AGENDA
HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA PLANNING COMMISSION
THURSDAY, AUGUST 20, 2026
9:00 AM
CITY COMMISSION CHAMBERS - GARDEN CITY, KANSAS

Note: If you require any accommodation (i.e. qualified interpreter, large print, reader, hearing assistance) in order to attend this meeting, please notify this office at (620) 276-1170 no later than 48 hours prior to the scheduled commencement of the meeting.

No Workshop

I. Chairman calls regular meeting to order

II. Approval of Minutes -

II.A. Planning Commission Minutes-July 16, 2026
Planning Commission Minutes-July 16, 2026

III. PUBLIC COMMENT - Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson)

IV. General Staff Report and Update

IV.A. General Staff Report-August 20, 2026
General Staff Report-August 20, 2026

IV.B. Building Permit-July 2026
Building Report-July 2026

V. Submittal of Exhibits for the Record

A. Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended
B. Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended
C. Finney County, City of Garden City, and City of Holcomb Comprehensive Plans all as amended
D. All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats
E. All application files in their entirety including Staff Reports

VI. New Business

VI.A. GC2026-29: Rezone from "R-3" Multiple Family Residential to "C-2" General Commercial District for the properties generally located at 1720, 1722, 1724, and 1726 Pats Drive,

Garden City, Kansas.
Vicinity Map
General Information

VI.B. FC2026-23: Rezoning from "A" Agricultural District to "R-R" Rural Residential District for the property generally located at 3510 N. Little Lowe Rd., Finney County, Kansas.
FC2026-23 Vicinity Map
FC2026-23 GENERAL INFO

VI.C. FC2026-29: Rezoning from "A" Agricultural District to "R-R" Rural Residential District for the properties generally located in the northwest quarter of Section 11, Township 26 South, Range 31 West, Finney County, Kansas.
FC2026-29 Vicinity Map
FC2026-29 GENERAL INFO
Friesen Acres Final Plat

VI.D. FC2026-25: Friesen Acres Preliminary Plat
FC2026-25 Vicinity Map
FC2026-25 Friesen Acres - Preliminary Plat

VI.E. FC2026-26: Friesen Acres Final Plat
FC2026-26 Vicinity Map
FC2026-26 Friesen Acres - Final Plat

VI.F. FC2026-27: Special Use Permit to operate Natural Gas Energy Systems in the "A" Agricultural District for the properties generally located in Sections 3, 4, and 10 of Township 25 South, Range 34 West, Finney County, Kansas.
FC2026-27 Vicinity Map
FC2026-27 Sherlock Generation - NGES SUP Application

VI.G. GC2026-4 Replat of Golden Plains Third Addition
GC2026-4 Vicinity Map
GC2026-4 Plat

VI.H. GC2026-30 Campus Plaza North Addition
GC2026-30 PLAT
2026-30 Vicinity Map

VI.I. FC2026-24: Parcel Plat of the NW5 Addition
FC2026-24 Vicinity Map
FC2026-24 Parcel Plat

VI.J. FC2026-32: Parcel Plat of the Finney County Jail Addition
FC2026-32 Vicinity Map
FC2026-32 Finney County Jail Addition - Parcel Plat

VII. Report of the Planning Secretary

VIII. Planning Commission Reports

IX. Adjourn

MINUTES

HOLCOMB - GARDEN CITY - FINNEY COUNTY AREA
PLANNING COMMISSION

July 16, 2026

The Holcomb-Garden City-Finney County Area Wide Planning Commission scheduled a Public Hearing at 9:00 a.m. Thursday, June 18, 2026, in the City Commission Chambers at the City of Garden City Administrative Center located at 301 N 8th Street, Garden City, Kansas.

1. CALL TO ORDER

Chair Anliker called to order the Area Wide Planning Commission meeting at 9:00 a.m. The following Commission members were present: Member Crist, Vice-Chair Dick, Member Griffin, Member Hands, Member Ortiz and Member Rupp. Also present were Staff Thompson, Staff Rivera, Staff Phillips and Staff Jarmer.

2. APPROVAL OF MINUTES – June 18, 2026

Member Rupp made a motion to approve the minutes from June 18, 2026. *Member Hands* seconded the motion. Votes were taken by yeas and nays and recorded as follows:

Anliker	Crist	Dick	Griffin	Hands	Hanigan	Ortiz	Vacant	Rupp
Yea	Yea	Yea	Yea	Yea	Not Present	Yea	N/A	Yea

Motion passed.

3. PUBLIC COMMENT- Agenda Schedule Allowance: 30 minutes (5 minutes per spokesperson) for items not on the agenda.

OPEN PUBLIC COMMENT
CLOSED PUBLIC COMMENT

4. GENERAL STAFF REPORT AND UPDATE

Staff Charles presented the General Staff Report, copies of which are available through the Neighborhood & Development Services office.

5. SUBMITTAL OF EXHIBITS FOR THE RECORD

a. Finney County Zoning Regulations, Garden City Zoning Regulations and City of Holcomb Zoning Regulations all as amended.
b. Finney County, City of Garden City, and City of Holcomb Subdivision Regulations all as amended
c. Finney County, City of Garden City, and City of Holcomb Comprehensive Plans all as amended
d. All Visual Aid Presentations with Aerial Maps, Site Plans, and Plats
e. All application files in their entirety including Staff Reports

6. NEW BUSINESS

GC2026-28: Amendment to the Garden City Zoning Regulations to add a definition for Micro Data Facility and designate it as a permitted use in the "I-3", Heavy Industrial District.

Staff Charles- Presented Staff Report.

OPEN PUBLIC HEARING
CLOSE PUBLIC HEARING

Staff Charles- I did want to make note, you may see in the ordinance some other changes. These are just minor changes. Some spelling errors. A physical fitness center was in there twice for some reason but again just some minor changes we try to clean up when we can we have the opportunity to do so.

Member Crist- I have a question about the discharge from the cold closed loop system. Is there a closed loop system that has to have some sort of additive to the water, is that not right? What is the discharge? Where does it go? How often? I mean I'm just curious.

Fred Jones, Garden City Public Works & Utilities Director-So we don't know how a closed loop would be designed for a specific application. We're trying to cover our bases in terms of what we will allow.
Obviously, any kind of chemical additives to the water would have to be analyzed to ensure that it's suitable for discharge to our wastewater treatment plant. If it's not suitable for discharge under our discharge permit for our treatment plant or if it's going to create harm to our treatment plant, that entity will have to find some sort of method to dispose of that without coming into our sewer system. So, the whole idea is that we don't have a continuous flow of water from one of these cooling systems going into our wastewater treatment that can create issues on the treatment side and also increase the amount of water that would potentially be used.

Member Crist-Well, that answers my question where does it go?

Member Rupp-So if it's in the city limits it's going to go to the sewage treatment plant. They can't discharge it any other way.

Fred Jones- No and I believe we have something in that that in the reference ordinance that no ground discharge of that is permitted either. That wouldn't align with anything else we do in the urban city.

Member Hands- Let's piggyback on that real quick. I know on the ordinances, article 7 of chapter 90, it was basing the commercial drainage fees on the number of parking spaces. So, my concern is whether a facility of this size would necessarily have enough parking spaces to reflect potential impact if not it would be falling into a relatively low drainage free drainage feedback bracket. So, sections 90-376 and 90-381 establish the drainage utility to protect life and property from surface water overflow and stagnation with fees used to cover drainage related costs. And so, if water from the facility through clean operations equipment failure, emergency discharge, leakage, I guess that was answering that question. And if the municipal drainage system or causes staying water, what provision would require the operator to pay the resulting monitoring and capacity mitigation and infrastructure costs rather than shifting those costs to the drainage utility right there.

Staff Charles- I'll answer just specifically on the parking. Every development, depending on their use, has very specific parking requirements. So, whatever those requirements are for such use, they would have to meet those.

Vice-Chair Dick-So I'm reading that. Is that the point of that part, right, is talking about if we're building like a Walmart-sized parking lot, we have to figure out what we're going to do instead of that rainwater going into the ground, that water has to flow somewhere. And so that's I think what's based on that, because we're talking about the displacement of raw ground, whatever you call undeveloped ground. You're talking about that part, I believe, is type of undeveloped ground turning into a surface that is not permeable. So, I think that's what that's talking specifically about, the amounts of spots, because that's how big that displacement is.

Fred Jones-I'd also want to say that in our last utility rates study, which looked at water, wastewater, and storm water, one of the things that was recommended for us to explore as an alternative was developing impervious unit calculations. So, basically having an equivalent residential unit method to determine storm drainage fees for commercial properties. We're working on trying to develop a proposal that could be considered by our public utilities advisory board, and if approved by them, it would go on to the city commission for approval. So we see some issues with the parking space calculation. It's kind of onerous, and the calculating the impervious area of the development can be done at the planning stage, and we could establish those storm water drainage rates at that point, if approved by the governing body, just to give you an idea of what we're working on.

Vice-Chair Dick- But I think to get to the kind of the heart of what you're talking about though, is anybody who's either hooking up or going to be discharging into the system has to go through a complete agreement.

I mean because like DFA is putting out a million or in theory a million gallons of water a day, I mean they couldn't just dump that into the storm water system they'd have to go through. So any of these industrial type things I think would be worked on where you can't just hook up and drop whenever you want. I mean there's agreements that have to be made to make sure they're falling within the realms of what's acceptable for us. Is that generally correct?

Fred Jones-Yeah, all utilities which would include storm water are addressed during the development, during the process. Thank you.

Member Ortiz- If I'm understanding this right, it's already saying that it would be a permissible use, but this is basically just adding more protections and limitations and stuff.

Staff Charles-Yeah, that's correct. Permitted use, so then they do have to meet those other additional requirements, which also include agreements.

Member Ortiz-So without this then they would not have those basically restrictions?

Staff Charles-Correct.

Chair Anliker-Looking at being a little more proactive. And being prepared when something does come up.

Vice-Chair Dick-I think it's kind of limiting or limiting that you can't just put in a hyperscale data center. In terms of data centers, it's a really small one.

Member Hands-So this isn't like in lieu of a special use permit?

Staff Charles- Yes, so this is just within the city limits.

Vice-Chair Dick- Yes, just putting more limitations on what we can do in the town and in more specific requirements.

Member Hands- If the governing body authorized electrical capacity above, I think it says 10 megawatts, does the facility still qualify as a micro data facility, or is it another approval would be required at that point?

Mike Muirhead- Current Public Works Director, City of Garden City- So yeah, your question was if it's over 10 megawatts. Yes, anything over 10 megawatts will require a special permit for a special contract with the city commission. Otherwise it won't happen. We have one location over by the Jamison Energy Center now, and that required a special contract with that group, and it's small. That's less than 10 megawatts. Anything over that is, you know, I guess if we were ever near some huge utility, 10 megawatts is not a big deal. It's a very big deal to our utility. So, we want to make sure that they go through that process and they have a special contract for that. Hopefully that answers my question.

Member Griffen- I got a question based on that. What percentage would, like, 10 megawatts be as for the city? What's the total city usage, I guess? I'm just trying to figure out what kind of drainage that would be.

Mike Muirhead- Well, on a day like today, well say this week's is pretty hot, the city's peak load is about 80 megawatts. So, you add 10 more of that, that puts us up to 90 megawatts. Capacity-wise within our system, we have the capacity of probably close to 200 megawatts, but every home that gets built, every store that opens up, everything, you know, starts taking a little bit of that capacity away. So that's how much extra capacity we have in the system right now. Now what we would have to do is, you know, somebody wanted to come in and do one of these or two of these, is we have to find the capacity, the power, the act of the electricity. Where's it going to be generated? We have to find that power to bring in and they got to pay for that.

Vice-Chair Dick-And then another loop, one thing that I was saying is, well, like it's 10 megawatts per area, but and I said, well could they parcel off? Like you get a big land and cut and cut and cut and cut and then 10, 10, 10, 10, 10. And could you speak to that because that was a question that I had.

Staff Charles- Sure. You guys can just go back to the staff report. It says common ownership located on contiguous land. So even if they split it up into very separate lots or parcels, it would still be considered one.

Vice-Chair Dick-So it keeps, it keeps it from having some sort of shenanigans where they can kind of do this sort of thing that we don't want to do, but just do it smaller all at the same time. So, I thought there's a good protection put in there for that as well.

MEMBER RUPP MADE A MOTION TO APPROVE THE AMENDMENT AS PRESENTED PER STAFF RECOMMENDATION ALTERNATIVE ONE. MEMBER CRIST SECONDED THE MOTION.

Votes were taken by yeas and nays and recorded as follows:

Anliker	Crist	Dick	Griffin	Hands	Hanigan	Ortiz	Vacant	Rupp
Yea	Yea	Yea	Yea	Yea	Not Present	Yea	N/A	Yea

Motion passed.

7. REPORT OF THE PLANNING SECRETARY

I don't have anything additional at this time. I would plan to have a work session next time. Not quite sure on what, but if you do have something that you would like us to cover, please don't hesitate to reach out so that we can use that time, use it for good use. But if there is anything you would like us to go over, let me know and we can surely do that.

8. PLANNING COMMISSION REPORTS

Vice-Chair Dick- Good job staff. I just hope everybody has a safe rest of the summer. Getting ready for school to start again.

Chair Anliker- I just want to thank the staff and everyone for, you know, and being able to see ahead. And let's plan for the city and not, we're taking a proactive stand and not backing into something. So, I like being up front and forward.

Member Rupp- I want to thank Mike Mearhead for his years of service. Always enjoyed visiting with you. You explain things very well. I'm going to miss you, but I'm excited for Fred. I think he would be a great replacement. So, thank you guys for what you do.

Member Hands-Thanks to the staff. Thanks for answering questions.

Member Crist- Congratulations on a job well done.

9. ADJOURN

The meeting was adjourned at 9:21 A.M.

