

Scotts Bluff County
Planning Commission Meeting
January 10th, 2023

The Scotts Bluff County Planning Commission met on January 10th at 7:30 P.M. in the Scotts Bluff County Commissioner's Room, Administration Building, Gering, Nebraska.

Roll Call:

Members Present: Bill Wineman, Jerry Thurman, Roger Beitel, Eric Wilcox, Seth Popp, Dean Schaneman

Members Absent: Vern Groskopf, Terry Shank, Mick Lookabill

Bill Mabin: Building and Zoning Director
Bobbie Dendy: Building and Zoning Assistant

Notice of the Nebraska Open Meetings Act was made by Eric Wilcox.

Bill Wineman made the motion to approve the November 9th, 2022 minutes as presented. Motion was seconded Jerry Thurman.

Roll Call: Bill Wineman aye, Jerry Thurman aye, Roger Beitel aye, Eric Beitel aye, Seth Popp aye, Dean Schanemen aye.

Motion carried

Item 1: Reorganization – Appointment of Officers

Bill Mabin presented the list of officers from the 2022 term; Chair – Eric Wilcox, Vice Chair - Vern Groskopf, and Officer – Bill Wineman.

Roger Beitel made the motion to reappoint the same officers for the 2023 term as presented. Motion was seconded Dean Schaneman.

Roll Call: Bill Wineman aye, Jerry Thurman aye, Roger Beitel aye, Eric Beitel aye, Seth Popp aye, Dean Schanemen aye.

Motion carried.

Item 2: Mike Hoehn

Ag Estate Dwelling Site
Section 11, Township 23N, Range 57W **Parcel #010009949**

Represented by: Scott Bosse, Accustar Surveying, 30601 County Rd 17, Mitchell NE 69357.
Mike Hoehn wants to separate off approximately 10 acres in the east half of the Northeast Quarter of Section 11, Township 23N, Range 57W, for the purpose of a future residence. Bill Mabin stated that the proposed AEDS meets the minimum size requirements and access requirements of the County Zoning Regulations.

Dean Schanemen made the motion to recommend approval to the Scotts Bluff County Commissioners. Motion was seconded Roger Beitel.

Roll call: Bill Wineman aye, Jerry Thurman aye, Roger Beitel aye, Eric Beitel aye, Seth Popp aye, Dean Schanemen aye.

Motion carried.

Item 3: Miscellaneous: A time change for the meeting was brought up during the November 9, 2022, meeting, suggesting the start time of the Planning Commission meeting begin at 6:00 p.m.

Bill Mabin discussed setting a policy stating the planning commission meeting date be flexible when there is a conflict with the County Commissioners meeting. Suggested to be the next available Wednesday – normally the 2nd Wednesday of the month.

Roger Beitel made the motion to set the regular Planning Commission meeting start time at 6:00 p.m., and move conflicted meeting dates to the next available Wednesday. Motion was seconded Dean Schaneman.

Motion carried.

Bill Mabin said future sub-committee meetings would begin immediately following the Planning Commission meetings. The sub-committee members will remain the same for 2023.

Meeting adjourned at 7.40 pm.

Respectfully submitted,
Bobbie Dendy

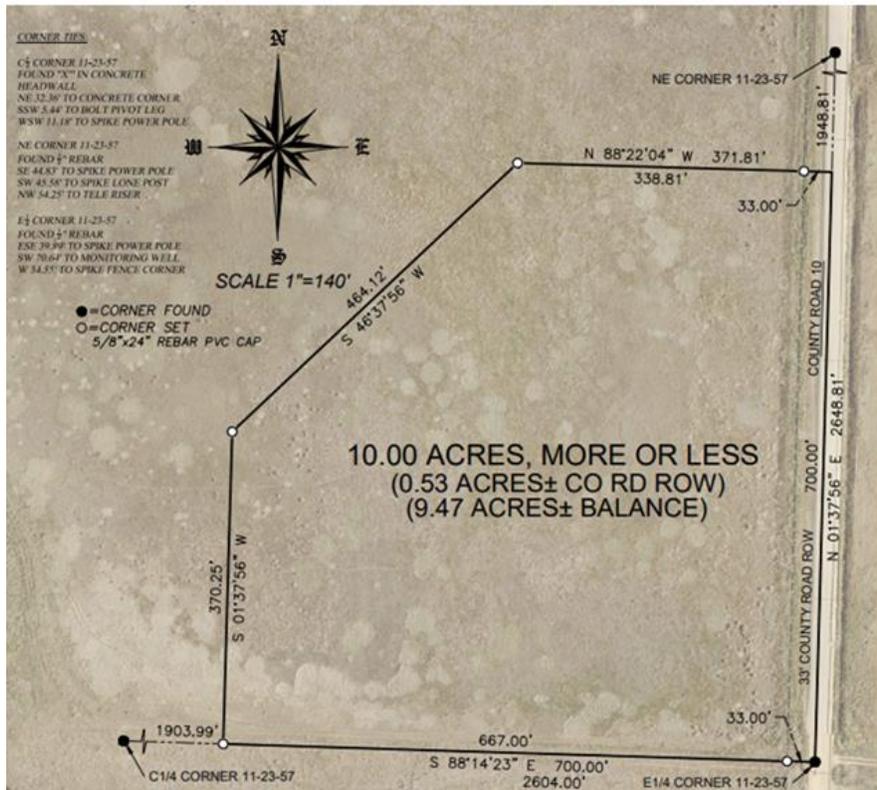
The Power Point presentation, and other materials provided before and at the Planning Commission meeting, can be obtained by contacting:

Bill Mabin
Scotts Bluff County
Building & Zoning
bill.mabin@scottsbluffcountyne.gov
(308) 436-6700
785 Rundell Road
Gering, NE 69341

Proposed AEDS Location



Hoehn Plat



**Scotts Bluff County
Planning Commission Meeting
March 14th, 2023**

The Scotts Bluff County Planning Commission met on March 14th at 6:00 P.M. in the Scotts Bluff County Commissioner's Room, Administration Building, Gering, Nebraska.

Roll Call

Members Present: Bill Wineman, Jerry Thurman, Vern Groskopf, Roger Beitel, Eric Wilcox, and Seth Popp

Members Absent: Dean Schaneman, Terry Schank, and Mick Lookabill

Bill Mabin: Building and Zoning Director

Bobbie Dendy: Building and Zoning Assistant

Notice of the Nebraska Open Meetings Act was made by Eric Wilcox.

Jerry Thurman made the motion to approve the January 10th, 2023 minutes as presented. Motion was seconded Roger Beitel.

Roll Call: Bill Wineman-aye, Jerry Thurman-aye Vern Groskopf-aye, Roger Beitel-aye, Eric Wilcox-aye and Seth Popp-aye

Motion carried

Item 1: Kenneth & Misty Stauffer

Parcel 010341366

Zoning Change (Ag to Rural Residential

AND Preliminary Plat (Foxrun Subdivision)

Section 24, Township 22N, Range 54W

Proposed request – Kenneth and Misty Stauffer, and adjacent land owner, Craig Sitzman, request to replat Lot 1, Foxrun Subdivision, to accommodate a center pivot located on Mr. Sitzman's property. In the process, the Stauffer's will receive property to the south of their home to consolidate into Lot 1.

Bill Mabin testified that the lot meets the minimum acreage requirements, and the lot already has access.

Bill Wineman made the motion to recommend approval to the County Board of Commissioners for the zoning change (Agricultural to Rural Residential), and preliminary plat for Lot 1, Foxrun Subdivision. Motion was seconded Vern Groskopf.

Roll Call: Bill Wineman-aye, Jerry Thurman-aye Vern Groskopf-aye, Roger Beitel-aye, Eric Wilcox-aye and Seth Popp-aye

Motion carried.

