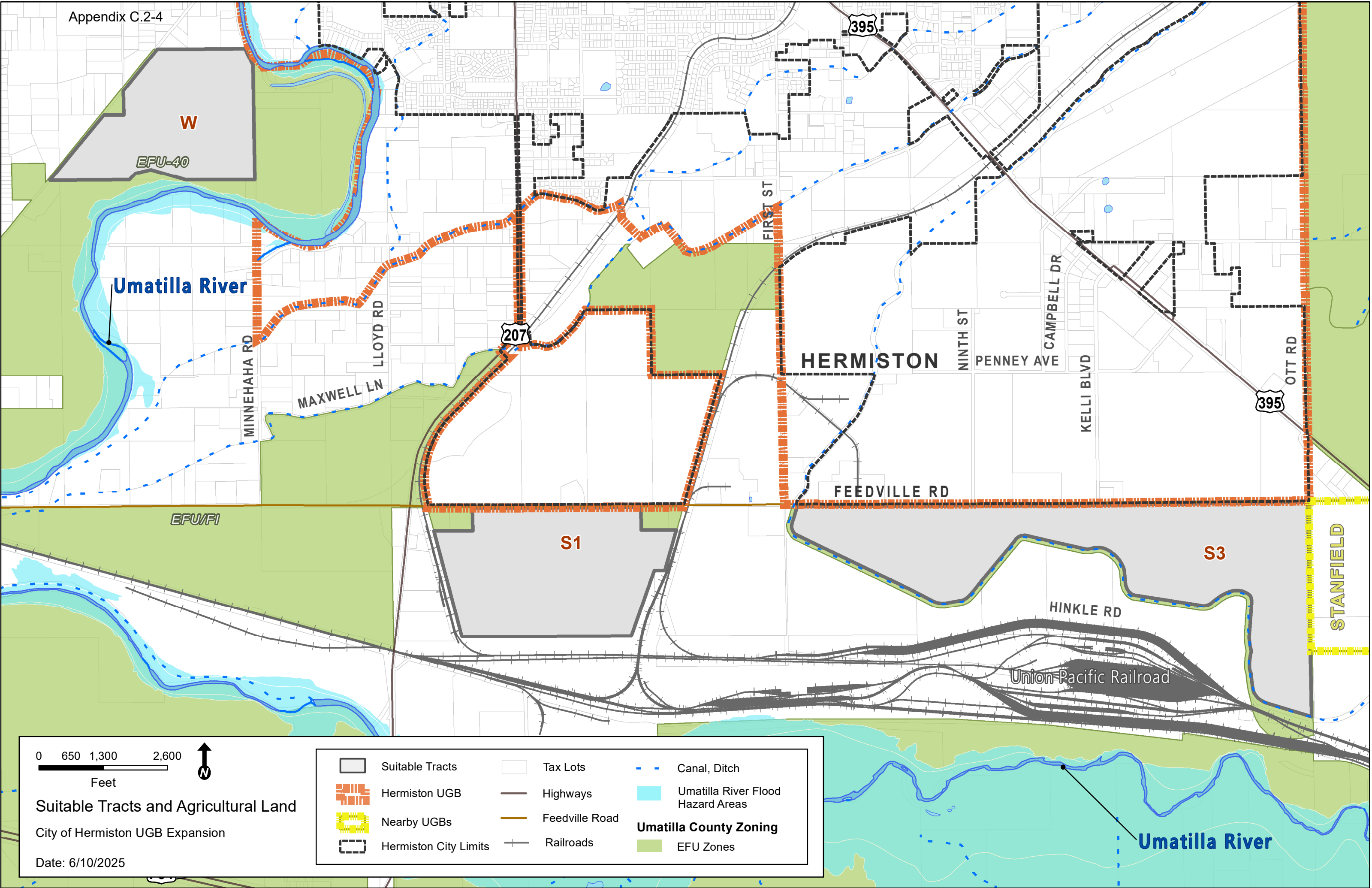
Fourth (b)

Umatilla County Zoning

Resource

Industrial &
Commercial
Exception

Rural Residential
Exception



0 650 1,300 2,600

Feet



Suitable Tracts and Agricultural Land

City of Hermiston UGB Expansion

Date: 6/10/2025



Suitable Tracts



Hermiston UGB



Nearby UGBs



Hermiston City Limits



Tax Lots



Highways



Feedville Road



Railroads



Canal, Ditch



Umatilla River Flood Hazard Areas



Umatilla County Zoning

EFU Zones