Trent Maxwell, Secretary
Aleecya Charles
Daunte Thompson
Angela Rivera

Jeana Anliker, Chair
Shannon Dick, Vice-Chair

GENERAL STAFF REPORT AND UPDATE
August 20, 2026

City of Garden City, Kansas
Neighborhood & Development Services Department

Site Plans Approved: July 16, 2026 – August 14, 2026

Site Plan	SP#	Address	Project
Boat Yard, LLC	SPFC25-38	2090 W Mary Street	New Building
Michael Martin	SPFC26-02	7375 Turner Avenue	New Building
Tex-Ok-Kan Oil Field	SPFC26-20	2814 W Jones Avenue	New Building
Bible Christian Church	SPGC26-25	1501 E Mary Street	Temp Parking Lot

Lot Splits & Parcel Plats Approved Administratively: July 16, 2026 – August 14, 2026

No Lot Spit Approvals.

Jurisdiction	Request	Description	Applicant/Surveyor

Commercial Certificate of Occupancies Issued: July 16, 2026 – August 14, 2026

No Certificate of Occupancies issued.

Project	Address

Discussion:

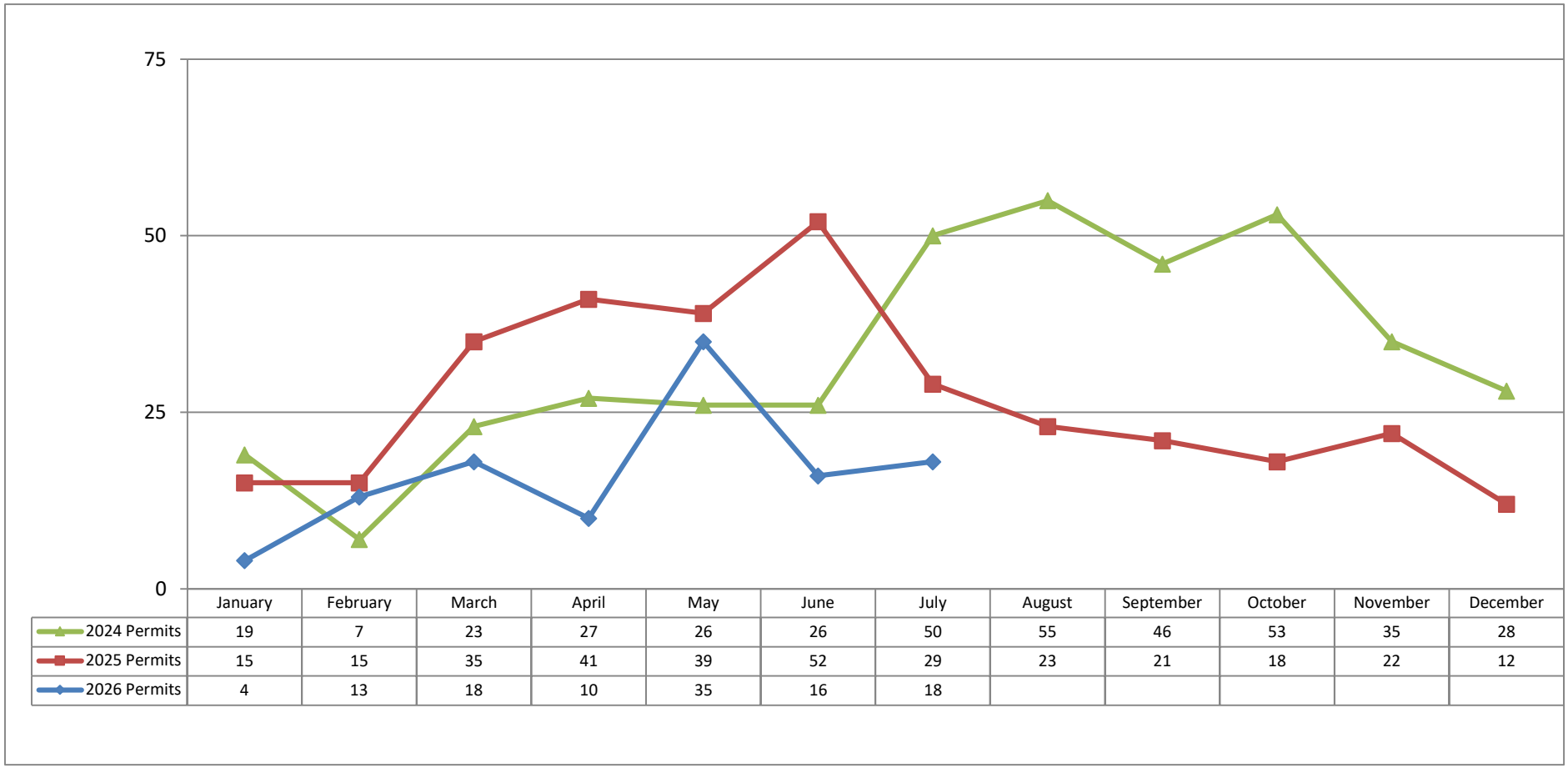
Neighborhood & Development Services
Building Report
July 2026



FINNEY COUNTY
2026 MONTHLY BUILDING REPORT

2026 Monthly Report		Single Family Includes Modular Permits	Single Family Manufactured Permits	Multi-Family Permits (twor or more attached dwellings)	Residential Remodel Permits	Commercial Permits	Industrial Permits	Commercial & Industrial Remodel Permits	Misc. Permits (Utility, Religious, Public or Non-Profit)	**Total** Fee, Permits & Valuation	**Total** Number of Inspections
JAN	FEE				118.00			237.50		$ 356	**35**
	PERMITS				2			2		4	
	VALUATION				3,300			17,000		$ 20,300	
FEB	FEE				1,127			1,311	0	2,438	**37**
	PERMITS				7			5	1	13	
	VALUATION				63,471			83,000	0	146,471	
MAR	FEE		1,129		3,086			3,666		$ 7,881	**43**
	PERMITS		2		13			3		18	
	VALUATION		116,600		311,357			804,500		$ 1,232,457	
APR	FEE	1,872			1,802					$ 3,674	**47**
	PERMITS	1			9					10	
	VALUATION	320,000			122,781					$ 442,781	
MAY	FEE				5,640			6,639		$ 12,278	**35**
	PERMITS				15			4		19	
	VALUATION				525,048			960,450		$ 1,485,498	
JUN	FEE				2,023			791		$ 2,814	**15**
	PERMITS				10			4		14	
	VALUATION				120,089			33,539		$ 153,628	
JUL	FEE				3,303		919	115	0	$ 4,336	**18**
	PERMITS				12		1	1	1	15	
	VALUATION				241,377		70,000	0	2,500	$ 313,877	
AUG	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
SEP	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
OCT	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
NOV	FEE									0	
	PERMITS									0	
	VALUATION									0	
DEC	FEE									0	
	PERMITS									0	
	VALUATION									0	
2026 TOTAL PERMITS		1	2	0	68	0	1	19	2	$ 33,776 93 $ 3,795,012	**230**

2024-2026 FINNEY COUNTY BUILDING REPORT



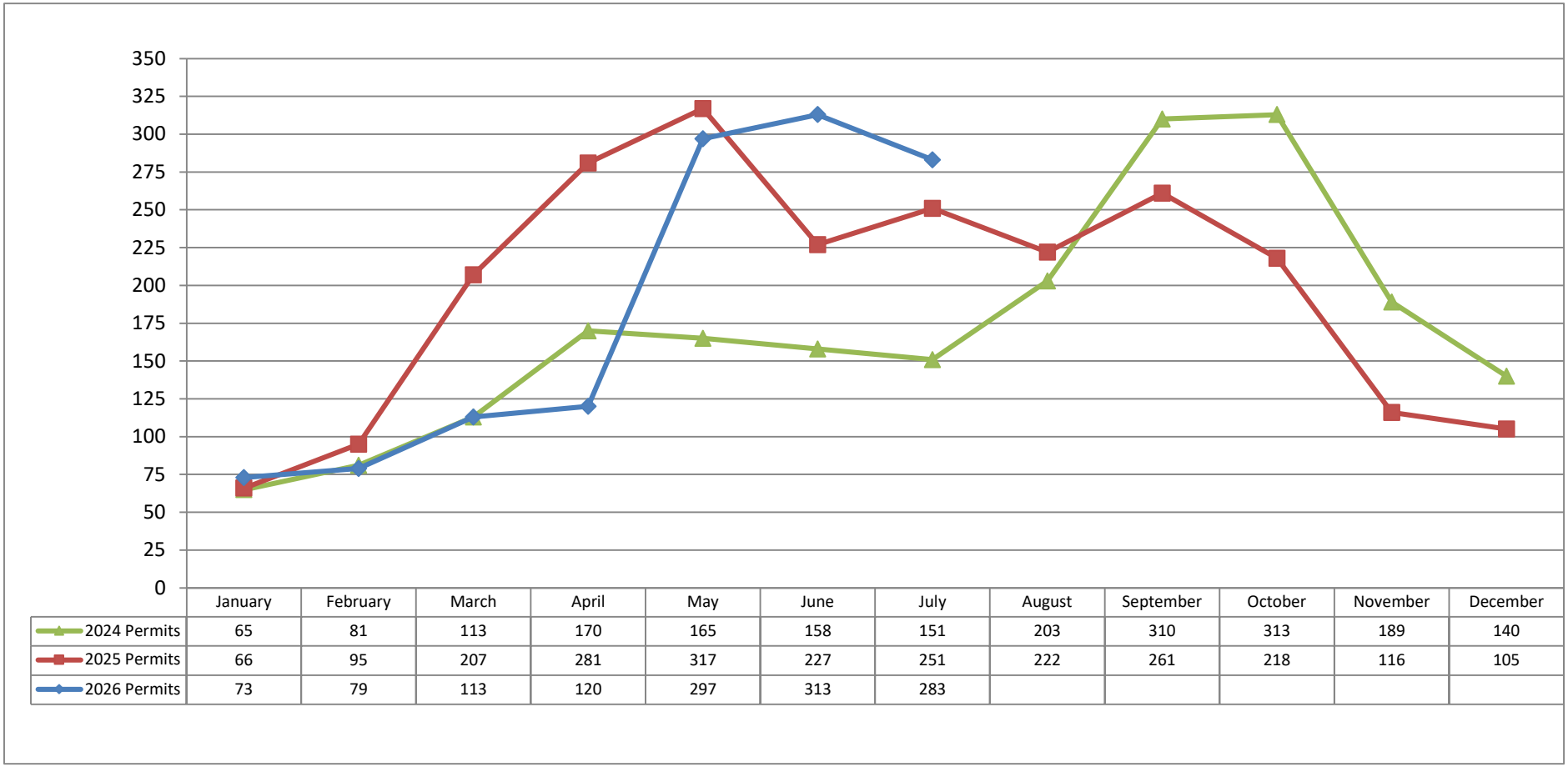
	January	February	March	April	May	June	July	August	September	October	November	December
2024 Permits	19	7	23	27	26	26	50	55	46	53	35	28
2025 Permits	15	15	35	41	39	52	29	23	21	18	22	12
2026 Permits	4	13	18	10	35	16	18					

Permit#	District	Permit Type	Address	Amount	Value	Structure	Project Description
FP26-000081	Finney County	BD - Fence Permit	105 DURHAM Place	194	12000	Residential Remodel	6' FENCE
FP26-000083	Finney County	BD - Fence Permit	108 SUFFOLK Court	161	9000	Residential Remodel	6' Fence
RR26-000763	Finney County	BD - Repair, Replacement, or Remodel Building Permit	104 NOTTINGHAM Court	59	1500	Residential Remodel	40GALLON NG WATER HEATER REPLACEMENT
RR26-000730	Finney County	BD - Repair, Replacement, or Remodel Building Permit	5775 KOEHN Avenue	139	7000	Residential Remodel	Install new feeder to house panel from main panel
FP26-000078	Finney County	BD - Fence Permit	5505 E El Delmo Street	154	7000	Residential Remodel	5ft Fence
RR26-000700	Finney County	BD - Repair, Replacement, or Remodel Building Permit	5550 E ALLEN Drive	286	18693.93	Residential Remodel	Remove/Replace roof
FP26-000079	Finney County	BD - Fence Permit	5550 N SIXTEEN MILE Road	198	10296	Residential Remodel	6' fence
RC26-000087	Finney County	BD - New Residential Construction Building Permit	8405 N BIG LOWE 1	722	84000	Residential Remodel	Install Mobile home
RR26-000696	Finney County	BD - Repair, Replacement, or Remodel Building Permit	710 W TAYLOR JONES Road	256.5	10850	Residential Remodel	Replace metal siding
RR26-000689	Finney County	BD - Repair, Replacement, or Remodel Building Permit	707 W MAPLE Street	432	35000	Residential Remodel	Remove AND REPLACE TPO
CA26-000002	Finney County	BD - Commercial Accessory Building Permit	7375 Turner Avenue	918.5	70000	New Industrial	48x100 storage building
SP26-000033	Finney County	BD - Sign Permit	3105 N IBP Road	115	0	Commercial/Industrial Remodel	Tyson sign
RA26-000040	Finney County	BD - Residential Accessory Building Permit	2104 GRANDVIEW EAST Drive	437	30000	Residential Remodel	Addition to house(8'x28')
RR26-000649	Finney County	BD - Repair, Replacement, or Remodel Building Permit	1805 S AIR SERVICE Road	0	2500	Misc	R/R roof - 4 sq (CITY WORK)
RR26-000638	Finney County	BD - Repair, Replacement, or Remodel Building Permit	105 WELLINGTON Place	264	16037.1	Residential Remodel	remove/ reroofing
			Total	**$ 4,336.00**	**$ 313,877.03**		

