

## WIND FARMS

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Jepsen, in a letter to the planning commission entered as testimony at the Dec. 6 public hearing, said he "voiced strong opposition to the proposed installation of all windmill projects in the surrounding lone, Willow/Rhea Creek area."

Jepsen did not personally attend the hearing, and his letter was the only objection to the project. No one publicly testified against the wind farm at the public hearing.

A letter of support from Ed Martin, property owner in the area, said, "I strongly believe in the importance and forward progress of the permit process for the Ella Butte Wind Power Project. Our area and our overall economy will benefit from this project and I strongly encourage the granting of the...permit. It is very encouraging to

know our county has the opportunity to diversify its economic base and have all of us benefit."

As part of his appeal, Jepsen also asserts that the county did not follow proper procedures when approving the project, and that the siting process should be turned over to Oregon Energy Siting Council. Windmill projects do not need to go to the state siting council, and can be sited locally by the county planning department if they are under 105 megawatts, which the Ella Butte project is.

In his appeal, Jepsen also asserts that the county failed to include a noise ordinance in the permitting process. Although wind farms are governed by state noise laws, the state since 1996 has refused to provide any money for enforcement of those laws. The county determined that

it does not have the experts or funding to monitor or enforce the noise ordinances, so the planning commission, on approving the permit, voted to strike the noise compliance from its list of conditions.

According to county counsel, the farms will still be required to obey state noise standards, however, it will no longer be up to the county to monitor or enforce those noise standards. Any failure on the part of the wind farms to comply needs to be addressed directly by an aggrieved landowner, with recourse being civil in nature. The planning commission contends that consideration of noise was given, and adequate protections are available under Oregon Administrative Rules, which governs wind farm noise.

In replying to the appeal, the planning department says Jepsen has failed

to show how the wind farm will affect property values or loss of business, and that the county did in fact follow proper procedure when approving the application.

"Planning staff and the planning commission did follow the procedures for both processing an application and holding a hearing...." The planning also showed that assessing visual impacts of the wind farm are not required under the siting process, since no state-wide planning Goal Five items were identified in the appeal.

Oregon Statewide Planning Goal Five would be used in special instances to protect natural resources and conserve scenic and historic areas and open spaces.

The county court will hear the appeal at its regularly scheduled meeting on Feb. 15 in Boardman.

## Nordic club outing



The Heppner Arbuckle Nordic Club had some new faces show up for their outing on January 4, and 10 participants skied out the 5350 road. The weather was beautiful, with blue skies and lots of sunshine. The road up Coal Mine is still open and it allowed members to get to some excellent trail conditions. Next weekend, the club hopes to be on more level terrain for any new skiers who would like to show up. (L-R): John Edmundson, Jeff Edmundson, Nancy Miller, Kristy Crowell, Sherry Ewing, Bill Ewing, Luanne Brownfield, Doreen Eng and John Eng. -Contributed photo

## Community lunch menu

Nazarene and Seventh Day Adventist church members will be serving lunch on Wednesday, February 15 at St. Patrick's Senior Center. The meal will include meatloaf, mashed potatoes and gravy, green beans, hot rolls and apple cobbler. Milk is served at each meal. Suggested donation is \$3.50 per meal. Menu is subject to change.

# CHECK OUT THESE REAL ESTATE DEALS

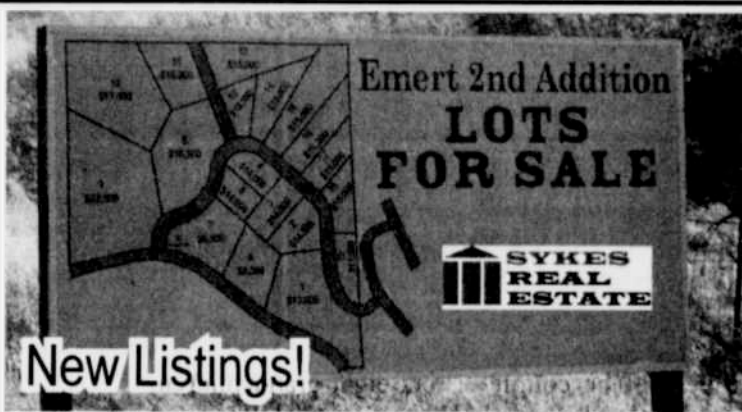
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### Affordable Building Lots Available!

