

Chapter 6

AIR, WATER AND LAND RESOURCES QUALITY

AIR QUALITY

The quality of air in Boardman is excellent. The carrying capacity of the airshed is substantial. Emissions from potential industrial activity will be strictly regulated by the Department of Environmental Quality to prevent air pollution problems from occurring. Air pollution due to vehicular emissions is remote because of the characteristics of the local airshed and the low density profile foreseen from Boardman. The City also notes that the air quality of the area has remained the same although the establishment of a feedlot several miles to the southwest of the City provides an unpleasant odor over the town on occasion. This is beyond the City's control and is not a problem the City can address. The Boardman area is occasionally overcome by blow sand and dust generated from strong winds over undeveloped areas and bare agricultural fields. This condition will diminish as more areas are developed.

WATER QUALITY

Boardman obtains its water from a Ranney well system that draws naturally filtered water from collection tubes installed in the sediment below the riverbed, providing high quality water through nature's own filtration system. Boardman is on the fringe of a critical groundwater area that is experiencing a continual drawdown of the water table. The Ranney system does not directly draw from groundwater sources thereby reducing the impact of the water table drawdown. Effect on the Columbia River will be negligible because the volume of water required, relative to the flow volume in the river, is insignificant. The City is concerned, however, about the construction of breakwaters or other impediments in the river which would be constructed within 1,200 feet of the City's Ranney collector. Any obstruction which slows the velocity of the water or wave action within the riverbed infiltration area could have an adverse affect upon the available water supply from the City's Ranney collector. The City would be opposed to any proposed construction which would impact the City's infiltration system.

The current proposal for sewage treatment will result in zero discharge to the Columbia River as a receiving stream. Other sewage treatment sites have been investigated and should receive further study when the proposed site reaches its capacity. All sites utilize land application of sludge and effluent, resulting in zero discharge in any stream. Solid waste disposal is currently contracted by Hermiston. Morrow County, the Port of Morrow, and Tidewater Barge Company are currently constructing a solid waste landfill in the Finley Buttes area some sixteen miles south of Boardman. The site is expected to be open July 1, 1990, and will accept local, regional, and multi-state solid waste.

LAND RESOURCES QUALITY

Additional land resources will be required for further development and for lagoon type sewage treatment and effluent irrigation. However, the Boardman area contains vast expanses of undeveloped land consisting of blow sand and sagebrush. Sacrifice of this type of land will be inconsequential when related to the area as a whole. Conversion of rural farm land to urban use will be unavoidable. However, alternative areas for residential development are not available without creating "leap frog" development and very costly extension of municipal services.

NOISE INVENTORY

The major noise contributor to the City is provided by the Interstate 84 which bisects the City on an east-west basis. The City has planned and zoned the areas around the Interstate interchange for commercial uses to provide a buffer for residential land use.

GOAL 6: AIR, WATER AND LAND RESOURCE POLICIES

1. The city will require all development to comply with city, county, state, and federal environmental rules, regulations and standards.
2. Preserve manmade and natural environments and resources and encourage wise management and proper development techniques.