GARDEN CITY
2026 MONTHLY BUILDING REPORT

2026 Monthly Report		Single Family Includes Modular Permits	Single Family Manufactured Permits	Multi-Family Permits (twor or more attached dwellings)	Residential Remodel Permits	Commercial Permits	Industrial Permits	Commercial & Industrial Remodel Permits	Misc. Permits (Utility, Religious, Public or Non-Profit)	**Total** Fee, Permits & Valuation	**Total** Number of Inspections
JAN	FEE	3,139	987		5,183			7,310	50	$ 16,669	**205**
	PERMITS	2	1		45			24	1	73	
	VALUATION	519,000	62,416		438,841			514,066	0	$ 1,534,323	
FEB	FEE	1,272	105		5,432			8,067	2,995	$ 17,870	**244**
	PERMITS	1	1		54			19	4	79	
	VALUATION	200,000	25,000		269,965			73,266	5,762,516	$ 6,330,747	
MAR	FEE	8,600		3,919	8,614	22,126		5,500	625	$ 49,382	**294**
	PERMITS	6		2	87	1		12	5	113	
	VALUATION	1,519,000		3,050,000	418,101	3,596,840		714,679	36,332	$ 9,334,952	
APR	FEE	11,473		1,272	12,992	984		4,292	134	$ 31,146	**288**
	PERMITS	9		1	96	1		12	1	120	
	VALUATION	1,789,000		200,000	822,593	80,000		662,645	4,300	$ 3,558,538	
MAY	FEE	9,410	627	13,315	10,055	17,044		3,831	16,994	$ 71,274	**297**
	PERMITS	5	1	5	91	1		7	3	113	
	VALUATION	1,555,000	49,810	2,375,000	497,803	2,750,000		154,210	2,757,129	$ 10,138,952	
JUN	FEE	8,463	190	42,896	15,334	1,364		9,939	9,816	$ 88,000	**314**
	PERMITS	4	1	18	125	1		23	7	179	
	VALUATION	1,475,000	12,500	7,600,000	83,678	120,000		784,187	1,346,035	$ 11,421,400	
JUL	FEE	2,794	1,395	2,647	16,284	223,287		3,556	421	$ 250,383	**283**
	PERMITS	2	3	1	124	2		21	4	157	
	VALUATION	450,000	160,700	475,000	953,702	36,950,000		134,888	31,679	$ 39,155,968	
AUG	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
SEP	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
OCT	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
NOV	FEE									$ -	
	PERMITS									-	
	VALUATION									$ -	
DEC	FEE									-	
	PERMITS									-	
	VALUATION									-	
2026 TOTAL PERMITS		29	7	27	622	6	0	118	25	$ 524,724	**1925**
										834	
										$ 81,474,880	

2024-2026 GARDEN CITY BUILDING REPORT



	January	February	March	April	May	June	July	August	September	October	November	December
2024 Permits	65	81	113	170	165	158	151	203	310	313	189	140
2025 Permits	66	95	207	281	317	227	251	222	261	218	116	105
2026 Permits	73	79	113	120	297	313	283					

Permit#	District	Permit Type	Address	Amount	Value	Structure	Project Description
RR26-000677	Garden City	BD - Repair, Replacement, or Remodel Building Permit	801 N CAMPUS DR	241.5	10415.23	Misc	Heat Exchanger Replacement
RR26-000681	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1524 N TAYLOR Plaza	42	500	Commercial/Industrial Remodel	Add garage door and electrical sign
CC26-000021	Garden City	BD - New Commercial Construction Building Permit	187 leawood	6243.5	950000	New Commercial	Head Start at Hunters Glen
RR26-000584	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2928 WINDMILL DR	135	8000	Residential Remodel	Remove and Replace Shingles
RR26-000635	Garden City	BD - Repair, Replacement, or Remodel Building Permit	3002 LOST RIVER DR	124	7000	Residential Remodel	Change out 3 ton ac and 75K 80% furnace
RR26-000650	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1602 N 11TH ST	135	7800	Residential Remodel	Change out 3 ton ac and 75K 96% furnace
RR26-000660	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1506 WILLOW LN	135	8000	Residential Remodel	Change out 3.5 ton ac and 100K 96% furnace
RR26-000684	Garden City	BD - Repair, Replacement, or Remodel Building Permit	621 MAGNOLIA ST	201	13970	Residential Remodel	Remove Wood Shakes and Install Shingles, 35SQ
RR26-000687	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2708 HENDERSON DR	157	9500	Residential Remodel	Remove and Replace Shingles
RR26-000690	Garden City	BD - Repair, Replacement, or Remodel Building Permit	710 E CHESTNUT Street	128	500	Residential Remodel	New meter
RR26-000702	Garden City	BD - Repair, Replacement, or Remodel Building Permit	802 N 5TH ST	418	37000	Residential Remodel	Remove and Replace Shingles
FP26-000076	Garden City	BD - Fence Permit	1801 W CHESTERFIELD Drive	45	800	Residential Remodel	6ft fence
RR26-000708	Garden City	BD - Repair, Replacement, or Remodel Building Permit	309 N 10TH Street	102	5000	Residential Remodel	Roof
RR26-000716	Garden City	BD - Repair, Replacement, or Remodel Building Permit	804 N 5TH Street	0	37000	Residential Remodel	Remove and Replace Shingles
RR26-000609	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1807 N CAMPUS DR	135	8000	Residential Remodel	Bathroom in basement - changed floor plan
RR26-000626	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1512 B ST	63	1700	Residential Remodel	40GALLON NG WATER HEATER REPLACEMENT - WEEKEND CALL
RR26-000645	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2322 C ST	59	1500	Residential Remodel	WATER HEATER REPLACEMENT - 40GALLON NG
RR26-000692	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2016 SUNFLOWER ST	59	1500	Residential Remodel	40GALLON NG WATER HEATER REPLACEMENT
RR26-000721	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2509 C ST	59	1500	Residential Remodel	40GALLON NG WATER HEATER REPLACEMENT
RC26-000040	Garden City	BD - New Residential Construction Building Permit	4130 CARDIGAN	1372	220000	SF Residential Includes Modular	NEW SINGLE FAMILY
RP26-000043	Garden City	BD - Right of Way and Excavation Permit	3333 E MARY ST	0	1	Commercial/Industrial Remodel	Placing ATT Fiber and handhole
RR26-000748	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1608 W KANSAS Avenue	53	1200	Residential Remodel	repair sewer line
RP26-000044	Garden City	BD - Right of Way and Excavation Permit	1503 JAN Street	50	6000	Residential Remodel	Driveway
CP26-000104	Garden City	BD - Concrete Permit	1503 JAN Street	193	6000	Residential Remodel	Driveway
RR26-000733	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1209 N 8TH ST	157	10000	Residential Remodel	Remove and replace siding and windows
RR26-000759	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2906 PATTY Place	135	8000	Residential Remodel	Roof Replacement
RR26-000760	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1715 E KANSAS PLZ	533.5	28373.69	Commercial/Industrial Remodel	Replacing the rooftop package unit
RP26-000046	Garden City	BD - Right of Way and Excavation Permit	603 W THOMPSON Street	75	2300	Residential Remodel	Concrete work in front of house
CP26-000107	Garden City	BD - Concrete Permit	603 W THOMPSON Street	80	2300	Residential Remodel	Concrete work in front of house
RR26-000767	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1015 LAMPLIGHTER LN	212	14157.85	Residential Remodel	House & Shed Roof
RR26-000640	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2303 N 3RD Street	157	9250	Residential Remodel	REPLACING FURANCE AND AIR CONDITIONER
RR26-000641	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2206 N 9TH Street	102	5000	Residential Remodel	REPLACING AIR CONDITIONER
RR26-000643	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2505 LEE Avenue	91	4000	Residential Remodel	Tear off and replace
RC26-000088	Garden City	BD - New Residential Construction Building Permit	4133 Cardigan Street	1422	230000	SF Residential Includes Modular	New single fam
RR26-000401	Garden City	BD - Repair, Replacement, or Remodel Building Permit	706 IDA Street	442	40000	Residential Remodel	Kitchen Addition
RR26-000575	Garden City	BD - Repair, Replacement, or Remodel Building Permit	649 WHEATRIDGE Road	267	20000	Residential Remodel	Master Closet Addition
RR26-000582	Garden City	BD - Repair, Replacement, or Remodel Building Permit	746 S FARMLAND Road	513.5	27000	Commercial/Industrial Remodel	Electrical service from existing utility transformer and existing meter
RR26-000637	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1823 COMMANCHE	67	1890	Residential Remodel	Coil Change Out
RR26-000648	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1408 W CAMPBELL Street	65	1800	Residential Remodel	Replace 3/4" Water line
SP26-000032	Garden City	BD - Sign Permit	507 E FULTON Street	100	0	Commercial/Industrial Remodel	Sign replacement
SP26-000034	Garden City	BD - Sign Permit	2501 FLEMING Street	0	0	Commercial/Industrial Remodel	Sign replacement
CP26-000045	Garden City	BD - Concrete Permit	1524 HARVEST Lane	65	1800	Residential Remodel	Walk way
CP26-000097	Garden City	BD - Concrete Permit	2702 C Street	57	1385	Residential Remodel	Patio 35x9
FP26-000068	Garden City	BD - Fence Permit	911 JENNY Avenue	39	100	Residential Remodel	Update existing fence
SP26-000028	Garden City	BD - Sign Permit	2102 E SPRUCE Street	100	0	Commercial/Industrial Remodel	Wall sign
CP26-000077	Garden City	BD - Concrete Permit	2906 NANCY Place	80	2900	Residential Remodel	EXTEND DRIVEWAY
RR26-000639	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1606 HATTIE Street	91	3500	Residential Remodel	Replace sewer line with PVC
FP26-000052	Garden City	BD - Fence Permit	803 PATS Drive	69	2000	Residential Remodel	6' Fence
RP26-000036	Garden City	BD - Right of Way and Excavation Permit	1608 ANGUS Lane	75	0	Residential Remodel	City Sidewalk
CP26-000090	Garden City	BD - Concrete Permit	1608 ANGUS Lane	113	5650	Residential Remodel	City Sidewalk
RA26-000043	Garden City	BD - Residential Accessory Building Permit	2609 YELLOWSTONE Court	80	2500	Residential Remodel	Patio Cover
RC26-000065	Garden City	BD - New Residential Construction Building Permit	167 SNODGRASS Avenue	2647	475000	Multi-Family	Fourplex-Hip roof
RR26-000603	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1909 SLOAN	124	6855	Residential Remodel	REPLACING FURANCE AND AIR CONDITIONER
RR26-000617	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2930 TERRACE Place	135	8000	Residential Remodel	REPLACING FURANCE AND AIR CONDITIONER
RR26-000630	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1222 W KANSAS Avenue	39	500	Residential Remodel	Siding
RR26-000631	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1714 CENTER Street	53	1200	Residential Remodel	Dig out sewer line that was hit
RR26-000632	Garden City	BD - Repair, Replacement, or Remodel Building Permit	404 DAVIS Street	47	900	Residential Remodel	Repair water leak on water service line from meter to the house.
RP26-000040	Garden City	BD - Right of Way and Excavation Permit	1521 HARVEST Lane	75	0	Residential Remodel	Driveway & approach
CP26-000098	Garden City	BD - Concrete Permit	1521 HARVEST Lane	57	1400	Residential Remodel	Driveway & approach
RR26-000658	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2906 PATTY Place	179	11122.04	Residential Remodel	Replacing the air conditioning/heating equipment
RR26-000662	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2103 COMMANCHE Drive	267	20000	Residential Remodel	Replace interior doors, trim, floor covering, bathroom vanities, other items that need replaced to make home look new. Scrape popcorn on ceilings and texture. Prime and paint all interior ceilings and walls. Replace ceiling fixtures that are non-operating. Plumbing – move bathtub and replace with shower. Electrical – move bathroom switches and outlet.
RR26-000666	Garden City	BD - Repair, Replacement, or Remodel Building Permit	306 COLLEGE	124	6701.53	Residential Remodel	Replacing the air conditioning/heating equipment
RR26-000667	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2820 TERRACE Place	69	1965.45	Residential Remodel	Coil Change Out
RR26-000670	Garden City	BD - Repair, Replacement, or Remodel Building Permit	910 E SPRUCE Street	543.5	29990	Commercial/Industrial Remodel	Replace 2 roof top units
RR26-000671	Garden City	BD - Repair, Replacement, or Remodel Building Permit	511 N 9TH Street	91	3960	Residential Remodel	Roof
RR26-000672	Garden City	BD - Repair, Replacement, or Remodel Building Permit	922 AMY Street	146	8600	Residential Remodel	Remove & Replace 23SQ Shingles
CC26-000027	Garden City	BD - New Commercial Construction Building Permit	3175 Champions Court	217043.5	36000000	New Commercial	Refinery Fields
RR26-000674	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1304 SAINT JOHN Street	135	8000	Residential Remodel	R/R roof - 30 sq
RR26-000676	Garden City	BD - Repair, Replacement, or Remodel Building Permit	302 N 9TH Street	0	9500	Misc	Sewer service repair
RR26-000664	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1538 N 12TH Street	39	200	Residential Remodel	Repairing a 4" sewer main that was hit by fiber optics
RR26-000665	Garden City	BD - Repair, Replacement, or Remodel Building Permit	206 S 6TH Street	49	1000	Residential Remodel	Bring gas distribution system up to code