Item 2: Jock Faris

Parcel 010226885

CANCELLED and WITHDRAWN - LOT TOO SMALL PER ZONING GUIDELINES

Zoning Change (Recreation Residential
to Recreation Commercial)
Section 20, Township 23N, Range 53W

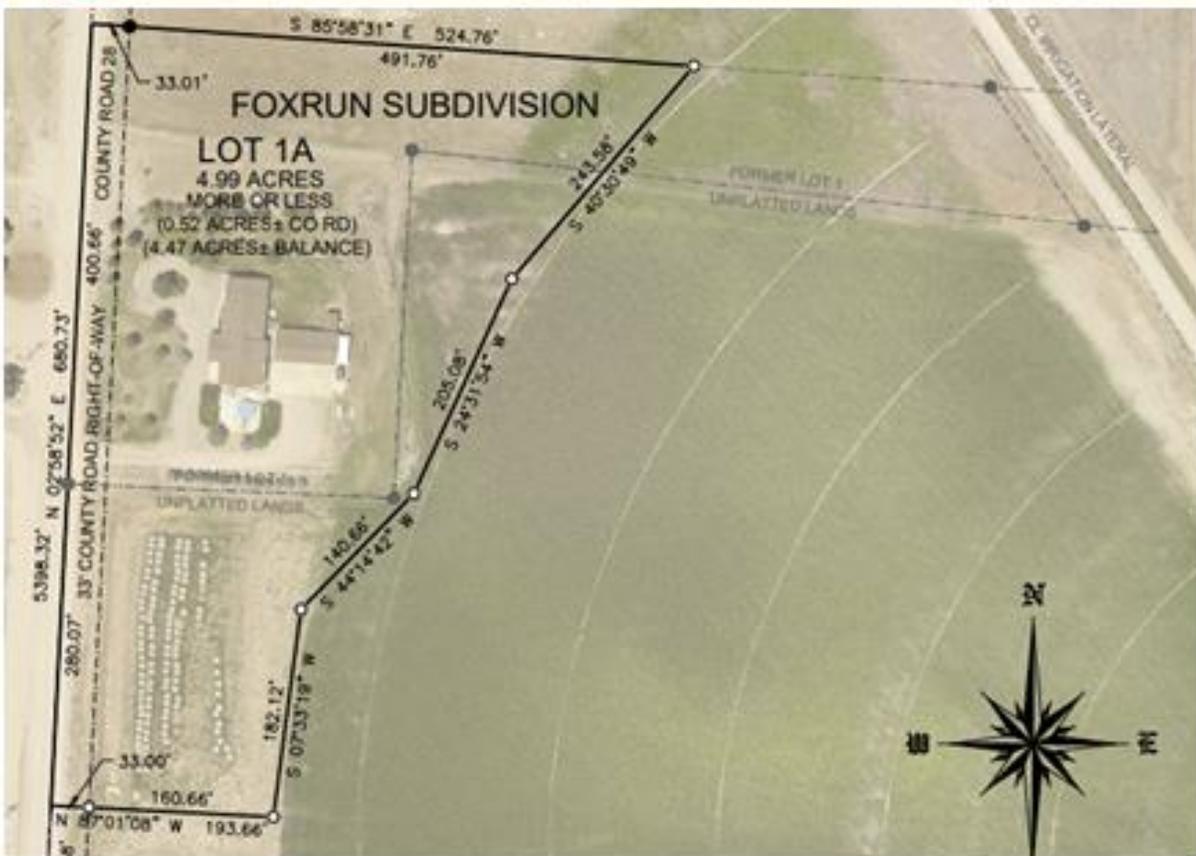
Item 3: Miscellaneous: None at this time. Meeting adjourned to begin Subcommittee meeting immediately following Planning Commission meeting.

Meeting adjourned at 6:08 pm.

Respectfully submitted,
Bobbie Dendy

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bill.mabin@scottsbluffcountyne.gov
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785 Rundell Road
Gering, NE 69341



STAUFFER

**Scotts Bluff County
Planning Commission Meeting
June 13, 2023**

The Scotts Bluff County Planning Commission met on June 13th at 6:00 P.M. in the Scotts Bluff County Commissioner's Room, Administration Building, Gering, Nebraska.

Roll Call

Members Present: Bill Wineman, Jerry Thurman, Roger Beitel, Eric Wilcox, Seth Popp, Dean Schaneman, Terry Schank

Members Absent: Vern Groskopf, Mick Lookabill

Bill Mabin: Building and Zoning Director
Bobbie Dendy: Building and Zoning Assistant

Notice of the Nebraska Open Meetings Act was made by Eric Wilcox.

Bill Wineman made the motion to approve the March 14th, 2023 minutes as presented. Motion was seconded by Jerry Thurman.

Roll Call: Bill Wineman-aye, Jerry Thurman-aye, Roger Beitel-aye, Eric Wilcox-aye, Seth Popp-aye, Dean Schaneman-aye, Terry Schank-aye

Motion carried

Item 1: HMF Farms LLC **Parcel 010044906**
Zoning Change (Ag to Rural Residential
AND Preliminary Plat (Tango Whiskey Uniform Subdivision)
Section 30, Township 23N, Range 55W

Represented by Scott Bosse, AccuStar Surveying, 30601 County Road 17, Mitchell NE 69357.
Phone number 308-631-0737.

A Zoning change be made from Agriculture to Rural Residential to allow a personal residence to be built and be sub-divided. The survey submitted for the subdivision named Tango Whiskey Uniform Subdivision consisting of 9.70 Acres.

Bill Mabin testified that the lot meets the minimum acreage requirements, and the lot already has access.

Dean Schaneman made the motion to recommend approval and be presented to the Scotts Bluff County Board of Commissioners for the zoning change (Agricultural to Rural Residential), and preliminary plat for Tango Whiskey Uniform Subdivision. Motion was seconded by Roger Beitel. County Commissioners meeting is June 20, 2023 at 4:30 PM.

Roll Call: Bill Wineman-aye, Jerry Thurman-aye, Roger Beitel-aye, Eric Wilcox-aye, Seth Popp-aye, Dean Schaneman-aye, Terry Schank-aye

Motion carried.

**Item 2: Josiah Peterson
Ag Estate Dwelling Site
Sec 21, Twonship 22N Range 58W**

Parcel 010031642

John Welsch wishes to purchase 9.04 acres from Josiah Perterson to build a residence. Bill Mabin testified that the lot meets the minimum acreage requirements, and the lot already has access from the ditch company road. The ditch company has no issues with the buyer using their road to gain access to his property.

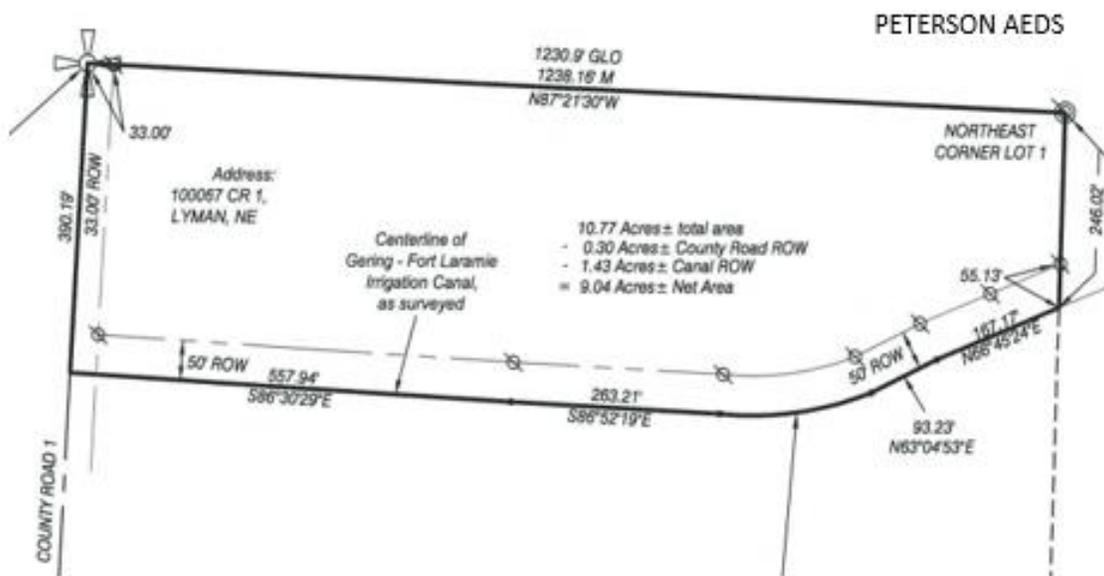
Bill Wineman made the motion to recommend approval to the County Board of Commissioners for the Ag Estate Dwelling Estate. Motion was seconded by Terry Schank. County Commissioner meeting is June 20, 2023 at 4:30 PM.

Item 3: Miscellaneous: None
Meeting adjourned at 6:06 PM

Respectfully submitted,
Bobbie Dendy

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Scotts Bluff County
Building & Zoning
bill.mabin@scottsbluffcountyne.gov
(308) 436-6700
785 Rundell Road
Gering, NE 69341



**Scotts Bluff County
Planning Commission Meeting
November 14, 2023**

The Scotts Bluff County Planning Commission met on November 14th at 6:00 P.M. in the Scotts Bluff County Commissioner's Room, Administration Building, Gering, Nebraska.

