

Submitted via email.
July 9, 2015

I write on behalf of myself and my family. We live at 3383 S. 110th Rd., just 3 miles southeast of Firth. While we are just across the line in Gage County, I wanted to comment on this because I understand Lancaster and Gage Counties have been working in conjunction given the proposed location of this project.

Broadly, I find it hard to believe that the proposed location, or any location within commuting distance from the capital city (30 miles or so) is considered a good site for a wind farm given the impact to current and potential property development that would generate property tax revenues far in excess of any payments made by a wind farm developer to a county. It seems a fundamental failure of land use planning to allow for such industrial facilities in areas much more suited to better uses. Wind farm development negatively impacts one of the primary elements of property value: the unspoiled, natural views of the landscape. My wife and I both grew up on farms and so reverence for the land is part of our DNA. It would be unfortunate if Nebraska becomes another factory floor for out-of-state wind developers to manufacture their power to be sold primarily out of state. Others get the power, we get the towers, and reduced property values to boot.

Specifically, if such development is to occur, then every possible step must be taken to ameliorate the negative effects. Those include:

- 1) as large of setbacks as possible from the property lines, not just the residential dwelling, of non-participating properties, regardless of size of parcel. The setback from any non-participating property line should be at least 1 mile. This will encourage siting of towers as close to each other as possible and limit the sprawling size of wind farms.
- 2) noise should at all times be at lowest possible levels; there should be no time period when noise is allowed to be greater
- 3) shadow flicker should not be allowed at any time on any non-participating property
- 4) strobe lighting should never be allowed, and synchronized, muted lighting should be required to avoid a blinking Christmas tree-like effect

In general, all measures that protect property values of non-participating properties should be taken. If they are not, then non-participating properties are bearing part of the burden for the siting of the machines for which they are not sharing in any of the lease or other payment benefits, which negatively impacts their property values for decades to come.

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