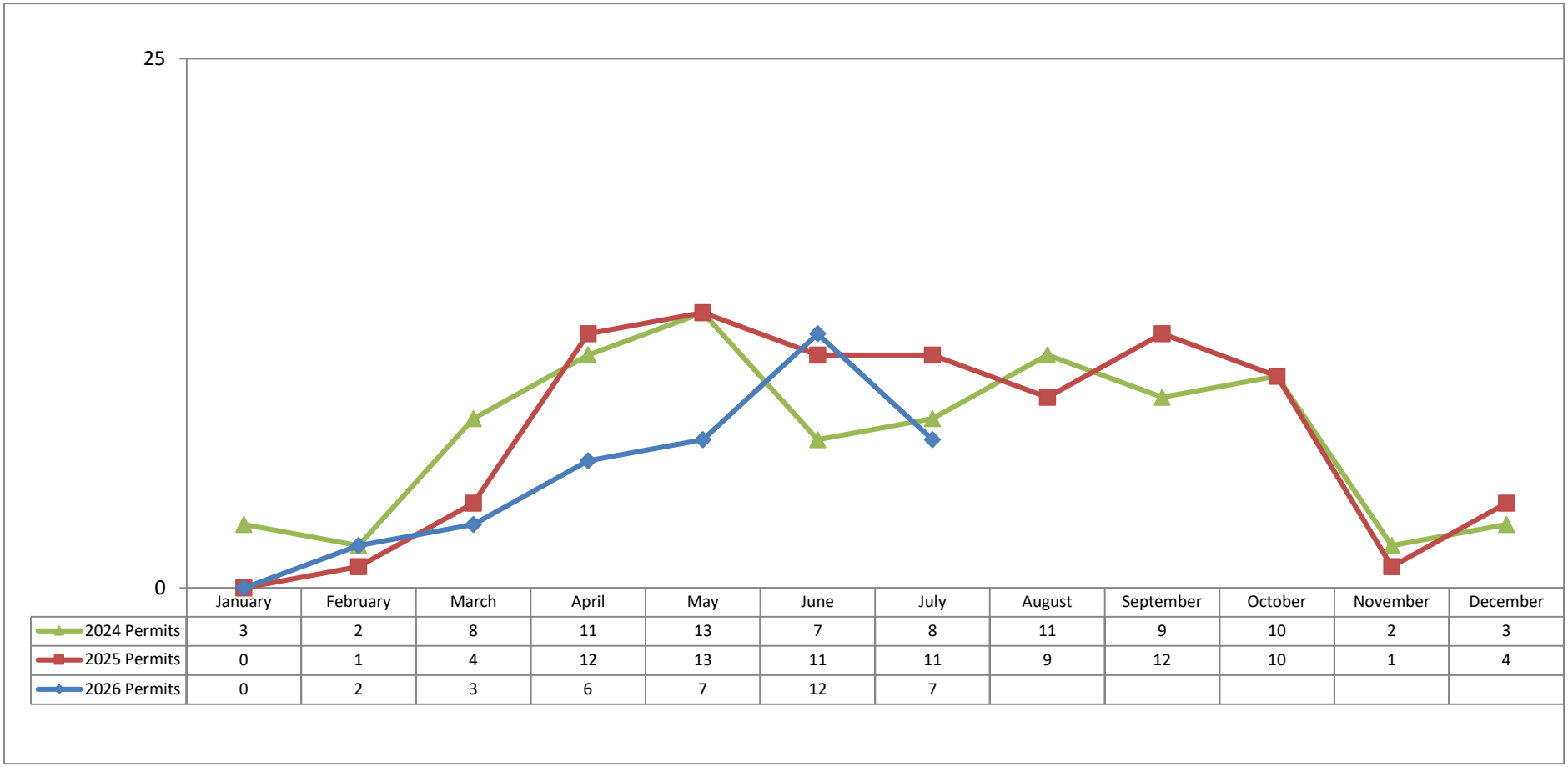
FP26-000072	Garden City	BD - Fence Permit	514 N 9TH Street	39	100	Residential Remodel	6' fence
RR26-000237	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1502 A Street	91	4000	Residential Remodel	Tear off replace shingles
RR26-000612	Garden City	BD - Repair, Replacement, or Remodel Building Permit	614 N 11TH Street	135	7500	Residential Remodel	Change out 2.5 ton ac and 75K 80% furnace
RR26-000644	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2820 TERRACE Place	124	6739.66	Residential Remodel	Replacing the air conditioning/heating equipment
RP26-000041	Garden City	BD - Right of Way and Excavation Permit	1538 N 12TH Street	50	200	Residential Remodel	Repairing a 4" sewer main that was hit by fiber optics
CP26-000094	Garden City	BD - Concrete Permit	305 N 5th Street	69	2000	Residential Remodel	Internal sidewalk
CP26-000095	Garden City	BD - Concrete Permit	2313 LEE Avenue	91	3500	Residential Remodel	Driveway
RR26-000646	Garden City	BD - Repair, Replacement, or Remodel Building Permit	309 DAVIS Street	53	1200	Residential Remodel	Change service from 70 amp to 100 amp
RR26-000655	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1608 W OLIVE 1	80	3000	Residential Remodel	Relocate electric meter from the alley to the building
RR26-000656	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1608 W OLIVE 2	80	3000	Residential Remodel	Relocate meter from alley to the building
RR26-000678	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1405 W OLIVE Street	212	15000	Residential Remodel	INTERIOR & EXTERIOR REMODEL
RR26-000679	Garden City	BD - Repair, Replacement, or Remodel Building Permit	186 LEAWOOD Avenue	39	350	Commercial/Industrial Remodel	Electrical temp meter for job trailer
RR26-000529	Garden City	BD - Repair, Replacement, or Remodel Building Permit	605 N 11TH Street	201	13700	Residential Remodel	remove and replace
RR26-000682	Garden City	BD - Repair, Replacement, or Remodel Building Permit	605 WHEATRIDGE Road	267	19572.78	Residential Remodel	Remove/Replace Roof
DP26-000016	Garden City	BD - Demolition Permit	405 W MARY Street	50	0	Residential Remodel	DEMO DETACHED GARARGE
RA26-000048	Garden City	BD - Residential Accessory Building Permit	1712 PRAIRIE PARK Lane	124	6800	Residential Remodel	Tuff shed
RR26-000653	Garden City	BD - Repair, Replacement, or Remodel Building Permit	210 W BELLEVUE Avenue	39	500	Residential Remodel	Install 1" water tap for property
RR26-000673	Garden City	BD - Repair, Replacement, or Remodel Building Permit	804 FLEMING Street	179	12000	Residential Remodel	Remove & Replace 30SQ Shingles
RR26-000688	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2101 FLEMING Street	1344	55000	Residential Remodel	Remove and Replace Shingles
RR26-000685	Garden City	BD - Repair, Replacement, or Remodel Building Permit	623 MAGNOLIA Street	201	13970	Residential Remodel	Remove Wood Shakes and Install Shingles, 35SQ
RR26-000668	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1605 N MAIN Street	49	1000	Residential Remodel	replace MAIN SERVICE TO 200
RR26-000683	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1901 E MARY Street	277.5	12047	Commercial/Industrial Remodel	AC furnace
RR26-000686	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1019 N 4TH Street	124	6544.46	Residential Remodel	Remove/Replace roof
RR26-000694	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2409 BELMONT Place	358	20500	Residential Remodel	Roof
FP26-000073	Garden City	BD - Fence Permit	103 S 3RD Street	49	1000	Residential Remodel	6' fence
FP26-000074	Garden City	BD - Fence Permit	301 W MAPLE Street	45	800	Residential Remodel	6ft Fence
SP26-000036	Garden City	BD - Sign Permit	1210 FLEMING Street	0	0	Misc	Law enforcement center sign
FP26-000075	Garden City	BD - Fence Permit	4105 CARDIGAN Street	124	7000	Residential Remodel	6FT Fence
RR26-000699	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1611 ANGUS Lane	256	18915	Residential Remodel	Residential Re-Roof
RR26-000703	Garden City	BD - Repair, Replacement, or Remodel Building Permit	708 N MAIN Street	103.5	1000	Commercial/Industrial Remodel	Service upgrade
RR26-000704	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1402 E KANSAS Avenue	223.5	10000	Commercial/Industrial Remodel	Remove AND REPLACE TPO
RR26-000705	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1715 CRESTWAY Drive	0	1500	Residential Remodel	Rework service(city work)
RR26-000706	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1710 CRESTWAY Drive	0	1500	Residential Remodel	Rework service(city work)
RR26-000707	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1903 FEATHER Court	0	1500	Residential Remodel	Rework service(city work)
RC26-000091	Garden City	BD - New Residential Construction Building Permit	4101 E HWY 50 421	952	135699.53	SF Manufactured (HUD Standards)	Install mobile home
RR26-000709	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1505 E LAUREL Street	102	4500	Residential Remodel	roof
RR26-000710	Garden City	BD - Repair, Replacement, or Remodel Building Permit	4101 HWY 50 210	39	380	Residential Remodel	Gas pressure test
RR26-000718	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1110 N 11TH Street	39	200	Residential Remodel	Repairing a sewer line that was struck
RR26-000720	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1901 FEATHER Court	0	1500	Residential Remodel	Rework service (city work)
RR26-000701	Garden City	BD - Repair, Replacement, or Remodel Building Permit	416 N MAIN Street	97.5	2500	Commercial/Industrial Remodel	Greece trap & replace drain pipe
CP26-000101	Garden City	BD - Concrete Permit	4105 CARDIGAN Street	80	2050	Residential Remodel	Concrete on side

RA26-000050	Garden City	BD - Residential Accessory Building Permit	312 PARK VIEW Drive	722	90000	Residential Remodel	Addition to home
FP26-000080	Garden City	BD - Fence Permit	1602 N 7TH Street	80	2300	Residential Remodel	6ft fence & Stucco
FP26-000070	Garden City	BD - Fence Permit	1709 LABRADOR Boulevard	179	11763.97	Misc	6' Fence
RC26-000089	Garden City	BD - New Residential Construction Building Permit	4101 HWY 50 Lot 534	223	16000	SF Manufactured (HUD Standards)	Install mobile home
RR26-000728	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2309 B Street	135	7600	Residential Remodel	REPLACING FURANCE AND AIR CONDITIONER
RR26-000729	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2506 A Street	39	200	Residential Remodel	replacing A SEWER LINE THAT WAS STRUCK
RR26-000732	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2810 N 10TH Street	39	200	Residential Remodel	Repairing a sewer line that was struct
FP26-000077	Garden City	BD - Fence Permit	411 N 1ST Street	80	2150	Residential Remodel	6' Fence
RR26-000698	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1011 N 3RD Street	482	45000	Residential Remodel	complete interior remodeling (basement only) including new electrical installations, new bathroom and kitchen plumbing, new stud walls attached to basement walls for drywall installation, and all other cosmetic renovations (flooring, painting, cabinets, doors, windows)
RR26-000712	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1402 E KANSAS Avenue	421.5	20526	Commercial/Industrial Remodel	Install new two 5T 1ph 208-230v 14 seer2 R454A condenserd and two evap coils Trane Model #5TTR4060A1008 (CONDENSERS) MODEL# 5PXCD010ASHAA (EVAP COILS)
RR26-000713	Garden City	BD - Repair, Replacement, or Remodel Building Permit	307 FLORENCE Avenue	135	7330	Residential Remodel	Install Shingles Over 1 Layer of Shingles,19SQ
SP26-000037	Garden City	BD - Sign Permit	1109 COLLEGE Drive	100	0	Commercial/Industrial Remodel	Face replacement for existing d/f cabinet sign
RR26-000750	Garden City	BD - Repair, Replacement, or Remodel Building Permit	901 N 7TH Street	179	11275	Residential Remodel	Remove & Replace 25 SQ Shingles
RR26-000751	Garden City	BD - Repair, Replacement, or Remodel Building Permit	617 BRIAR HILL Drive	245	17620	Residential Remodel	Remove & Replace 47 SQ Shingles
RR26-000740	Garden City	BD - Repair, Replacement, or Remodel Building Permit	701 N TAYLOR Avenue	102	4157.91	Residential Remodel	Remove/Replace roof
RR26-000742	Garden City	BD - Repair, Replacement, or Remodel Building Permit	205 WESLEY Street	53	1200	Residential Remodel	Replace water main
RR26-000744	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2205 N 7TH Street	267	20000	Residential Remodel	Remove/Replace roof
RA26-000055	Garden City	BD - Residential Accessory Building Permit	1510 E SPRUCE Street	113	5500	Residential Remodel	30X20 Carport/patio cover, 22x30 drive, & 8x10 patio slab
RR26-000661	Garden City	BD - Repair, Replacement, or Remodel Building Permit	1205 RIDGEWOOD Drive	133	5800	Residential Remodel	Replace air conditioner
RR26-000752	Garden City	BD - Repair, Replacement, or Remodel Building Permit	705 PATS Drive	102	5000	Residential Remodel	PORCH ROOF
RR26-000757	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2204 SIOUX Drive	91	3240	Residential Remodel	Roof
SP26-000041	Garden City	BD - Sign Permit	1135 COLLEGE C	0	0	Commercial/Industrial Remodel	Wall sign
CP26-000103	Garden City	BD - Concrete Permit	602 N 7TH Street	79.5	2000	Commercial/Industrial Remodel	internal sidewalk work
RA26-000053	Garden City	BD - Residential Accessory Building Permit	2154 STETSON Way	135	8000	Residential Remodel	15x15 shed
RR26-000725	Garden City	BD - Repair, Replacement, or Remodel Building Permit	305 W MARY	102	4509.08	Residential Remodel	AC and coil change out
RR26-000736	Garden City	BD - Repair, Replacement, or Remodel Building Permit	710 WARRIOR Street	67	1847.01	Residential Remodel	Replacing evaporator coil
FP26-000065	Garden City	BD - Fence Permit	607 AMY Street	234	16500	Residential Remodel	6' wood fence
RA26-000054	Garden City	BD - Residential Accessory Building Permit	2321 IDLEWILD Way	113	5607.15	Residential Remodel	tuff shed
RC26-000092	Garden City	BD - New Residential Construction Building Permit	4170 E HWY 50 #437	221	9000	SF Manufactured (HUD Standards)	Move mobile home
RR26-000731	Garden City	BD - Repair, Replacement, or Remodel Building Permit	103 JEREMY Lane	205	800	Residential Remodel	Repair gas leaks and perform gas pressure test
RR26-000774	Garden City	BD - Repair, Replacement, or Remodel Building Permit	710 E CHESTNUT Street	39	100	Commercial/Industrial Remodel	2 Mini split
RR26-000764	Garden City	BD - Repair, Replacement, or Remodel Building Permit	412 MAGNOLIA Street	59	1500	Residential Remodel	40GALLON NG WATER HEATER REPLACEMENT
RR26-000765	Garden City	BD - Repair, Replacement, or Remodel Building Permit	2225 CENTER Street	354	28820	Residential Remodel	Replace 2 furnaces and air conditioners
SP26-000042	Garden City	BD - Sign Permit	2006 E SCHULMAN Avenue	100	0	Commercial/Industrial Remodel	Pole sign
CP26-000108	Garden City	BD - Concrete Permit	2919 LORAINE Place	53	1200	Residential Remodel	10X13 CONCRETE SLAB FOR FUTURE 8X10 RESIN SHED
CP26-000109	Garden City	BD - Concrete Permit	606 E STONE Street	80	3000	Residential Remodel	Concrete pad for above ground pool 20x20
RR26-000768	Garden City	BD - Repair, Replacement, or Remodel Building Permit	713 E FULTON Street	42	500	Commercial/Industrial Remodel	Adding outlets
RR26-000769	Garden City	BD - Repair, Replacement, or Remodel Building Permit	601 MOORES Avenue	39	450	Residential Remodel	Gas pressure test
RR26-000772	Garden City	BD - Repair, Replacement, or Remodel Building Permit	526 SUMMIT Street	237	9810.59	Residential Remodel	Roof
RR26-000726	Garden City	BD - Repair, Replacement, or Remodel Building Permit	620 MAGNOLIA Street	113	5850	Residential Remodel	Replace air conditioner
RR26-000753	Garden City	BD - Repair, Replacement, or Remodel Building Permit	304 N 1ST Street	80	2500	Residential Remodel	Replace existing Federal Pacific panel with new panel
RR26-000762	Garden City	BD - Repair, Replacement, or Remodel Building Permit	806 E HAMLINE Street	146	8956	Residential Remodel	Replace furnace and air conditioner
CP26-000105	Garden City	BD - Concrete Permit	1707 JULIE Street	53	1200	Residential Remodel	Non frost protected footing
RR26-000761	Garden City	BD - Repair, Replacement, or Remodel Building Permit	905 JC Street	124	7000	Residential Remodel	Tear off and replace shingles
SP26-000040	Garden City	BD - Sign Permit	713 E FULTON Street #2	100	0	Commercial/Industrial Remodel	4x8 sign
			Total	**$ 250,284.00**	**$ 39,155,967.93**		