Roll Call

Members Present: Bill Wineman, Jerry Thurman, Seth Popp, Dean Schaneman and Mick Lookabill

Members Absent: Vern Groskopf, Roger Beitel, Eric Wilcox and Terry Schank

Bill Mabin: Building and Zoning Director

Bobbie Dendy: Building and Zoning Assistant

Notice of the Nebraska Open Meetings Act was made by Bill Wineman.

Jerry Thurman made the motion to approve the June 13th, 2023 minutes as presented. Motion was seconded by Seth Popp.

Roll Call: Bill Wineman-aye, Jerry Thurman-aye, Seth Popp-aye, Dean Schaneman-aye and Mick Lookabill-aye

Motion carried.

PUBLIC

HEARING 6:00 pm: 1. Deb & Jim Sanders

Parcel 010045023 & 010000617

Zoning Change (Mobile Home to Rural Residential)

Section 31, Township 23N, Range 55W

Bill Mabin spoke on behalf of Deb and Jim Sanders.

A zoning change is requested to be made from Mobile Home to Rural Residential. Owners wish to vacate Meadow-Gate Height's Sub-division, except for Lot 2, for a two-lot residential subdivision. Bill Mabin noted that the mobile home park has been defunct for nearly 20 years, and that the Meadow-Gate Height's Subdivision is non-conforming with the current regulations.

Dean Schaneman made the motion to recommend approval and to be presented to the Scotts Bluff County Commissioners meeting November 20th, 2023 at 4:30. Motion was seconded by Mick Lookabill.

Roll Call: Bill Wineman-aye, Jerry Thurman-aye, Seth Popp-aye, Dean Schaneman-aye and Mick Lookabill-aye

Motion carried.

Prelim

**Review: 2. Situla Energy/Jack Preston
Conditional Use Permit (Solar Farm)
Pts of Sec. 2, 3, 4, Twp 20N Rg 58W
& 29, 30, 31, 32, Twp 21N Rg 57W
& 26,27, 34, 35 Twp 21N Rg 58W**

Parcel: See Map

Situla Energy Project, LLC
Thaer Flieh, President
214 Falcon Pl
San Marcos CA 92078
925-999-5156

Two-Dot Consulting, LLC
Ethan Jahnke, Senior Project Manager
7674 Grandview Ave Ste 210
Arvada CO 80002.
303-953-2255

Mr. Jahnke displayed a power point presentation for the location and other many facets of the proposed utility-scale solar power generation facility on property owned by Jack Preston.

Sitting on approximately 4,000 acres, a 400 MW solar energy generation facility located west of Stegall Road (CR 7) and County Road X. This project initially proposed two alternatives for transmission line infrastructure, but has settled on the first option which connects the facility to the adjacent Archer-Stegall 230kV transmission line. Alternative 2, connecting a 230 kV transmission line to the Stegall East Substation located approximately 4.1 miles north of the Project area, has been eliminated.

The number of solar panels will be determined during the engineering design and development of the project. The project will use BESS with battery containers with storage capacity of approximately 220.5 MW.

Economic Impact involves the construction, completion would increase sales & tax revenues. The permanent operations and maintenance would generate employment opportunities. Environmental Impact studies have been completed regarding land use, water resources, surface waters, and wetlands. Soil, Geologic, and Cultural Resource impacts studies have been completed as well.

Mick Lookabill inquired about assurances of reclamation when the facility has expired, and Ethan Janke pointed out the submitted reclamation plan and discussed the process of site cleanup.

Completed construction would be 11 months. Target construction would be Q4 of 2024 with completion in 2025.

Discussion to move to a Public Hearing possibly December 2023, which would be requested by the Situla Energy.