\$8,500 - \$10,500 - \$11,500 - \$14,500 - \$15,000 - \$17,500 - \$22,500

.84 acre to 5.95 acre lots in Emert Addition #2 lone. All utilities in - phone, water, power, septic approved. New manufactured homes OK. Ready to move in

See sykesrealestate.net for map of all available lots



**SALE PENDING**

Good buy on the new Heppner listing. New listing. 2 bedroom 1 bath starter home or will make a good rental unit. New chain link fence, new electric wall heater, nice fixed up shop, good roof and foundation. 355 W. Linden Way Heppner. Priced right at **\$55,000**

**\$50,000** Major price reduction

**OWNER SAYS SELL IT!**

2 bedroom home on large lot in Lex Lots of room for a garden and other activities with this 2 bedroom 1 bath single wide mobile home in Lexington. Lots of upgrade including new flooring, new roof, insulation, new vinyl windows, water heater and much more.

**Auto Repair Business in Heppner, OR** This is a going concern which shows a profit each year. Includes real property, business, inventory and equipment. Loyal customer base and good reputation. **\$339,000**

**Mountain Cabin!**

Have your own cabin in the mountains to live in or use for weekend get aways. Surrounded by Pine and Tamarack trees. Sit on the deck and look out at the forest. **\$70,000**

**Home with acreage!**

**24.26 acres**

**2 Bedroom 1 bath home on 24.26 acres in Lexington.** Close to town with your own piece of land. Rare small parcel with home and shop. Have some animals or just elbow room from your neighbors. Several parcels could be resold. Home is in good condition with foundation, newer septic system, metal roof and large upstairs that could be used as another bedroom. **\$175,000**

**Motivated Seller make an offer!**

**Reduced Price! \$125,000**

**2 bedroom 2 bath in Heppner.** This nice 2007 Marlatt home is in excellent condition. Everything was done right when this home was put in. It has a deck, cyclone fenced yard and a 18 X 31 garage. Ceiling fans, along with the energy package will keep you warm in the winter and cool in the summer. There is a den/office, living room and lots of extras. Must see inside this one. Call and schedule an appointment today.

**2 Building lots in Heppner**

**Reduced Price!**

5,250 sq foot lot **\$6,500**

**Nice views of town!**

5,000 sq foot lot **\$1,900**

**3 Bedroom 2 bath home in Lexington** This home has metal roof, cement foundation & propane F/A. 128 X 121.66 lot. 2465 sq ft home has full basement and large fenced yard with apple, nectarine and cherry trees. Garage. **\$116,000**

**4 bedroom 2 bath home in Heppner.** You won't feel cramped in this 4 bedroom 2 bath 2146 sq ft home. It has a full basement with mini kitchen downstairs, and fully carpeted rooms upstairs. Enjoy barbecuing on the covered patio. And there's lots of room for a garden in the large backyard. Call now for an appointment to visit this home. **\$129,000**

**\$98,000**

**2 Bedroom near schools and downtown Heppner** Just blocks from school and downtown shopping, this 2 bedroom 1 1/2 bath charmer has a fenced yard for children and a separate small yard in the back. Enjoy your reading room, living room and kitchen with window looking out on the street.

**\$110,000**

**2 apartments and shop building for Sale in Lexington** On the bottom floor is a former auto body shop and a 1 bedroom apartment newly remodeled renting for \$350. Upstairs is a 2 bedroom apartment that has been completely redone renting for \$375. Building has a good roof and owner says the shop has been completely rewired.

**\$82,500**

**Price Reduction**

**Cute 3 bedroom in Heppner.** A nice fenced yard for the kids located on a quiet street. Storage shed outback and new lawn just planted makes this three bedroom one bath home ready to move into. Vinyl siding and windows, side deck, stove-refrigerator-washer-dryer included. Great starter home or pick it up as a rental. Has a carport too.

**View lot at Lakeview Heights.** Own one of the last view lots at Lakeview Heights. 84 X 120 approx. Water, sewer, phone and power available. **\$25,000**

**Acreage for Sale**

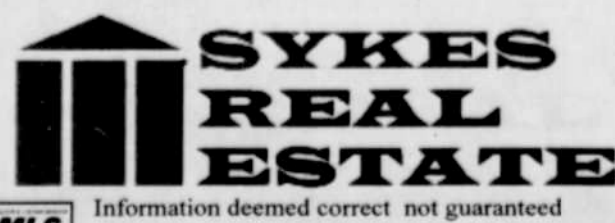
**35.44 Acres inside Heppner city limits 3.23 outside city limits**

Has a good building spot and room for animals. Water and electricity located nearby. **\$65,000**

**Real Estate Wanted- I** have buyers interested in the following properties: -Wheat Farm with or without CRP land in the Heppner, Lexington, lone or Condon area. -Fixer upper homes in Heppner -Irrigated land in Boardman & Irrigon area. Please contact me if you have property to sell.

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