HOLCOMB
2026 MONTHLY BUILDING REPORT

2026 Monthly Report		Single Family Includes Modular Permits	Single Family Manufactured Permits	Multi-Family Permits (twor or more attached dwellings)	Residential Remodel Permits	Commercial Permits	Industrial Permits	Commercial & Industrial Remodel Permits	Misc. Permits (Utility, Religious, Public or Non-Profit)	**Total** Fee, Permits & Valuation	**Total** Number of Inspections
JAN	FEE									$ -	**0**
	PERMITS									0	
	VALUATION									$ -	
FEB	FEE				54			0		$ 54	**1**
	PERMITS				1			1		2	
	VALUATION				150			0		$ 150	
MAR	FEE				552					$ 552	**6**
	PERMITS				3					3	
	VALUATION				35,646					$ 35,646	
APR	FEE				1,949					$ 1,949	**6**
	PERMITS				6					6	
	VALUATION				184,426					$ 184,426	
MAY	FEE				920					$ 920	**7**
	PERMITS				5					5	
	VALUATION				48,002					$ 48,002	
JUN	FEE				960					$ 960	**12**
	PERMITS				8					8	
	VALUATION				46,609					$ 46,609	
JUL	FEE				1,249					$ 1,249	**7**
	PERMITS				9					9	
	VALUATION				42,753					$ 42,753	
AUG	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
SEP	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
OCT	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
NOV	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
DEC	FEE									0.00	
	PERMITS									0	
	VALUATION									0	
2026 TOTAL PERMITS		0	0	0	32	0	0	1	0	$ 5,684	**39**
										33	
										$ 357,585	

2024-2026 HOLCOMB BUILDING REPORT



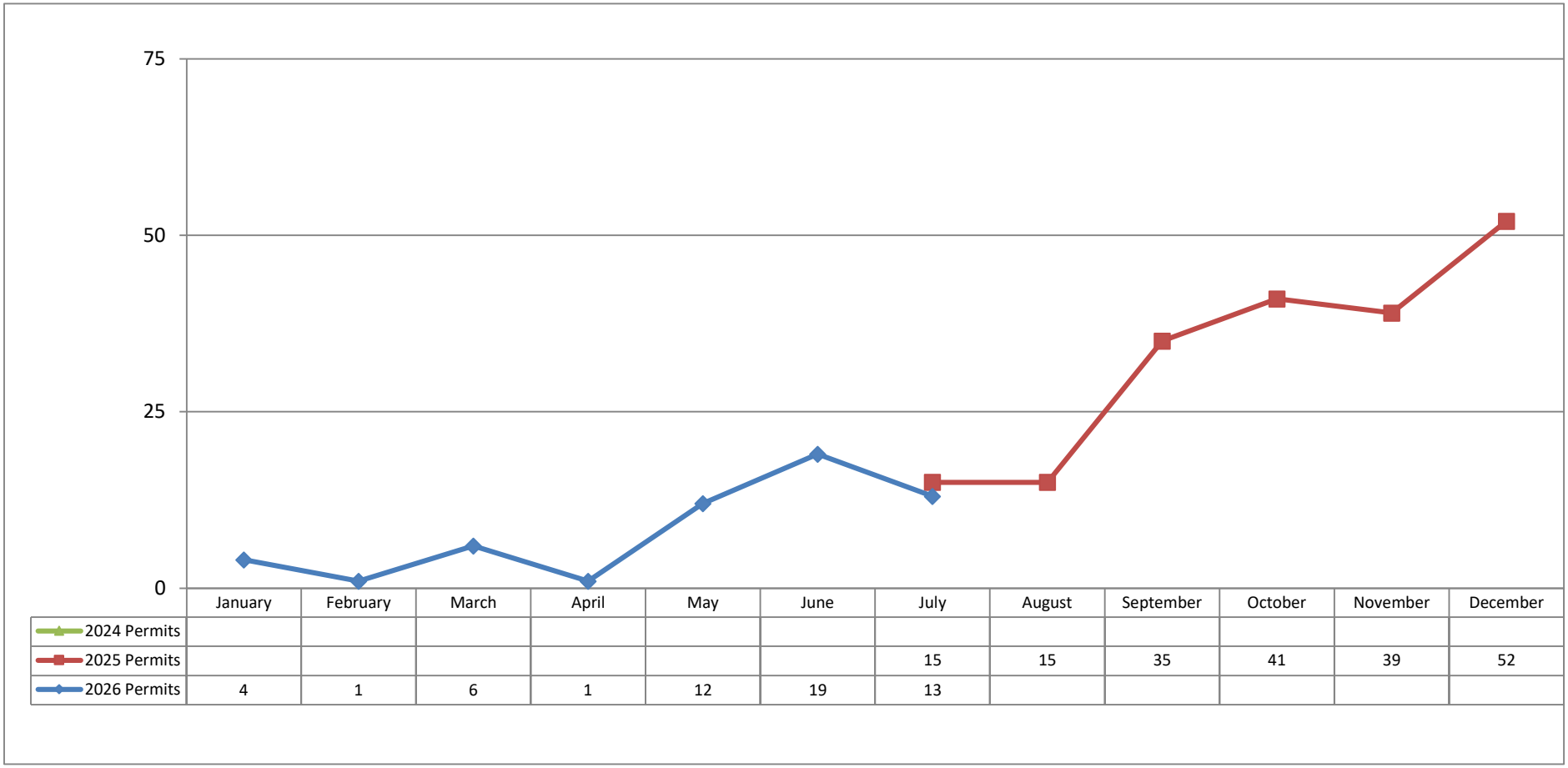
	January	February	March	April	May	June	July	August	September	October	November	December
2024 Permits	3	2	8	11	13	7	8	11	9	10	2	3
2025 Permits	0	1	4	12	13	11	11	9	12	10	1	4
2026 Permits	0	2	3	6	7	12	7					

Permit#	District	Permit Type	Address	Amount	Value	Structure	Project Description
RR26-000714	Holcomb	BD - Repair, Replacement, or Remodel Building Permit	503 W TAYLOR JONES RD	146	8238	Residential Remodel	re roof
RR26-000634	Holcomb	BD - Repair, Replacement, or Remodel Building Permit	203 OLDWEILER DR	128	6000	Residential Remodel	Change out 2 ton ac an
RR26-000577	Holcomb	BD - Repair, Replacement, or Remodel Building Permit	202 JENNY AVE	87	1380	Residential Remodel	remove/ reroofing
RR26-000722	Holcomb	BD - Repair, Replacement, or Remodel Building Permit	101 PRAIRIE LN	284	5000	Residential Remodel	Remove and Replace Shingles
RR26-000739	Holcomb	BD - Repair, Replacement, or Remodel Building Permit	606 HAELI Court	117	4400	Residential Remodel	Raise 2 window wells up approximately 3'' for proper grading to be done around foundation
RR26-000675	Holcomb	BD - Repair, Replacement, or Remodel Building Permit	100 REDFORD Drive	165	7600	Residential Remodel	Roof Replacement
RR26-000663	Holcomb	BD - Repair, Replacement, or Remodel Building Permit	100 S MAIN Street	95	2500	Residential Remodel	Install underground100 AMP service & new service panel
RR26-000642	Holcomb	BD - Repair, Replacement, or Remodel Building Permit	401 JENNY Avenue	143	5635.41	Residential Remodel	remove/ reroofing
RA26-000030	Holcomb	BD - Residential Accessory Building Permit	300 W MILLS Avenue	84	2000	Residential Remodel	18x30 carport
			Total	**$ 1,249.00**	**$ 42,753.41**		

INNERMEDIATE URBAN GROWTH AREA
2026 MONTHLY BUILDING REPORT

2026 Monthly Report		Single Family Includes Modular Permits	Single Family Manufactured Permits	Multi-Family Permits (twor or more attached dwellings)	Residential Remodel Permits	Commercial Permits	Industrial Permits	Commercial & Industrial Remodel Permits	Misc. Permits (Utility, Religious, Public or Non-Profit)	**Total** Fee, Permits & Valuation	**Total** Number of Inspections
JAN	FEE				136	550		45		$ 731	**5**
	PERMITS				2	1		1		4	
	VALUATION				6,200	80,000		2,500		$ 88,700	
FEB	FEE				249					$ 249	**10**
	PERMITS				1					1	
	VALUATION				16,336					$ 16,336	
MAR	FEE		362		399			95		$ 856	**11**
	PERMITS		1		4			1		6	
	VALUATION		30,000		6,850			2,000		$ 38,850	
APR	FEE				118					$ 118	**6**
	PERMITS				1					1	
	VALUATION				9,500					$ 9,500	
MAY	FEE		1,101		163	1,699		419		$ 3,381	**12**
	PERMITS		3		3	1		1		8	
	VALUATION		74,310		1,900	180,000		20,000		$ 276,210	
JUN	FEE				1,019			449		$ 1,468	**19**
	PERMITS				6			3		9	
	VALUATION				60,500			14,000		$ 74,500	
JUL	FEE				818					$ 818	**13**
	PERMITS				6					6	
	VALUATION				40,305					$ 40,305	
AUG	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
SEP	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
OCT	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
NOV	FEE									$ -	
	PERMITS									0	
	VALUATION									$ -	
DEC	FEE									0.00	
	PERMITS									0	
	VALUATION									0	
2026 TOTAL PERMITS		0	4	0	23	2	0	6	0	$ 7,621 35 $ 544,401	**76**

2024-2026 IUGA BUILDING REPORT



	January	February	March	April	May	June	July	August	September	October	November	December
2024 Permits												
2025 Permits							15	15	35	41	39	52
2026 Permits	4	1	6	1	12	19	13					

Permit#	District	Permit Type	Address	Amount	Value	Structure	Project Description
RR26-000695	IUGA	BD - Repair, Replacement, or Remodel Building Permit	820 N INDUSTRIAL DR	360	25778.06	Residential Remodel	remove/replace roof
RR26-000633	IUGA	BD - Repair, Replacement, or Remodel Building Permit	2075 Whitetail Lane	95	3000	Residential Remodel	Installing new sprinkler system
RR26-000652	IUGA	BD - Repair, Replacement, or Remodel Building Permit	4170 E US HIGHWAY 50 Lot 307	64	1000	Residential Remodel	Upgrade service from 100 AMP to 200 AMP
RR26-000737	IUGA	BD - Repair, Replacement, or Remodel Building Permit	1204 E NANCY Avenue	128	5426.55	Residential Remodel	Replacing the condenser and evaporator coil
CP26-000100	IUGA	BD - Concrete Permit	3740 C&S Circle	117	5000	Residential Remodel	Concrete work
RR26-000723	IUGA	BD - Repair, Replacement, or Remodel Building Permit	4755 E HILLCREST	54	100	Residential Remodel	Electrical inspection
			Total	**$ 818.00**	**$ 40,304.61**		

GARDEN CITY
— KANSAS —

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Daunte Thompson, Planner
DATE: August 20, 2026
RE: GC2026-29: Rezone from "R-3" Multiple Family Residential to "C-2" General Commercial Business District for the properties generally located at 1720, 1722, 1724, and 1726 Pats Drive, Garden City, Kansas.

ISSUE:
The Planning Commission is asked to consider and provide a recommendation of the rezoning request for the properties generally located at 1720, 1722, 1724, and 1726 Pats Drive, Garden City, Kansas.

BACKGROUND:
Blaine Davis, on behalf of the property owners, Golden Plains Credit Union, is requesting to rezone 1720, 1722, 1724, and 1726 Pats Drive from "R-3" Multiple Family Residential to "C-2" General Commercial Business District. The lots total approximately 0.65 acres and, if the rezone request is approved, are intended to be used as a parking lot for Golden Plains Credit Union. The property was previously four single-family homes but has since been demolished and left vacant by the current owners.

STAFF ANALYSIS:
Parking lots are not a permitted use within the "R-3" Zoning District, but are a conditional use permit within the "C-2" Zoning District. However, a parking lot is a permitted use within the "C-1" Neighborhood Shopping District. Although the applicant has applied for a rezone to "C-2", Staff recommends that the Planning Commission rezone the property to "C-1", which is considered a lesser zoning change and is permitted by the Planning Commission Bylaws and State Statute. The "C-1" Zoning District has more restrictive commercial uses that are more appropriate for a property within a neighborhood, while reducing the number of steps for the applicant to begin construction. If the Planning Commission decides on a lesser zoning change and recommends "C-1" Neighborhood Shopping District, staff will prepare the required publication notice before the City Commission considers it.

If the rezone request is approved, the applicant cannot begin construction of the parking lot until a site plan has been approved. As part of this site plan, a design professional must consider lot drainage, site circulation, lighting, and landscaping requirements. If the rezone is approved, the applicant must also provide a landscape buffer along the property lines that abut residential to the south and west. This must include certain plantings and be at least 10 feet wide. The applicant has indicated that they may install a privacy fence, which would allow the buffer to be reduced to 7.5 feet in width while still meeting certain planting requirements.

The Garden City Comprehensive Plan's Future Land Use Map designates this area as Medium Density

Residential, making the proposed request inconsistent with the Comprehensive Plan.
Given the proximity to the established business and other property zoned "C-2" and the landscape buffer requirements, this rezone and proposed use will have little impact on the surrounding neighborhood.