3: Miscellaneous: None

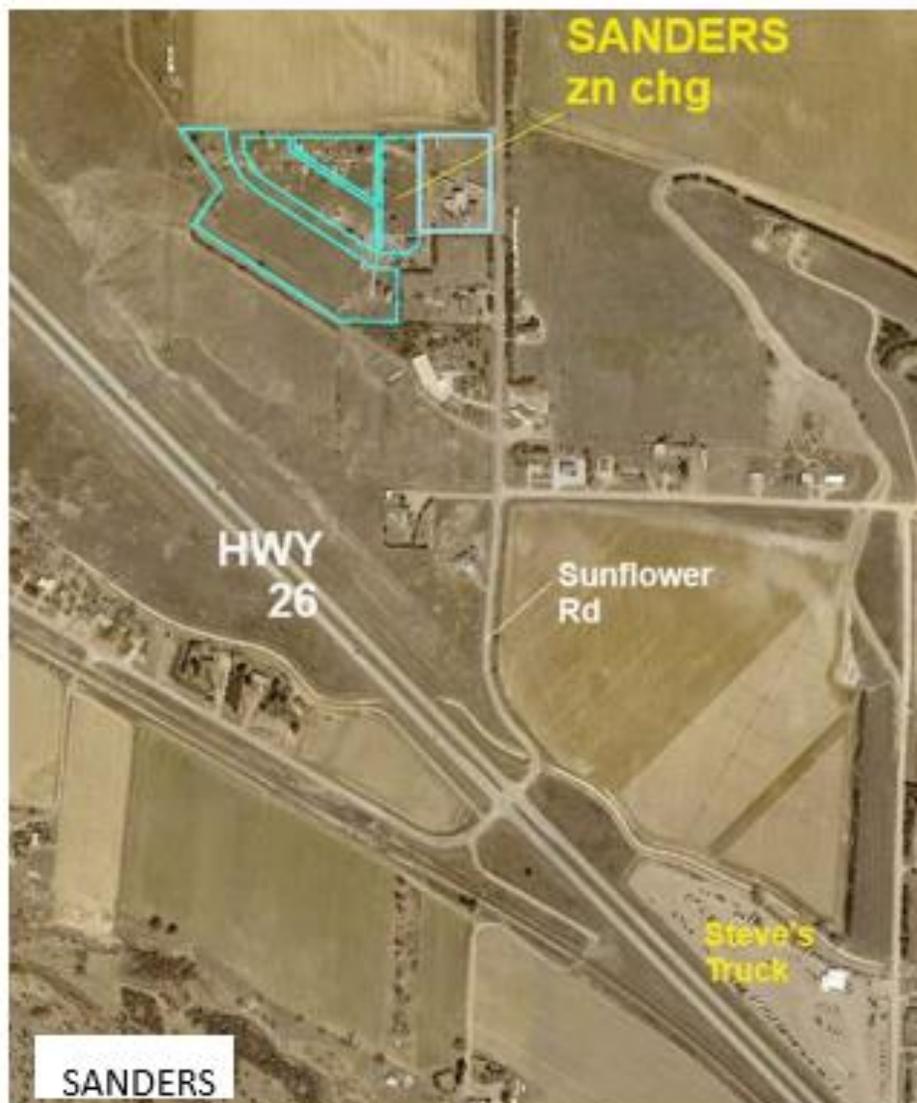
Meeting adjourned at 6:47 PM

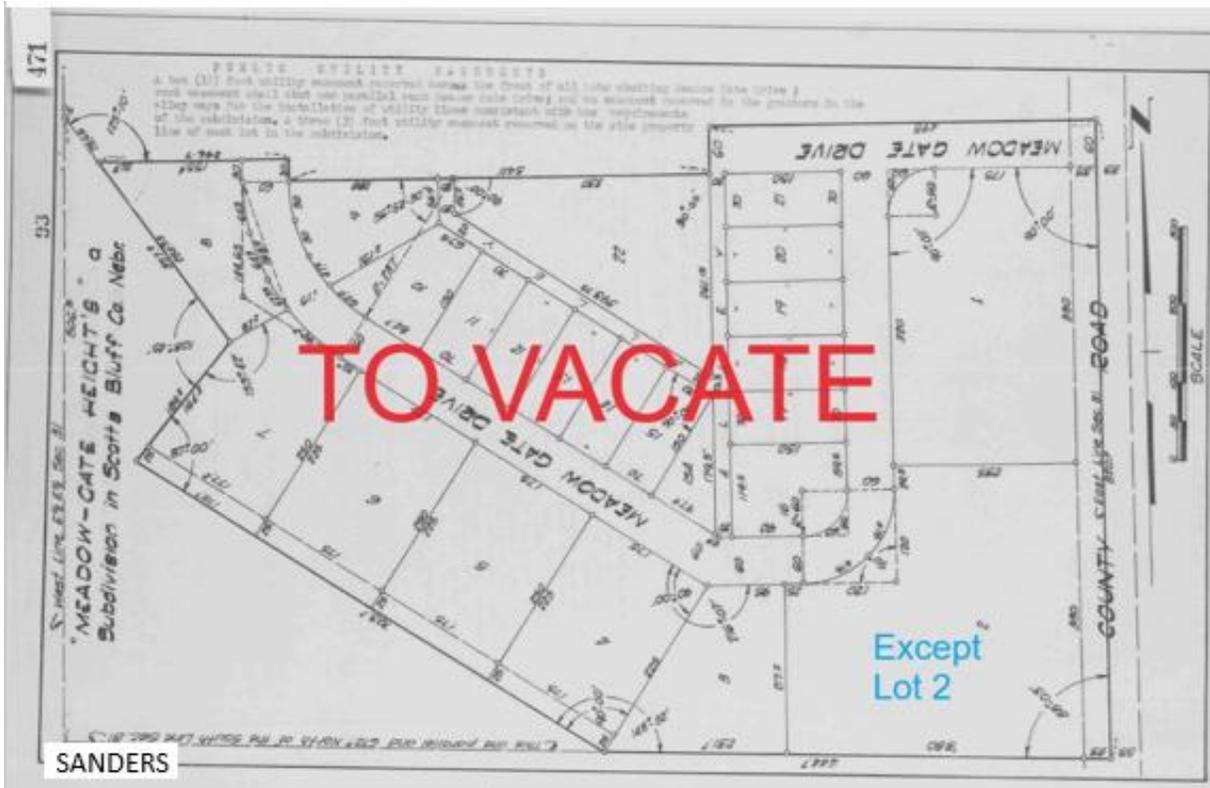
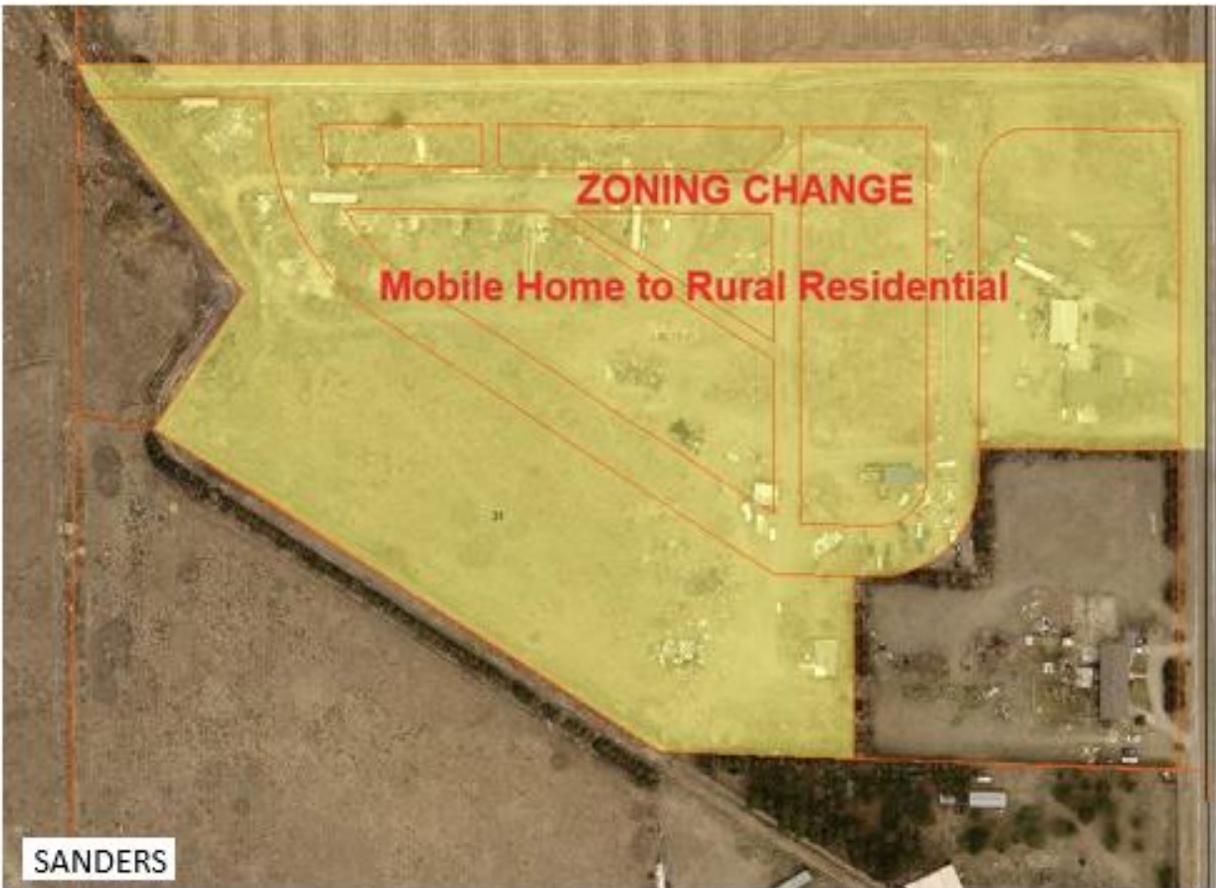
Respectfully submitted,
Bobbie Dendy

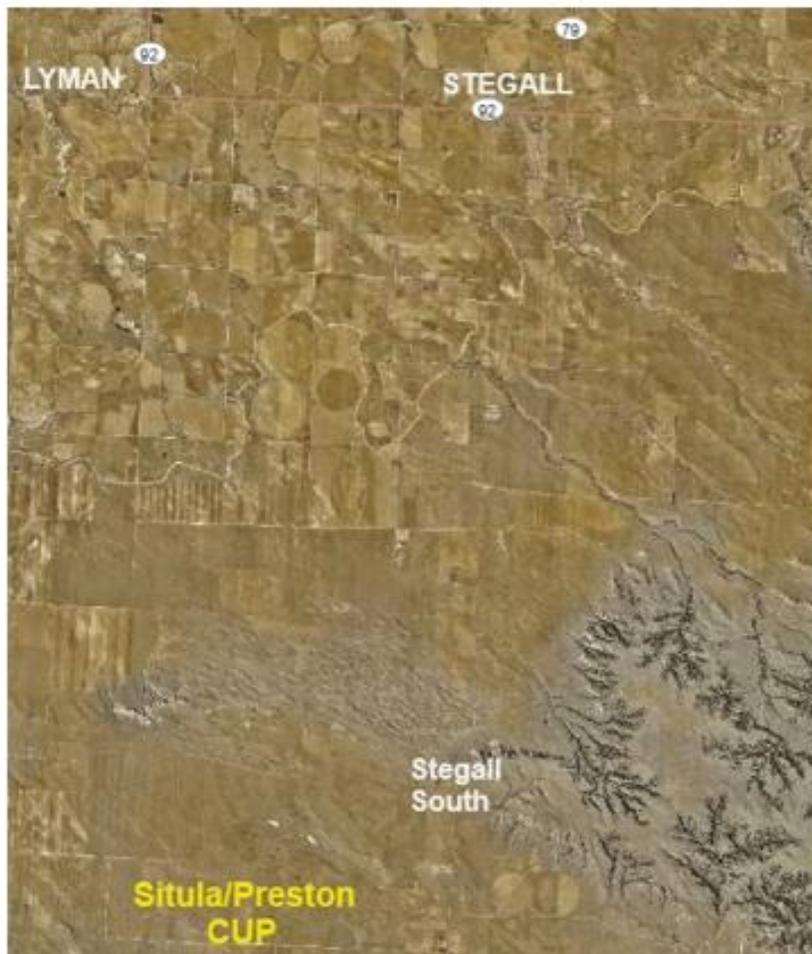
The Power Point presentation, and other materials provided before and at the Planning Commission meeting, can be obtained by contacting:

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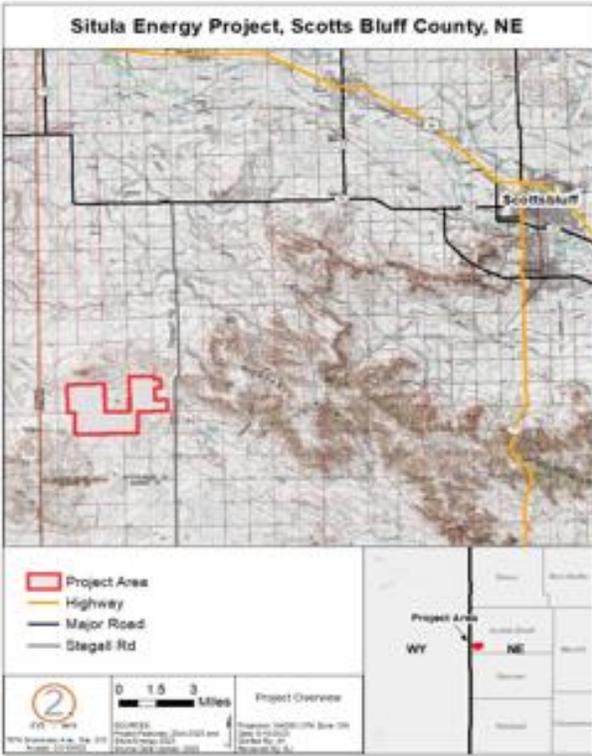
Evidence provided before and at the March 14th, 2023, Planning Commission Meeting



