



# LCST Member: Monica Carp

## Visual and Aesthetic Damage, Property Values, and Need

Good morning, ~~Heels~~

My name is Monica Carp, and I live at 285 Skyview Drive. I am an LCST member. My husband and I chose Mossyrock, because it offered something increasingly rare—quiet rural living, open views, and natural beauty—far from the industrial elements of city life. Now, we are facing the very thing we moved here to get away from.

Our home would be within approximately 350 feet of the proposed telecommunications tower, roughly the length of a football field. At 150 feet tall, this tower would rise taller than the 14-story building located just behind our home, completely dominating the landscape. An industrial structure of this size placed so close to homes would damage our views and property values.

I also have roughly 15 years background as a licensed real estate agent in Oregon and Washington state. While exact comparable properties are sometimes difficult to find, one principle is clear: anything perceived as undesirable or intrusive by potential buyers can negatively affect property value. A large telecommunications tower only a few hundred feet from a home can absolutely become such a factor. National studies suggest values can drop as much as 20% due to a nearby tower and such homes stay on the market longer. See Affuso et al. "Wireless Towers and Home Values: An Alternative Valuation Approach Using a Spatial Econometric Analysis," *J Real Estate Finan Econ* (2018) 56:653–676, 656, (2018).

We invested our personal savings into this property, converting a shop into approximately 1,200 square feet of livable space, and our property taxes nearly doubled.

We have also faced difficulty obtaining homeowner's insurance due to wildfire risk. When we were seeking coverage one provider declined due to an already elevated Wildfire Hazard Score. We did obtain a policy from another provider, but the price was higher. This tower would further increase the risk profile of the property, potentially making it even harder or more expensive to obtain coverage when we need to renew our policy.

I want to add that we are Verizon customers and have no difficulty with internet access or cellular signal from our home in Mossyrock. We can stream movies on Netflix, access all work-related applications on laptops, and communicate reliably.

When you weigh the lack of demonstrated need, the impact to our property values, additional homeowners insurance costs, the conflict with the scenic character of the area, and the potential disruption to wildlife, it becomes clear that this is simply the wrong project in the wrong location.

I respectfully ask the county to carefully consider the voices of the residents who already live here. Public input exists for a reason. Please deny this permit, or require a location farther from homes, so that Mossyrock remains the place we chose to call home.

Thank you for your time and consideration.

We heard from the Verizon expert about capacity and coverage. That would sound reasonable if it was not at the expense of our

See the 2017 study regarding wireless towers & home values in the town of Wappinger NY. Key Findings  
• Visible Impact  
→ Towers that are visible from a property have a much higher negative impact on value.  
• Marketability  
94% of homebuyers & renters surveyed indicated they would pay less or avoid properties near cell towers and 79% stated they would not purchase or rent such a home

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loss of all reasons for what we purchase and invested in our home in Mossyrock