The Planning Commission may make its recommendation and state its findings in accordance with the criteria in Section 27.040 of the Garden City Zoning Regulations. Below is the complete list of these criteria:

27.040 AMENDMENT EVALUATION CRITERIA. Prior to taking any action on a request for an amendment which is not a general revision of the Zoning Regulations and which will affect specific property, the Planning Commission shall give consideration to the following evaluation criteria:

A. The physical character of the neighborhood surrounding the property under consideration.
B. The existing zoning and land uses of properties both adjacent and near the property under consideration,
C. The suitability under existing conditions of the subject property for the land uses to which it has been zoned
D. The extent to which removal or alteration of the existing zoning classification will affect nearby properties (outlined in (B) above),
E. The length of time the subject property has remained vacant as zoned (if applicable),
F. The relative gain to the public health, safety and welfare by the change of value of the landowner's property compared to any hardship that may be imposed upon the landowner,
G. The consideration of recommendations of permanent or professional staff (if applicable),
H. The conformance of a proposed zoning change to the adopted or recognized Comprehensive Plan being utilized by the City of Garden City, Kansas, and
I. Other factors relevant or specific to a particular proposed zoning amendment. (Ord. #1770, 11/2/91)

ALTERNATIVES:

1. The Planning Commission may recommend approval of the rezoning request as presented.
2. The Planning Commission may recommend rezoning to the "C-1" Neighborhood Shopping District.
3. The Planning Commission may not recommend approval of the rezoning request.

RECOMMENDATION:

Staff recommends that the Planning Commission recommend the property to be rezoned to "C-1" Neighborhood Shopping District.

FISCAL NOTE:

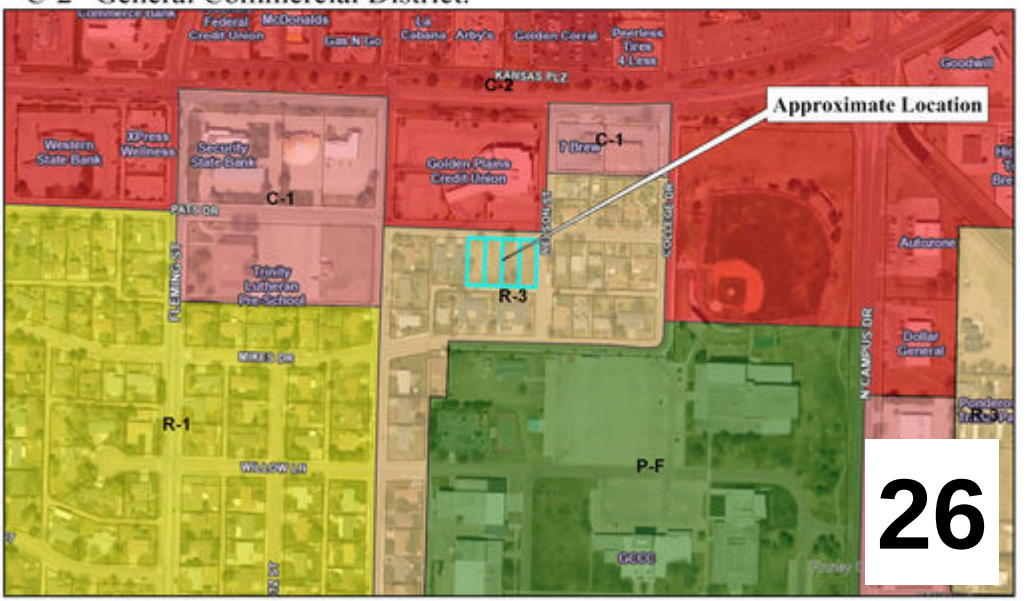
There is no fiscal impact.

ATTACHMENTS:

Vicinity Map
General Information



Case number: GC2026-29 **Applicant:** Blaine Davis
Address: 1720, 1722, 1724, 1726 Pats Drive, Garden City, Kansas
Request: A rezone from "R-3" Multiple Family Residential District to "C-2" General Commercial District.



GC2026-29: Rezone from "R-3" Multiple Family Residential to "C-2" General Commercial Business District for the properties generally located at 1720, 1722, 1724, and 1726 Pats Drive, Garden City, Kansas.

GENERAL INFORMATION

Date:	August 20, 2026	**Jurisdiction:**	Garden City
Owner:	Golden Plains Credit Union		
Applicant:	Blaine Davis, Architect Plus		
Requested Action:	Rezone to “C-2” General Commercial District		
Purpose:	To construct a parking lot for the business on an adjacent lot		
Location address:	The property is generally located at 1720, 1722, 1724, and 1726 Pats Drive		
Comprehensive Plan:	The proposed land use is not consistent with the Comprehensive Plan.		
Sites Existing Zoning:	“R-3” Multiple Family Residential		
Surrounding Zoning:	North “C-2” General Commercial District South “R-3” Multiple Family Residential East “R-3” Multiple Family Residential West “R-3” Multiple Family Residential		
Land Area:	Contains 0.65 +/- acres		
Notice Date:	This project was published and noticed by mail as required by code.		

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Abigail Jarmer, Planning Technician
DATE: August 20, 2026
RE: FC2026-23: Rezoning from "A" Agricultural District to "R-R" Rural Residential District for the property generally located at 3510 N. Little Lowe Rd., Finney County, Kansas.

ISSUE:
The Planning Commission is asked to consider and recommend approval of the rezoning request for the property generally located at 3510 N. Little Lowe Rd., Finney County, Kansas.

BACKGROUND:
The applicant, Burt West with Pro Stake Surveying, LLC, on behalf of the property owner, Andrew E. Larson Jr., of the A&J Larson Family Irrevocable Trust II, is requesting to rezone +/- 3.32 acres of the property generally located at 3510 N. Little Lowe Rd., Finney County, Kansas, from "A" Agricultural District to "R-R" Rural Residential District. This property is undergoing the plat approval process. There is a single-family home and 2 large accessory buildings on the property. The applicant is requesting to rezone the property to separate the house from the agricultural land. The plat cannot be approved by the Board of County Commissioners until the property is rezoned.

STAFF ANALYSIS:
The Finney County Future Land Use Map designates this area as residential. Since the property is currently zoned "A" Agricultural District, but does not meet the minimum lot size requirement of 40 acres, a residential zoning district is more appropriate. Within the "A" Agricultural District, in accordance with Section 4.020(11), "No parcel of 40 acres or less may be subdivided if it is vacant, or currently used for agricultural purposes, unless properly rezoned to a new zoning district." During the plat review process, the applicant was notified that the property must be rezoned before the plat can be approved by the Board of County Commissioners. The proposed "R-R" zoning district would allow for residential development.

The Planning Commission may make its recommendation and state its findings in accordance with the criteria outlined in Section 27.040 of the Finney County Zoning Regulations. Below is a complete list of these criteria:

27.040. AMENDMENT EVALUATION CRITERIA. Prior to taking any action on a request for an amendment which is not a general revision of the Zoning Regulations and which will affect specific property, the Planning Commission shall give consideration to the following evaluation criteria

A. The physical character of the neighborhood surrounding the property under consideration,
B. The existing zoning and land uses of properties both adjacent and near the property under consideration,
C. The suitability under existing conditions of the subject property for the land uses to which it

has been zoned,

D. The extent to which removal or alteration of the existing zoning classification will affect nearby properties (outlined in (B) above),
E. The length of time the subject property has remained vacant as zoned (if applicable),
F. The relative gain to the public health, safety and welfare by the change of value of the landowner's property compared to any hardship that may be imposed upon the landowner,
G. The consideration of recommendations of permanent or professional staff (if applicable),
H. The conformance of a proposed zoning change to the adopted or recognized Comprehensive Plan being utilized by the County of Finney County, Kansas, and
I. Other factors relevant or specific to a particular proposed zoning amendment.

ALTERNATIVES:

1. The Planning Commission may recommend approval of the rezoning request.
2. The Planning Commission may not recommend approval of the rezoning request.

RECOMMENDATION:

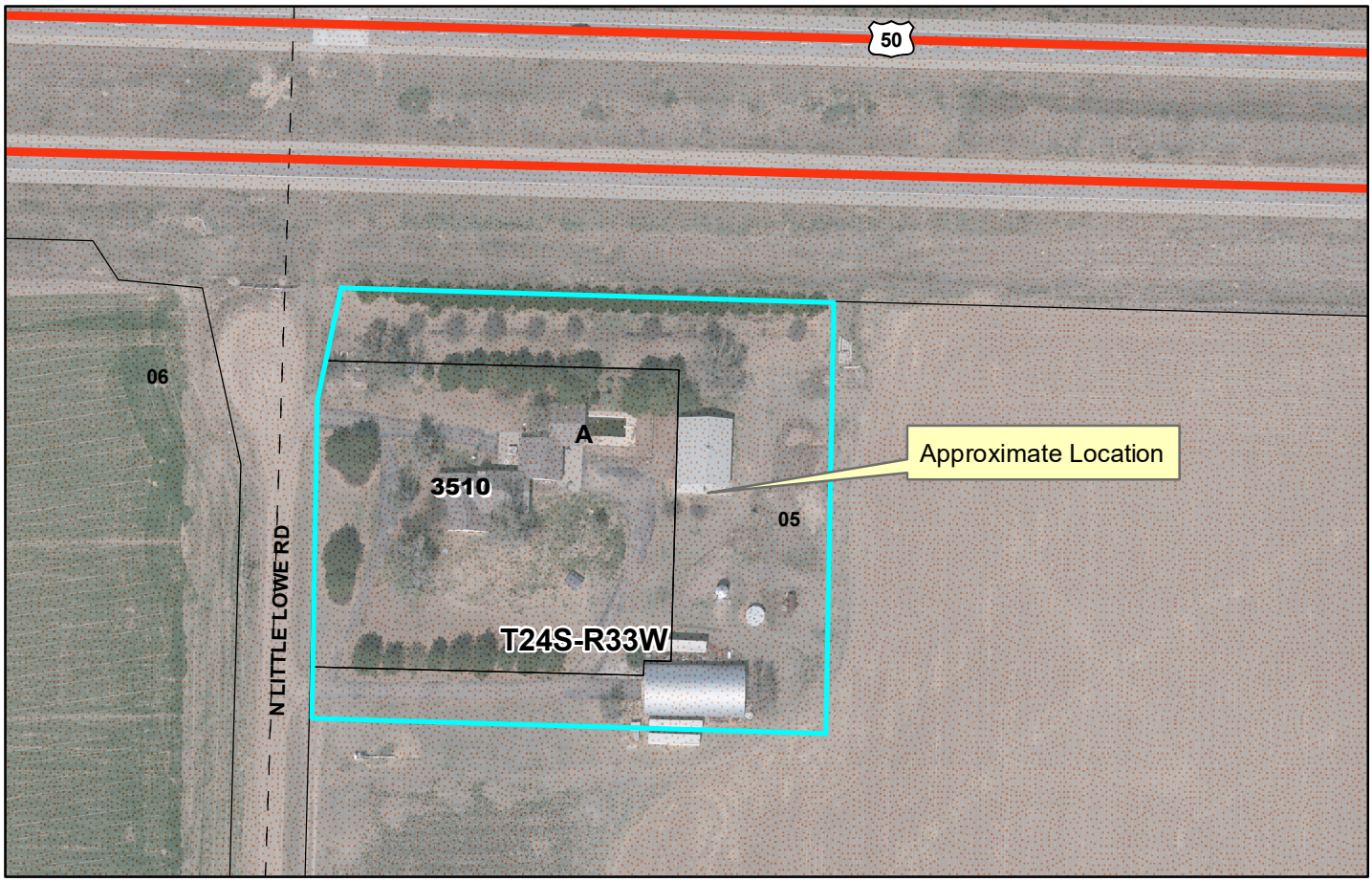
Staff Recommends Alternative 1, the Planning Commission recommend approval of the rezoning request.

FISCAL NOTE:

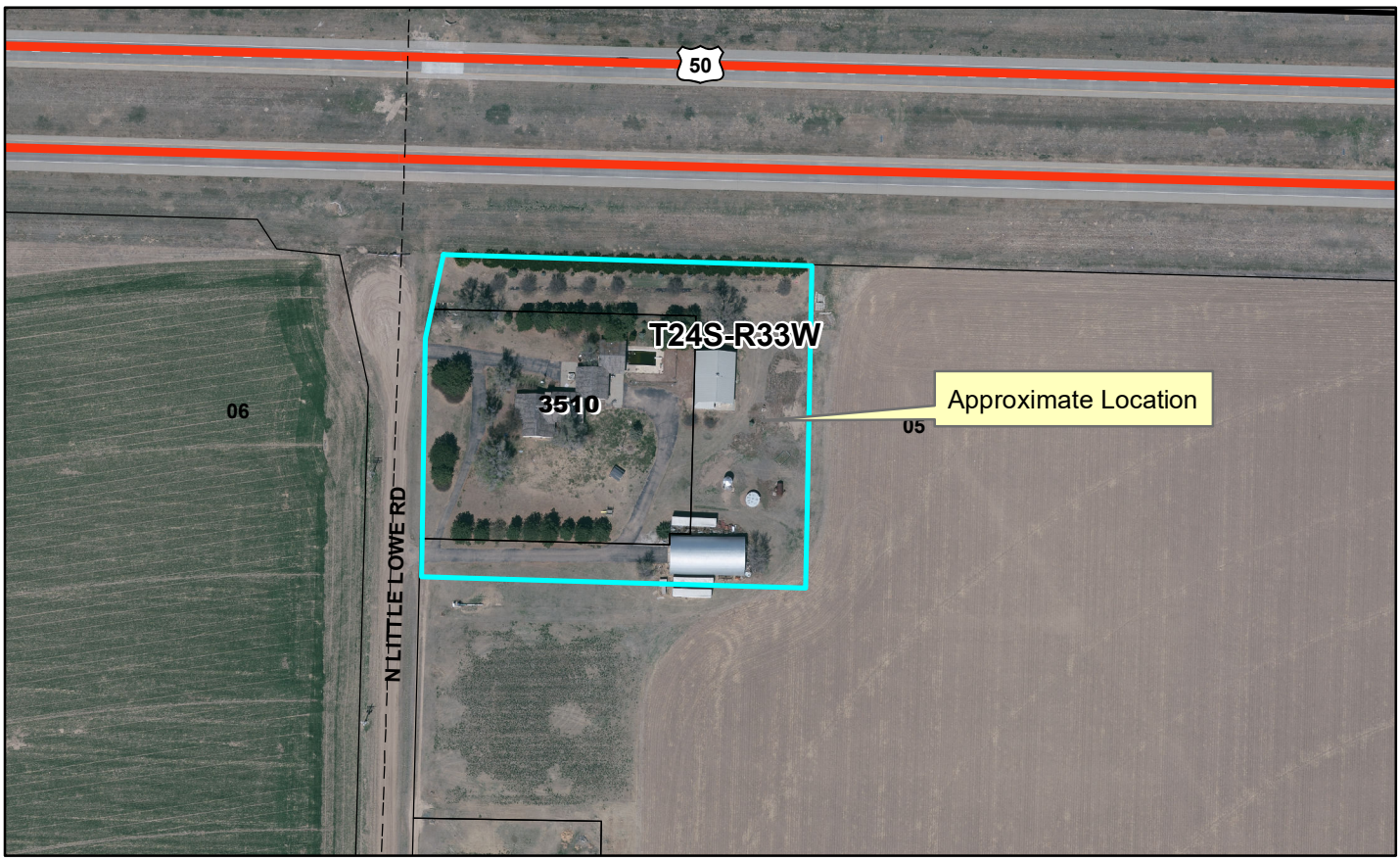
There is no fiscal impact.