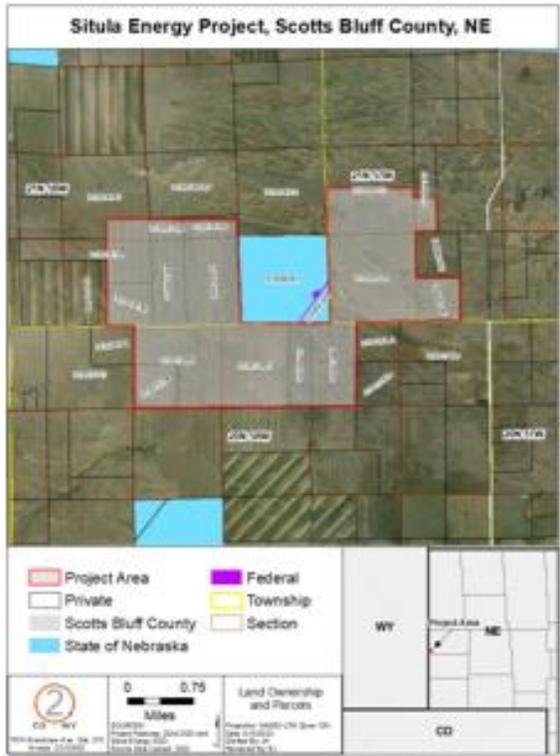




SITULA



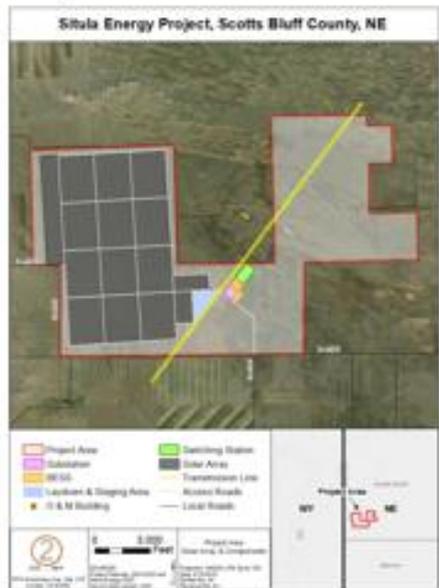
➤ Proposed Solar Energy Project



➤ Project Area

Situla Energy Proposed Site Plan

- Project Area Encompasses ~3,905 Acres
- Site Access: Stegall Road and County Road X
- 400 MW Solar Energy Facility
- ~610,050 Solar Panels
 - ~1,568 Acres
- 220.5 MW Battery Energy Storage System (BESS)
- Project Substation/Switching Station
- WAPA Interconnect to Existing Infrastructure (Archer-Stegall 230kV)
- Target Construction Date: Q4-2024
- COD: 12/31/2025



Land Overview

- ▶ **Energy Information Administration:** Nebraska has “good” Solar resources, especially in the Panhandle (Scotts Bluff County Comprehensive Zoning Plan).
 - ▶ Ranked 13th among states with solar energy potential
- ▶ **Full Site Control:** Full site control is secured for 3,905 acres.
- ▶ **Landowners:** Jack and Don Preston, brothers, who own the full 3,905 acres. Both are very supportive of the project.
- ▶ **Mineral Rights:** Landowners stated they own the mineral rights. A mineral rights report will be provided to confirm ownership.
- ▶ **Terrain:** Suitable terrain for solar installations

Physical Impacts

- > **Land Use**
 - > Zone A (Agricultural)
 - > Private Property
 - > Parcels to the West Currently Under Conservation Reserve Program (CRP)
 - > Unenrollment Currently in Process
 - > Currently used for grazing
 - > Existing Energy Infrastructure (Transmission Lines)
- > **Visual Impacts**
 - > Plan to Use Screening/Vegetation Management
- > **Traffic Impacts**
 - > 50-60 Trucks/Day at Peak Construction
- > **Noise Impacts Not Anticipated**
 - > Water Cooled BESS System
- > **Construction to take ~11 Months**

Conditional Use Permit

On 9/13/23, Situla Energy provided Scotts Bluff County with the CUP, including:

- ▶ Proposed Site Plan
- ▶ Panel and Equipment Specifications
- ▶ Road Use Agreement
- ▶ Screening and Vegetation Management Plan
- ▶ Stormwater Management Plan
- ▶ Decommissioning and Recycling Plan
- ▶ Emergency Response Plan
- ▶ Power Provider Agreement (Pending)
- ▶ Proof of Liability Insurance (Pending)
- ▶ Community Engagement (Pending)

Environmental Impacts

- > **No Threatened and Endangered Species Found in Project Area**
- > **Historic Inventories Assessed**
 - > No Eligible Sites in Project Area
- > **Nebraska Game and Parks Commission (NGPC)**
 - > Project submitted to NGPC through Conservation and Environmental Review Tool (CERT) on June 12, 2023
 - > Project will adhere to NGPC CERT Recommendations provided on July 24, 2023
 - > Ongoing consultation with NGPC
- > **Avoidance of Wetlands**
 - > No wetlands identified within the solar array
- > **Soils**
 - > Soil disturbance will be minimized and properly stored in soil spoil piles
- > **Reclamation**
 - > Planning will be part of pre-construction and site layout and design
- > **Maintenance**
 - > Erosion and weed control

**Scotts Bluff County
Planning Commission Meeting
December 12, 2023**

The Scotts Bluff County Planning Commission met on December 12th at 6:00 P.M. in the Scotts Bluff County Commissioner's Room, Administration Building, Gering, Nebraska. The notice of meeting was published in the November 30 Star Herald print and online editions.

Roll Call:

Members Present: Eric Wilcox, Bill Wineman, Jerry Thurman, Vern Groskopf, Seth Popp, Dean Schaneman, Mick Lookabill

Members Absent: Roger Beitel, Terry Schank

Bill Mabin: Building and Zoning Director

Bobbie Dendy: Building and Zoning Assistant

Notice of the Nebraska Open Meetings Act was made by Eric Wilcox.

Bill Wineman made the motion to approve the November 14th, 2023 minutes as presented. Motion was seconded by Jerry Thurman.

Roll Call: Bill Wineman-aye, Jerry Thurman-aye, Vern Groskopf-aye, Eric Willcox-aye, Seth Popp-aye, Dean Schaneman-aye, Mick Lookabill-aye.

Motion carried.

PUBLIC

HEARING 6:00 pm: 1. Situla Energy/Preston Trust

Conditional Use Permit (Utility scale Solar Facility)

Pts of Sec. 2, 3, 4, Twp 20N Rg 58W

& 29, 30, 31, 32, Twp 21N Rg 57W

& 26,27, 34, 35 Twp 21N Rg 58W

Project Description & Location

Situla Energy Project, LLC (Situla Energy), project holding company of Dunlieh Energy, is the Applicant proposing to develop the Situla Solar Energy Project (Project), a utility-scale solar project located in Scotts Bluff County, Nebraska. Situla Energy submits this Conditional Use Permit Application pursuant to Scotts Bluff County Code §5.102-15. The proposed Project Area is located approximately 15 miles southwest of Scottsbluff, Nebraska and encompasses approximately 4,240 acres in Scotts Bluff County agricultural zoning district. The Project Area contains 18 parcels. Situla Energy intends to construct and operate the Project using photovoltaic (PV) technology to generate approximately 400 megawatts (MW) of electricity. Project infrastructure would include solar panels, racking, a Battery Energy Storage System (BESS), substation, inverters, a storage facility, access roads, collection lines, and an interconnect to an existing transmission line or substation. Construction is planned to begin in October of 2024 and continue through December of 2025, with commercial operation beginning in late 2025. The operational period of the project will be approximately 30 years, after which, the project will be decommissioned. Situla Energy intends to construct, own, and operate the Project.

Ethan Jahnke of Two-Dot Consulting, 7674 Grandview Ave, Suite 210, Arvada, CO – representing Situla Energy; began the public hearing sharing a power point presentation (see attached) outlining the companies involved in the proposed solar farm. Dunlieh Energy has more than 100 years of experience on the leadership team in utility transmission and renewable energy resource integration, including 17 gigawatts (GWs) of solar energy. Its goal is to create sustainable clean energy resources that can serve customers on demand. The project is funded by Treehouse Management, who also funded the windfarm by Kimball. Their project portfolio includes 14 projects producing 4 to 5 GWs of energy.

