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7 **BEFORE THE STATE OF WASHINGTON**  
8 **ENERGY FACILITY SITE EVALUATION COUNCIL**

9 In the Matter of Application No. 2003-01

10 SAGEBRUSH POWER PARTNERS, LLC;

EXHIBIT 100 (RW-T)

11 KITTITAS VALLEY WIND POWER  
12 PROJECT

13 **INTERVENOR F. STEVEN LATHOP'S PREFILED DIRECT TESTIMONY**  
14 **WITNESS #100, ROGER WEAVER**

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16 Q. Please state your name and business address:

17 A. Roger Weaver, ReMax Community Realty, 738 Cascade Way, Ellensburg WA 98926

18 Q. What is your present occupation/profession?

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20 A. I am a real estate broker/consultant in Kittitas County, Washington. I am the  
21 Broker/Owner of ReMax Community Realty in Ellensburg, Washington and I am also the  
22 Broker/Owner of ReMax Alpine Realty in Cle Elum, Washington.

23 Q. How long have you been in the real estate business in Kittitas County?

24 A. 26 years.

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26 Q. Please explain the purpose of your testimony.

1 A. I am providing testimony relating to my review of George Sterzinger's May 2003  
2 analytical report, *The Effect of Wind Development on Local Property Values* (The  
3 Report).

4 Q. Who was Mr. Sterzinger's report prepared for?

5 A. Mr. Sterzinger's report was prepared for the Renewable Energy Policy Project.

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7 Q. Did that report deal with communities that had wind turbines constructed in the area?

8 A. Yes, The following is a recap of that report:

<b>Community/Area</b>	<b># of Turbines</b>	<b>Population</b>	<b>Median Value Owner/Occup</b>
Madison Co. NY	20	7,800	\$ 77,100
Carson City, TX	80	1,200	\$ 53,150
Bennington VT	11	3,047	\$117,400
Kewanee City, WS	31	3,005	\$104,000
Somerset, PA	6	18,898	\$ 61,800
Buena Vista, IA	257	18,368	\$ 68,933
Fayette City, PA	10	3,854	\$ 60,200
Riverside Co. CA	3,067	28,199	\$ 87,900
Kern Co. CA	3,569	15,000	\$ 68,000

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16 Q. Is the report a good comparison of the applicant's proposed project's impact on real  
17 estate values in Kittitas County?

18 A. There is no similarity between the communities presented and discussed in the report and  
19 Kittitas County. With the exception of the two California projects, the comparisons in  
20 the report are not truly comparable with Kittitas County because neither the densities nor  
21 the number of machines nor population are similar to Kittitas County. The number of  
22 wind turbines is not comparable. These communities are small and remote with very few  
23 wind turbines.

24 Q. What is the definition of a view shed as contained in the report?

25 A. The report defines a view shed as salable properties within a 5-mile radius of the  
26 machines, or a 10-mile circle.

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2 Q. Is this a fair comparison with Kittitas County?

3 A. No, comparing the number of machines to the view shed population in the report is not a  
4 fair comparison to our community. There is no discussion in the report of the effect on  
5 property values within 1/4 or 1/2 mile of the wind turbines. It also appears the report did  
6 not present data on the effect of values within 1/4 or 1/2 miles of the towers. In the  
7 report, it is interesting to note the projects not dealt with. There were 20 such locations  
8 including Logan CO., Umatilla Or., Weld CO, and Walla Walla WA. The reason the  
9 report did not cover these areas was “not enough sales” to evaluate and the rest because  
10 of insufficient data. Again, the safe assumption is that the salable properties within the  
11 view shed hardly exist in these remote locations. The statisticians were creative and the  
12 data is probably correct but to compare any of the comparisons to Kittitas County is not  
13 accurate.

14 Q. Is the assumption of “Property Values” in the report accurate?

15 A. The report’s assumption of land values are inconsistent with what a Real Estate  
16 Professional would experience in the market. The median value listed in the recap of the  
17 report represents the cost of a single-family home in that region. For example, a salable  
18 3-bedroom, 1-bath home in Carson City TX is \$53,150. The cost of a buildable,  
19 developed lot (land only) without a home in Ellensburg is \$35,000 - \$40,000 and more  
20 expensive in the Upper County. New affordable 3-bedroom, 1-bath homes in Ellensburg  
21 are \$135,000 to \$140,000 on a 7000 sq. ft. lot. The average building permit for outside  
22 the City limits in Kittitas County is in excess of \$200,000. This does not include the  
23 Suncadia Development in Roslyn, Washington. People living in remote areas are looking  
24 for less expensive, affordable housing and external influences such as wind turbines  
25 would have less effect on prices than in Kittitas County. For example, I grew up very  
26 close to steel mills because that was what we could afford – not because it was where we  
wanted to live. The vast majority of people in Kittitas County want to and choose to live  
here.

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Q. How do the other sites compare with Kittitas County?

A. Wind turbines have not been constructed in an area with property values as high as Kittitas County. Wind turbines have not been constructed in an area where the land uses and values are based on recreation, residential, irrigated agriculture and forestland that is all within 2 hours or less of a major metropolitan area.

Q. What impact do you believe wind turbines will have on land values in Kittitas County?

A. My belief is the construction of wind turbines by the applicant will have a detrimental effect on property values within the view shed. Realtors in the area already have prospective purchasers asking questions about wind turbines in relation to particular parcels. The construction of wind turbines in the area will decrease property values in Kittitas County.