ATTACHMENTS:

FC2026-23 Vicinity Map
FC2026-23 GENERAL INFO



Case Number: FC2026-23
Applicant: Burt West with Pro Stake Surveying, LLC
Location: Generally located at 3510 N. Little Lowe Road, Finney County, Kansas.
Request: Rezone from "A" Agricultural District to "R-R" Rural Residential District.



FC2026-21: Rezoning from "A" Agricultural District to "R-R" Rural Residential District for the property generally located at 3510 N. Little Lowe Rd., Finney County, Kansas.

GENERAL INFORMATION

Date:	August 20, 2026	**Jurisdiction:**	Finney County
Owner:	Andrew E. Larson Jr.		
Applicant:	Burt West Pro Stake, LLC		
Requested Action:	“A” Agricultural District to "R-R" Rural Residential District		
Purpose:	Residential		
Location address:	The property is generally located at 3510 N. Little Lowe Rd., Finney County, KS.		
Comprehensive Plan:	The proposed land use is consistent with the Comprehensive Plan.		
Sites Existing Zoning:	“A” Agricultural District		
Surrounding Zoning:	North “A” Agricultural District South “A” Agricultural District East “A” Agricultural District West “A” Agricultural District		
Land Area:	Contains +/- 3.32 acres		
Notice Date:	This project was published and noticed by mail as required by code.		

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Abigail Jarmer, Planning Technician
DATE: August 20, 2026
RE: FC2026-29: Rezoning from "A" Agricultural District to "R-R" Rural Residential District for the properties generally located in the Northwest quarter of Section 11, Township 26 South, Range 31 West, Finney County, Kansas.

ISSUE:
The Planning Commission is asked to consider and recommend approval of the rezoning request for the property generally located in the Northwest quarter of Section 11, Township 26 South, Range 31 West, Finney County, Kansas.

BACKGROUND:
The applicant Duane Palmberg with Palmberg Land Surveying Services, on behalf of the property owners, Heinrich and Margaritha Friesen, is requesting to rezone Lots 1, 2, 3, 4, and 5 of Block 1 and Lot 1 of Block 2 of Friesen Acres, which is undergoing the plat approval process. The lots are currently vacant, and the applicant intends to sell the lots for residential use. The final plat cannot be approved by the Board of County Commissioners until the property is rezoned.

The Finney County Future Land Use Map designates this area as agricultural. However, the "A" Agricultural District requires a minimum lot size of 40 acres, so a residential zoning district is more appropriate. Within the "A" Agricultural District, in accordance with Section 4.020(11), "No parcel of 40 acres or less may be subdivided if it is vacant, or currently used for agricultural purposes, unless properly rezoned to a new zoning district." During the plat review process, the applicant was notified that the property must be rezoned before the final plat can be approved by the Board of County Commissioners. The proposed "R-R" zoning district would allow for residential development.

The Planning Commission may make its recommendation and state its findings in accordance with the criteria outlined in Section 27.040 of the Finney County Zoning Regulations. Below is a complete list of these criteria:

27.040. AMENDMENT EVALUATION CRITERIA. Prior to taking any action on a request for an amendment which is not a general revision of the Zoning Regulations and which will affect specific property, the Planning Commission shall give consideration to the following evaluation criteria

A. The physical character of the neighborhood surrounding the property under consideration,
B. The existing zoning and land uses of properties both adjacent and near the property under consideration,
C. The suitability under existing conditions of the subject property for the land uses to which it has been zoned,

D. The extent to which removal or alteration of the existing zoning classification will affect nearby properties (outlined in (B) above),
E. The length of time the subject property has remained vacant as zoned (if applicable),
F. The relative gain to the public health, safety and welfare by the change of value of the landowner's property compared to any hardship that may be imposed upon the landowner,
G. The consideration of recommendations of permanent or professional staff (if applicable),
H. The conformance of a proposed zoning change to the adopted or recognized Comprehensive Plan being utilized by the County of Finney County, Kansas, and
I. Other factors relevant or specific to a particular proposed zoning amendment.

ALTERNATIVES:

1. The Planning Commission may recommend approval of the rezoning request.
2. The Planning Commission may not recommend approval of the rezoning request.

RECOMMENDATION:

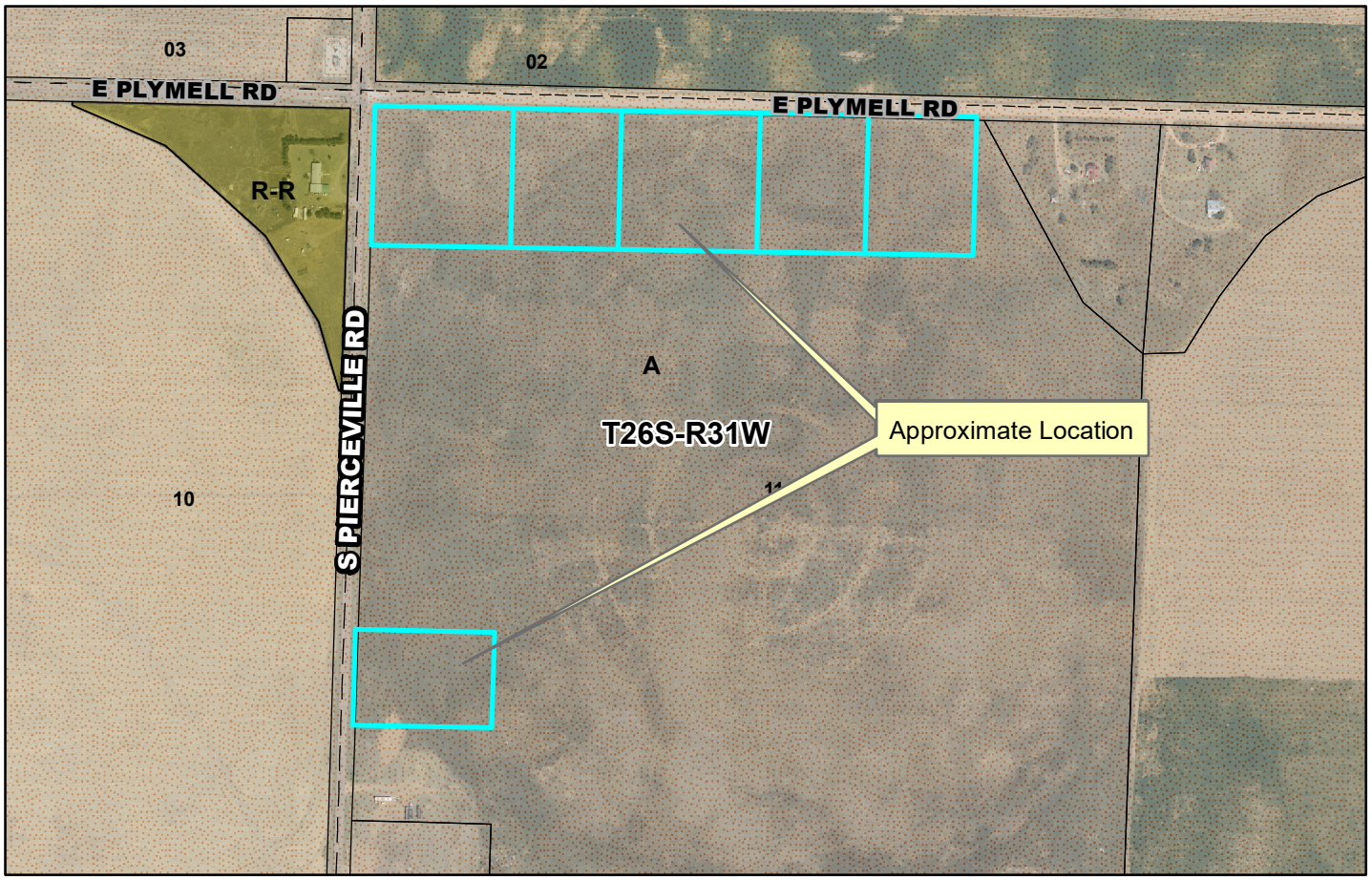
Staff Recommends Alternative 1, the Planning Commission to recommend approval of the rezoning request.

FISCAL NOTE:

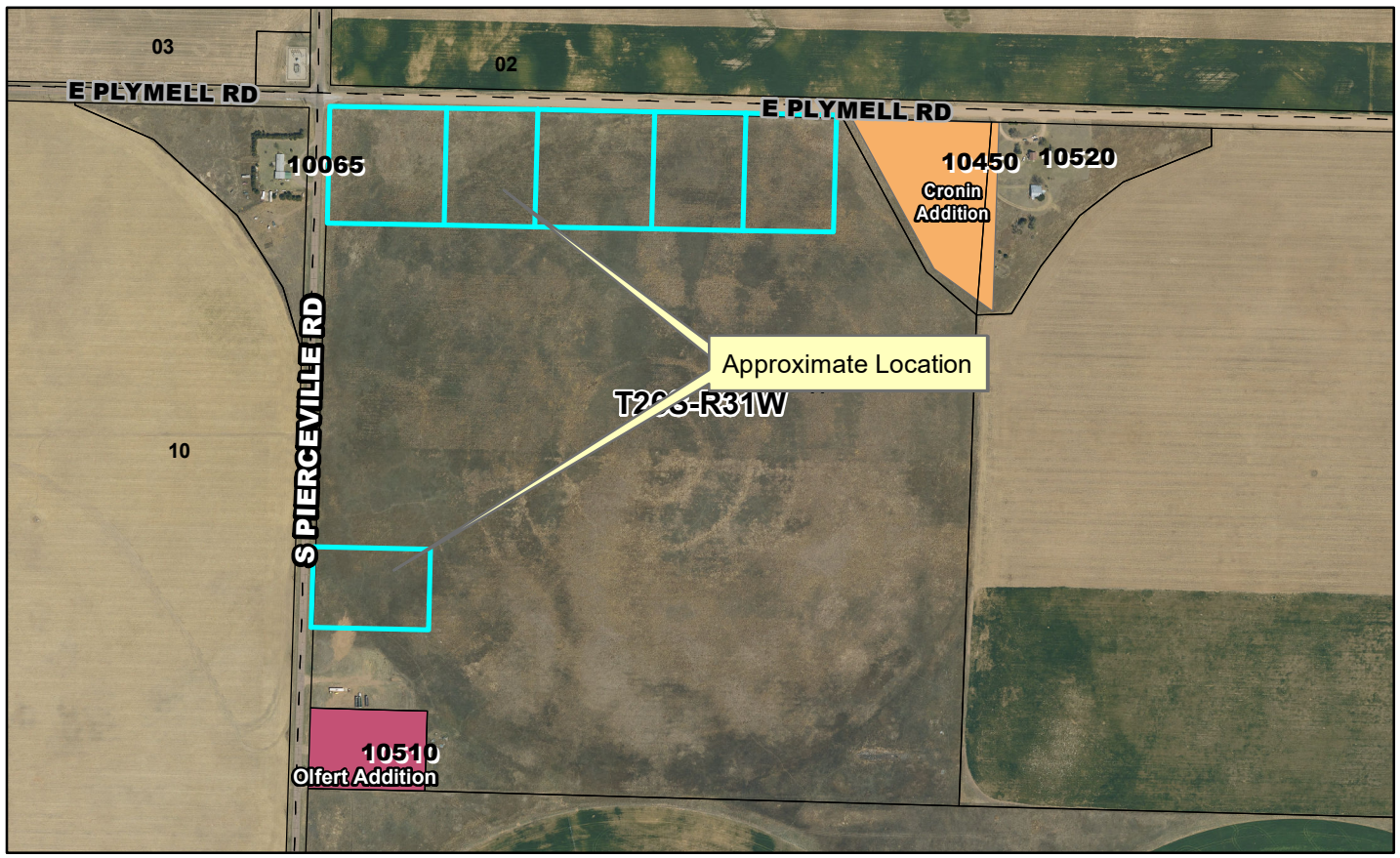
There is no fiscal impact.

ATTACHMENTS:

FC2026-29 Vicinity Map
FC2026-29 GENERAL INFO
Friesen Acres Final Plat



Case Number: FC2026-29
Applicant: Duane Palmberg with PLSS, LLC
Location: Generally located in the NW. 1/4 of S.11, T.26 S., R.31 W., Finney County, Kansas.
Request: Rezone from "A" Agricultural District to "R-R" Rural Residential District.