An additional 200+ acres was added to the original application for the purpose of egress/ingress to the site via a private road connecting to Stegall Road. The driveway access permit will be obtained from the Scotts Bluff County Road Department. The west half of the project area, containing approximately 1,500 acres, will be developed for solar energy production. There will be approximately 600,000 solar panels interconnected with the Western Area Power Administration (WAPA) Archer Stegall Line, and a battery storage system that holds 220 megawatts. The BESS will be comprised of around 170 containers and hold up to 4 hours of energy in case of blackout, which would go back into the grid. The feasibility study for the WAPA interconnect has received positive results and are preparing for the system study.

Each panel will be about 8.5 feet x 4 feet, with 7 foot of ground clearance, and a soil-based anchor system which will not require concrete. The site will use wildlife friendly fencing and may have grazing for sheep or goats, but no cattle. The site has been designated as within the top 13 percent of solar radiation in the country. Situla has full control of the site, and the landowners are fully supportive of the project. The land is relatively flat and will not require much grading. The site includes a screening and vegetation management plan. Other plans include stormwater management, emergency response, and decommissioning /recycling plan. The liability insurance will be obtained when the project is approved. Projecting 50 to 60 trucks a day for a 2 to 4 week span during the peak of construction. Once construction has been completed, only 1 or 2 trucks a day.

Noise impacts are not anticipated. Surveys and studies in conjunction with Nebraska Game & Parks Commission have been completed to monitor any possible impacts on wildlife, including swift fox, burrowing owl, eagles, and other species. Development in wetlands will be minimized to the full extent possible. Also have a plan for erosion and weed control.

The economic impact will include 500 to 600 people working on the project over a period of 11 months. There will also be permanent operations and maintenance employees. Will also see increased tax revenue from the property.

Within 180 days of completion of facilities, Situla will submit to the property owners a security bond as required by Nebraska Statute. Also, will have insurance to cover the replacement of solar panels if damaged. There are places in the region that will be able to recycle damaged solar panels, and currently are worth \$9 to \$10 per panel as incentive to recycle.

Mick Lookabill; asked about the life span of the solar panels and how well they will operate after 30 years. Jahnke replied that they will continue to work, but the operator is incentivized to replace the panels after they are no longer working at a high efficiency.

Eric Wilcox opened the discussion to the public.

Rose Huber, 130614 County Road 6, Lyman; She is concerned about the heavy metals in the panels, and in case of a hail storm, can the heavy metals be washed into the irrigation canal (Gering-Ft. Laramie) and therefore being carried on to the North Platte River and recreation areas beyond. Also concerned about the storage batteries and possible fire and/or explosions. It was determined that the canal in question was over 5 miles away from the project. Jahnke compared the construction of the panels to a Gorilla Glass screen protector, which would effectively not allow any pieces or debris from the panels to escape the panel enclosure. Jahnke also noted that the batteries are all enclosed in a container.

Scott Boss, 30601 County Road 17, Mitchell; Asked if there were any government subsidies in use for the project, what happens when the subsidies run out, and if it was a money-making project (for-profit). Stated he would like to see a much smaller project. He also asked about the disposal of the solar panels and where these recycling companies are located. He also was wondering about the grass being able to grow under the panels. Jahnke replied the grass will grow with heat from indirect sunlight, and also it was mentioned it was a for-profit operation.

Senator Brian Hardin, 2770 Clubhouse Drive, Gering; Mentioned the significant amount of time spent on National Security. He cites the Sentinel Missile System, and the Kimball Missile Field as the largest missile field of three in the US. Situla Energy has chosen a curious place and a curious time for an energy project. They could not have chosen a more sensitive time and place for an energy project. He asks "why is that?" He also refers to Warren Air Force base. Strategic Command in Bellevue NE, Congressman Adrian Smith and the Attorney General are aware of this location. He mentioned questions about maintenance, decommissioning, suppression of fires, disposal of rare earth minerals from panels and inverters. He promises federal organizations will have profound questions such as the layers of ownership, and if there is Chinese, Russian, Iranian, or North Korean ownership involved. He references NERC & FERC compliances, and asks if the equipment and software is made in China. He asks where will the energy go and who will be using it. If the energy is going to Wyoming, they have identified several threats related to the Sentinel System there. He added his office has been working on legislation to prevent, root out, and discourage hostile foreign use or purchase of real estate near military complex's. He goes on to say, because of the location and sensitivity of this particular energy project, suggests Strategic Command is investigating. Lookabill asked if any of the government agencies have checked into the points that the Senator has brought up, and also stated that the planning board is not a political one. The Senator indicated that federal and state agencies were still looking into the matter. He does not suggest to stop the project, but suggests to pause so as to get the permissions of other government agencies.

Larry Bare, 15 Brentwood Court, Scottsbluff; Has owned and operated a business in this valley and questioning where the solar panels are made. Questions why a company from California would want to come to Nebraska. Wants to know what are the benefits concerning sales tax, jobs, land owners, WAPA. Also, wondering who will clean this project up in 30 years when it's finished. Questioning the 50-60 trucks coming into the county (to deliver solar panels), how much do they

weigh, and the wear & tear on Stegall Road. Jahnke remarked that the panels haven't been purchased yet.

Scott James, 4701 Avenue I, Scottsbluff; As a resident and tax-paying resident, concerned about possible loss of revenue due to tax breaks for the facility, and that there is no benefit of long-term employment. He feels this project should be zoned Commercial to capitalize on property tax revenue. He also says Stegall Road will be destroyed by the truck traffic. He asked if the revenue generated was from the Name Plate Tax. Mabin affirmed and responded that 100% of that tax goes to the State Treasurer and returned back to the county.

Casey Debus, 60512 County Road P, Lyman; She inquires if the company does not decommission the field when done, are the landowners required to use the bond. She drives Stegall Road every day and says Stegall Road is worse than it was before (road improvements), like putting a band aid on a broken leg. She wants to know who will repair Stegall Road if ruined by truck traffic. Asks where the energy will go, if there isn't an agreement with WAPA. States that property taxes have increased 30-40 percent and would like to know how it will impact the property values and taxes in the county, and how will this benefit residents. Jahnke stated that the power stays in the WAPA system, Nebraska, Wyoming, South Dakota, and Montana. He also said that the truck traffic for the installation would be coming from the south.

Russ Reisig, 60198 Highway 26, Morrill; Wants to know about the decommissioning and how the bond works. He stated a bond is good during the project, but then goes away when a project comes to the end. He feels Situla should put up 5 to 10 million dollars in an escrow account to be used for the decommissioning at the end of the project. He's also concerned about Stegall Road and possibly \$3 million to repair if heavily damaged. He would like some kind of assurance to fix the road if damaged by truck traffic during installation. He asks that the request be tabled until a lot of these questions get answers.

Scott Ickes, Dunlieh Energy, 214 Falcon Plaza, San Marcos; There are over 5,000 operating solar farms in the United States per the Department of Energy statistics. He is glad to get the feedback from the community and relish the opportunity to address each and every issue and concern, and to systematically answer them. He thanks all attending and for their bringing their concerns to attention. He says, with 5,000 projects getting done, so a lot of these challenges have been solved, and we are committed to doing that and being good partners with Scotts Bluff County and the state of Nebraska.

Bill Mabin made the suggestion to get some answers for the many questions asked by the public.

Eric Wilcox asked if anyone wanted to make motion to table item until the next meeting.

Vern Groskopf made the motion to close the public hearing at 6:57 PM. Motion was seconded by Dean Schaneman.

Roll Call: Bill Wineman-aye, Jerry Thurman-aye, Vern Groskopf-aye, Eric Willcox-aye, Seth Popp-aye, Dean Schaneman-aye, Mick Lookabill-aye.

Motion passed.

2. Miscellaneous: - None

Meeting adjourned at 7:02 PM

Respectfully submitted,
Bobbie Dendy

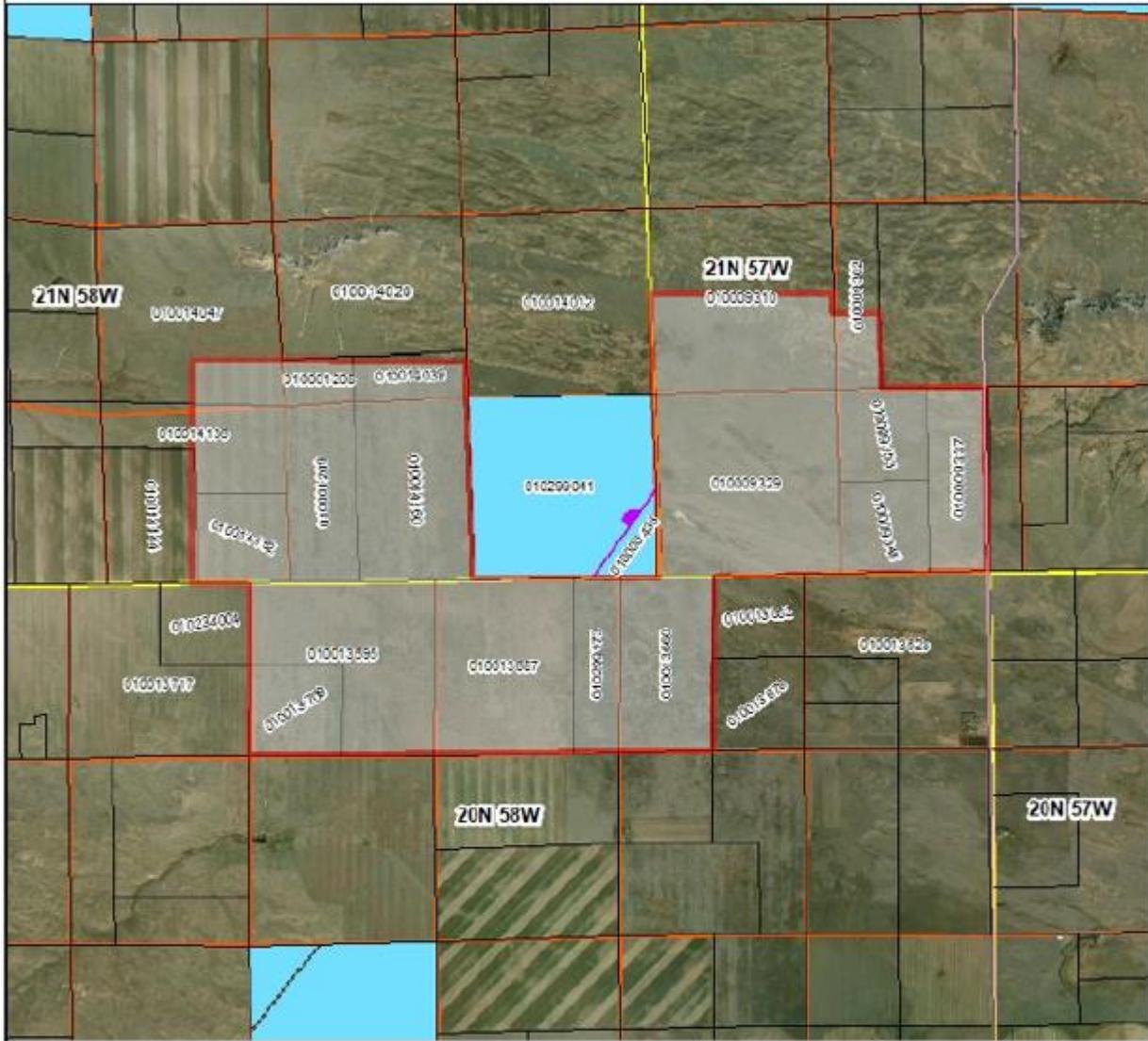
The Power Point presentation, Situla Project Plan, and other materials provided before and at the Planning Commission meeting, can be obtained by contacting:

Bill Mabin
Scotts Bluff County
Building & Zoning
bill.mabin@scottsbluffcountyne.gov
(308) 436-6700
785 Rundell Road
Gering, NE 69341

Evidence provided before and at the December 12, 2023 Planning Commission Meeting



Situla Energy Project, Scotts Bluff County, NE



-  Project Area
-  Private
-  Scotts Bluff County
-  State of Nebraska
-  Federal
-  Township
-  Section



Dunlieh Project Portfolio

Project Name	Size (MWac)	Size (MWdc)	BESS Size (MWh)	County	State	ISO/Utility
Situla Energy Project	400	560	800	Scotts Bluff	NE	WAPA
Cyllene Energy Project	250	325	500	Juab	UT	PacifiCorp
Energy Bridge Project	200	280	400	Burke	GA	Georgia Power
Ash Creek Energy Project	100	140	200	Hill	TX	ERCOT-North
Hanley Energy Project	200	210	400	Graham	AZ	AZ G&T
Wells Energy Project	200	280	400	Elko	NV	ID Power
Ascelia Energy Project	150	210	300	Forrest	MS	MISO
Albeck Energy Project	200	280	400	Lincoln	NE	SPP
Aster Energy Project	100	140	200	Hopkins	TX	SPP
Arche Energy Project	200	280	400	Hodgeman	KS	SPP
Electra Energy Project	200	280	400	Hyde	SD	SPP
Capella Energy Project	200	280	400	Buffalo	SD	SPP

Situla Energy Project Overview



> Proposed Solar Energy Project

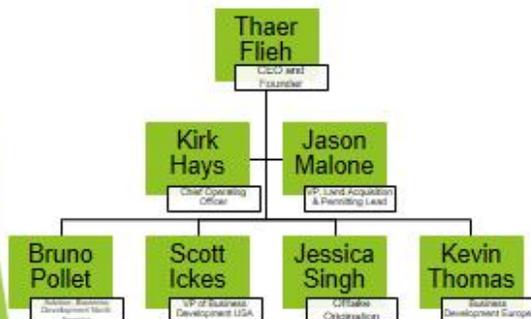


> Project Area

Dunlieh Energy

Based out of San Marcos, CA, Dunlieh Energy has more than 100 years of experience in utility transmission and renewable energy resource integration, including 17 GWs of solar energy. Our goal is to create sustainable clean energy resources that can serve customers on demand.

Leadership Team



Solar Energy Experience



Situla Energy Team

Two Dot Consulting

Two Dot Consulting Management has over 75 years of experience in environmental and energy permitting.

- Permitting and Regulatory Compliance
- Environmental Assessment / Due Diligence
- Wetland Delineation + Mapping / 404 Permitting under CWA
- Wildlife & Avian Surveys + Mitigation
- Pre/Post-Construction Monitoring for Protected Wildlife
- NEPA & FERC Permitting and Compliance
- Reclamation and Implementation
- Stakeholder Engagement / Community Outreach



TWO DOT CONSULTING

Treehouse Management, LLC

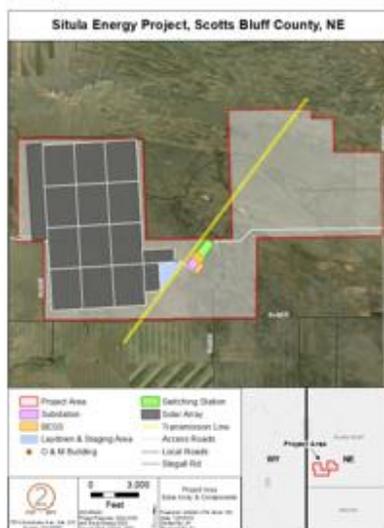
- Renewable Energy Fund
 - Kimball Wind, Kimball County, NE
 - Grant County Wind, Grant County, MN
 - South Fork Wind, Jackson County, MN
 - Ewington Wind, Jackson County, MN



treehouse
investments

Situla Energy Proposed Site Plan

- Project Area ~4,240 Acres
- Site Access: From Stegall Road with an Internal Access Road
- 400 MW Solar Energy Facility
- ~610,050 Solar Panels
 - ~1,568 Acres
- 220.5 MW Battery Energy Storage System (BESS)
- Project Substation/Switching Station
- WAPA Interconnect to Existing Infrastructure (Archer-Stegall 230kV)
- Target Construction Date: Q4-2024
- COD: 12/31/2025



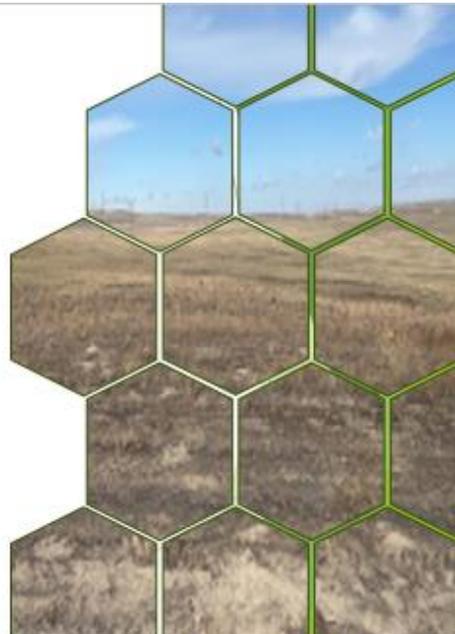
Project Infrastructure Description

- Solar Panels
 - 8.5'L X 4'W
 - ~7 ft of Ground Clearance
 - Soil-based Anchor System for Minimal Disturbance
- Fencing
 - Wildlife-Friendly Fencing
 - Grazing Possible (Sheep or Goats)
- BESS Battery Storage
 - 220.5MW (4hr Storage)
 - ~168 Containers
- WAPA Interconnect
 - Dunlieh Has Received a Feasibility Study from WAPA, With Positive Results



Land Overview

- ▶ **Energy Information Administration:** Nebraska has “Good” Solar Resources, Especially in the Panhandle (Scotts Bluff County Comprehensive Zoning Plan).
 - ▶ Ranked 13th Among States with Solar Energy Potential
- ▶ **Full Site Control:** Full Site Control is Secured for 4,240 Acres.
- ▶ **Landowners:** Landowners are Very Supportive of the Project.
- ▶ **Mineral Rights:** Landowners Stated they Own the Mineral Rights. A Mineral Rights Report will be Provided to Confirm Ownership.
- ▶ **Terrain:** Suitable Terrain for Solar Installations



Conditional Use Permit

A sample Conditional Use Permit form from Scotts Bluff County. The form is titled "SCOTTS BLUFF COUNTY CONDITIONAL USE PERMIT" and contains several sections for applicant information, project details, and signatures. The form is partially filled out with black text, and there are several blank lines for additional information. The form is presented as a document image on the left side of the slide.

On 9/13/23, Situla Energy provided Scotts Bluff County with an initial CUP.

On 12/7/23, Situla Energy provided Scotts Bluff County with a revised CUP, including:

- ▶ Proposed Site Plan
- ▶ Panel and Equipment Specifications
- ▶ Road Use Agreement
- ▶ Screening and Vegetation Management Plan
- ▶ Stormwater Management Plan
- ▶ Decommissioning and Recycling Plan
- ▶ Emergency Response Plan
- ▶ Power Provider Agreement (Pending)
- ▶ Proof of Liability Insurance (Pending)

Economic Impacts

The Project is anticipated to provide a broad range of economic benefits to Scotts Bluff County over its 30-year lifespan.

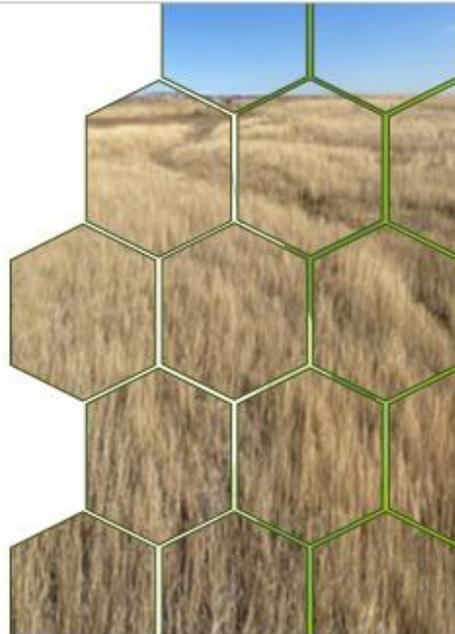
Anticipated Economic Impacts

- ▶ Local Construction Employment Opportunities
- ▶ Increased Sales and Tax Revenue (i.e. Local Hotels, Restaurants, Retail)
- ▶ Permanent Operations and Maintenance Employment Opportunities
- ▶ No Impacts Anticipated to Recreational Opportunities in the Surrounding Area



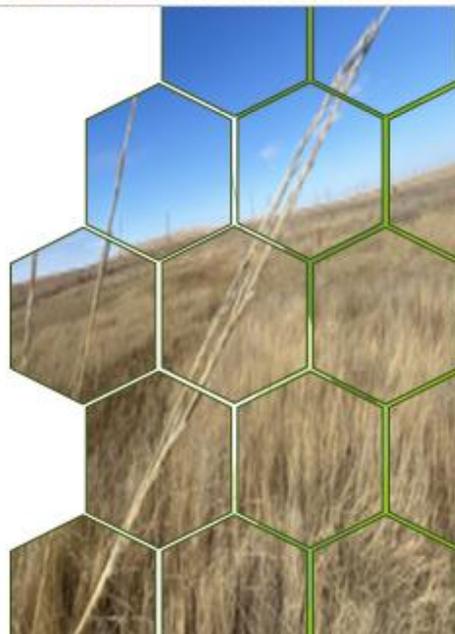
Physical Impacts

- > Land Use
 - > Zone A (Agricultural)
 - > Private Property
 - > Parcels to the West Currently Under Conservation Reserve Program (CRP)
 - > Unenrollment Currently in Process
 - > Currently used for grazing
 - > Existing Energy Infrastructure (Transmission Lines)
- > Visual Impacts
 - > Plan to Use Screening/Vegetation Management
- > Traffic Impacts
 - > 50-60 Trucks/Day at Peak Construction
 - > 1-2 Trucks/Day at Operation
- > Noise Impacts Not Anticipated
 - > Self-contained Liquid Cooled BESS System
- > Construction to take ~11 Months



Environmental Impacts

- > No Threatened and Endangered Species Found in Project Area
- > Historic Inventories Assessed
 - > No Known Eligible Sites in Project Area
- > Nebraska Game and Parks Commission (NGPC)
 - > Project Submitted to NGPC Through Conservation and Environmental Review Tool (CERT) on June 12, 2023
 - > Project Will Adhere to NGPC CERT Recommendations Provided on July 24, 2023
 - > Ongoing Consultation with NGPC
- > Avoidance of Wetlands
 - > No Wetlands Identified Within the Solar Array
- > Soils
 - > Soil Disturbance will be Minimized and Property Stored in Soil Spoil Piles
- > Reclamation
 - > Planning will be Part of Pre-construction and Site Layout and Design
- > Maintenance
 - > Erosion and Weed Control

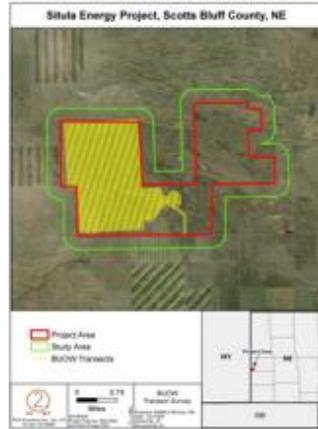


Environmental Impacts



- > Surveyed Project Infrastructure with a 100-yard Buffer in 50-meter transects
- > No Evidence of Swift Fox
- > Will Perform Den Surveys Prior to Construction

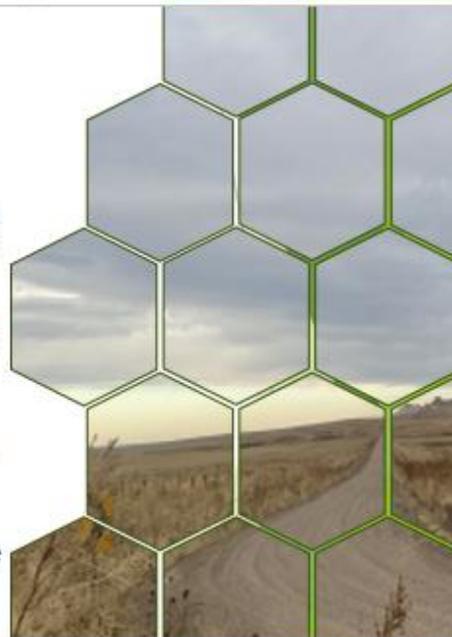
Environmental Impacts



- ▶ Habitat Assessment within Project Infrastructure and a 0.25-mile Buffer (Outside Breeding Season)
- ▶ 50-meter Transects
- ▶ Little Suitable BUOW Habitat in Project Area
- ▶ Will Perform BUOW Surveys During 2024 Breeding Season

Decommissioning

- ▶ Protections for Landowners
 - ▶ Lease Agreement Includes \$5 Million Decommissioning Bond
 - ▶ *“Within 180 days following completion of the Project Facilities, Project Company will submit to Owner the decommissioning plan as required by Section 70-1014.02(2)(b) of the Nebraska Statutes and post a security bond or comparable instrument as provided for in such section. Such submissions shall take place within the above time frame, notwithstanding the 10-year time frame generally provided for in the above statute”*
 - ▶ Insurance Agreement Covers Replacement of Solar Panels if Damaged
 - ▶ Infrastructure Will Be Recycled (i.e., SolarCycle)
- ▶ Situla Energy is Committed to Successful Revegetation and Site Rehabilitation After the Decommissioning of the Project.



Questions?