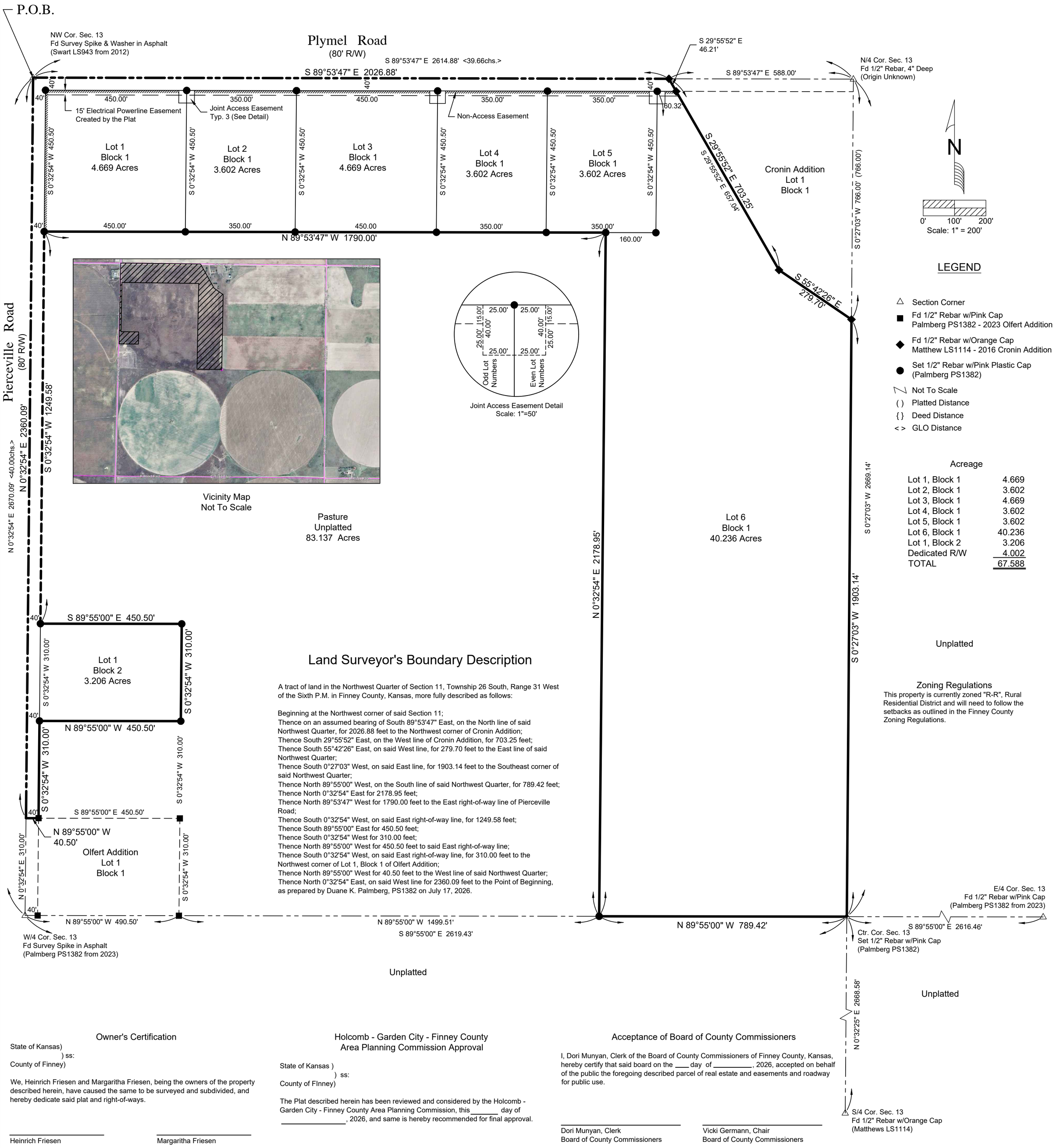
FC2026-29: Rezoning from "A" Agricultural District to "R-R" Rural Residential District for the property generally located in the NW. 1/4 of S. 11, T. 26 S., R. 31 W., Finney County, Kansas.

GENERAL INFORMATION

Date:	August 20, 2026	**Jurisdiction:**	Finney County
Owner:	Heinrich and Margaritha Friesen		
Applicant:	Duane Palmberg, PLSS LLC		
Requested Action:	“A” Agricultural District to "R-R" Rural Residential District		
Purpose:	Residential		
Location address:	The property is generally located in the NW. 1/4 of S. 11, T. 26 S., R. 31 W., Finney County, KS.		
Comprehensive Plan:	The proposed land use is not consistent with the Comprehensive Plan.		
Sites Existing Zoning:	“A” Agricultural District		
Surrounding Zoning:	North “A” Agricultural District South “A” Agricultural District East “A” Agricultural District West “R-R” Rural Residential District		
Land Area:	Contains +/- 23.35 acres		
Notice Date:	This project was published and noticed by mail as required by code.		

Friesen Acres

Located in the Northwest Quarter of Section 11, T26S, R31W
Finney County, Kansas



Land Surveyor's Boundary Description

A tract of land in the Northwest Quarter of Section 11, Township 26 South, Range 31 West of the Sixth P.M. in Finney County, Kansas, more fully described as follows:

Beginning at the Northwest corner of said Section 11;
Thence on an assumed bearing of South 89°53'47" East, on the North line of said Northwest Quarter, for 2026.88 feet to the Northwest corner of Cronin Addition;
Thence South 29°55'52" East, on the West line of Cronin Addition, for 703.25 feet;
Thence South 55°42'26" East, on said West line, for 279.70 feet to the East line of said Northwest Quarter;
Thence South 0°27'03" West, on said East line, for 1903.14 feet to the Southeast corner of said Northwest Quarter;
Thence North 89°55'00" West, on the South line of said Northwest Quarter, for 789.42 feet;
Thence North 0°32'54" East for 2178.95 feet;
Thence North 89°53'47" West for 1790.00 feet to the East right-of-way line of Pierceville Road;
Thence South 0°32'54" West, on said East right-of-way line, for 1249.58 feet;
Thence South 89°55'00" East for 450.50 feet;
Thence South 0°32'54" West for 310.00 feet;
Thence North 89°55'00" West for 450.50 feet to said East right-of-way line;
Thence South 0°32'54" West, on said East right-of-way line, for 310.00 feet to the Northwest corner of Lot 1, Block 1 of Olfert Addition;
Thence North 89°55'00" West for 40.50 feet to the West line of said Northwest Quarter;
Thence North 0°32'54" East, on said West line for 2360.09 feet to the Point of Beginning, as prepared by Duane K. Palmberg, PS1382 on July 17, 2026.

Zoning Regulations

This property is currently zoned "R-R", Rural Residential District and will need to follow the setbacks as outlined in the Finney County Zoning Regulations.

Owner's Certification

State of Kansas)
) ss:
County of Finney)

We, Heinrich Friesen and Margaritha Friesen, being the owners of the property described herein, have caused the same to be surveyed and subdivided, and hereby dedicate said plat and right-of-ways.

Heinrich Friesen

Margaritha Friesen

Notary Acknowledgment

State of Kansas)
) ss:
County of Finney)

This dedication was acknowledged before me, the undersigned officer, by Heinrich Friesen and Margaritha Friesen, this____ day of_____ , 2026.

Kathryn C. Prewitt, Notary Public
for Heinrich Friesen

Kathryn C. Prewitt, Notary Public
for Margaritha Friesen

Holcomb - Garden City - Finney County Area Planning Commission Approval

State of Kansas)
) ss:
County of FInney)

The Plat described herein has been reviewed and considered by the Holcomb - Garden City - Finney County Area Planning Commission, this_____ day of _____, 2026, and same is hereby recommended for final approval.

Jeana Anliker, Chair

Trent Maxwell, Secretary

Acceptance of Board of County Commissioners

I, Dori Munyan, Clerk of the Board of County Commissioners of Finney County, Kansas, hereby certify that said board on the ____ day of _____, 2026, accepted on behalf of the public the foregoing described parcel of real estate and easements and roadway for public use.

Dori Munyan, Clerk
Board of County Commissioners

Vicki Germann, Chair
Board of County Commissioners

Survey Review

I, hereby certify, that this plat was reviewed by me and that it is in compliance with K.S.A. 58-2005 and the Kansas Minimum Standards for Boundary Surveys.

David J. Matthews Licensed LS-1114 Kansas Land Surveyor

I hereby certify, that this drawing represents the results of a field survey completed by me on 6/18/2026.

DUANE K. PALMBERG LICENSED LS-1382 KANSAS LAND SURVEYOR

Palmberg Land Surveying Services, LLC
605 Main Street P.O. Box 38 Ashland, Kansas 67831
Garden City Office (620)277-2002 Ashland Office (620)255-9530
duane@plss-ks.com www.plss-ks.com

Notes:
1. No Improvements are shown by agreement with Client
2. Easement and Setback are Not shown by agreement with Client, unless required by local juridiction
3. The Basis of Bearings is the W line of NW/4 of Sec. 11, assumed to be N 0°32'54" E.
4. Error of Closure: >1:1,100,000 0.01'@S 18°40'11" E

Friesen Acres
Located in the Northwest Quarter of Section 11, T26S, R31W
Finney County, Kansas

File Name: 2025-046	Job Number: 2025-046	Date:6/18/2026

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Abigail Jarmer, Planning Technician
DATE: August 20, 2026
RE: FC2026-25: Friesen Acres Preliminary Plat

ISSUE:
The Planning Commission is asked to consider approval of the Friesen Acres Preliminary Plat.

BACKGROUND:
The applicant, Duane Palmberg with Palmberg Land Surveying Services, on behalf of the property owners, Heinrich and Margaritha Friesen, is requesting approval of the preliminary plat for Friesen Acres. The site is generally located in the Northwest quarter of Section 11, Township 26 South, Range 31 West, Finney County, Kansas. The property is zoned "A" Agricultural District. Friesen Acres contains seven lots. Lots 1-5 of Block 1 range in size, with three of the lots totaling +/- 3.60 acres each, and the other two are +/- 4.67 acres each. Lot 6 of Block 1 is +/- 40.24 acres. Block 2 contains one lot totaling +/- 3.21 acres. These lots are intended for single-family residential development. The lots will be served by private wells and on-site septic systems. Since Block 1, Lots 1-5, and Block 2, Lot 1 are less than 5 acres, they will require an advanced treatment unit (ATU) septic system. The applicant must complete the site plan review and rezoning process before the Board of County Commissioners will consider approval of the final plat.

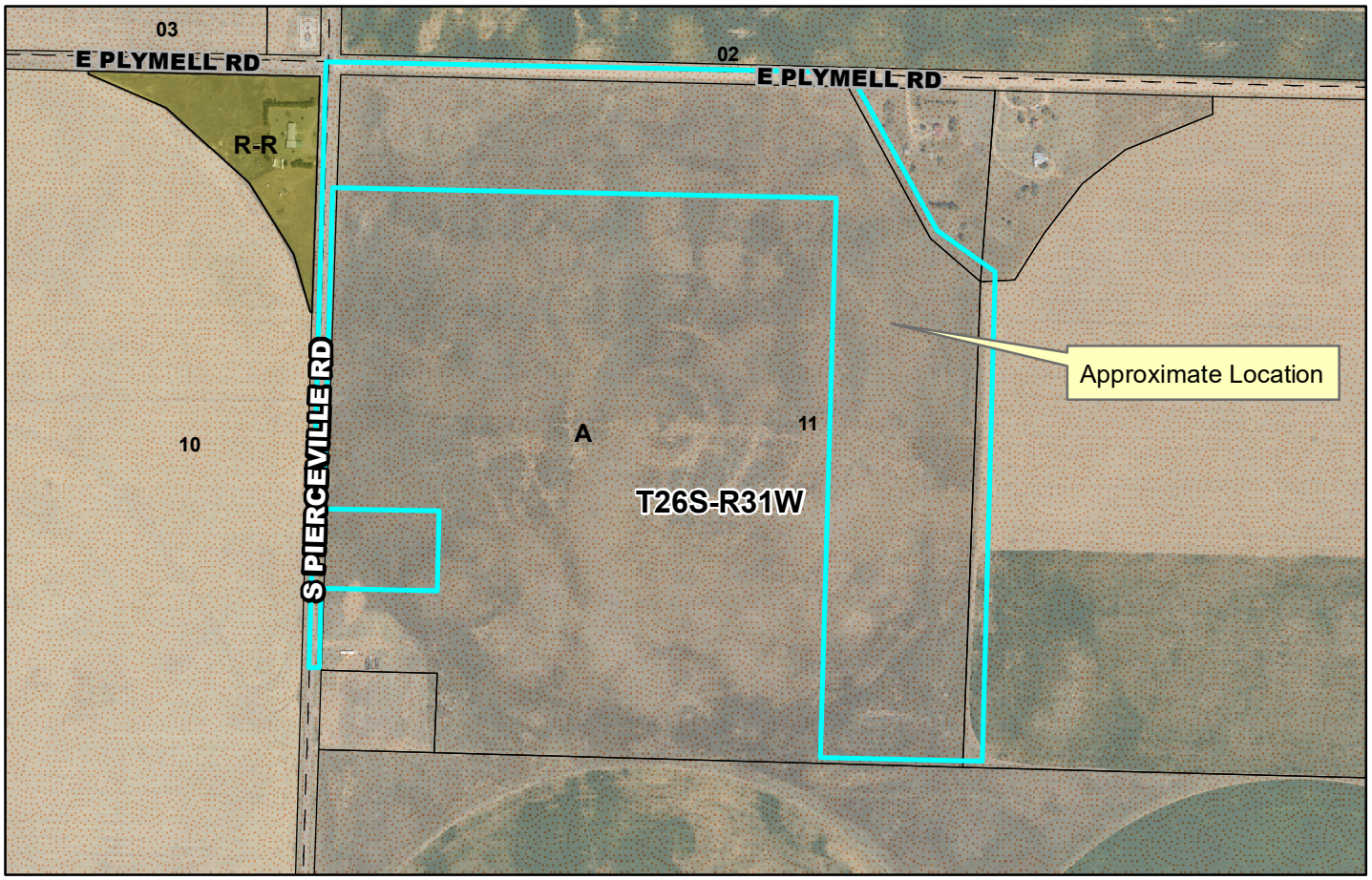
A review of the third submittal was performed on August 13, 2026, and was found to meet the minimum standards of the Finney County Zoning and Subdivision Regulations.

ALTERNATIVES:
1. The Planning Commission may approve the preliminary plat.
2. The Planning Commission may not approve the preliminary plat.

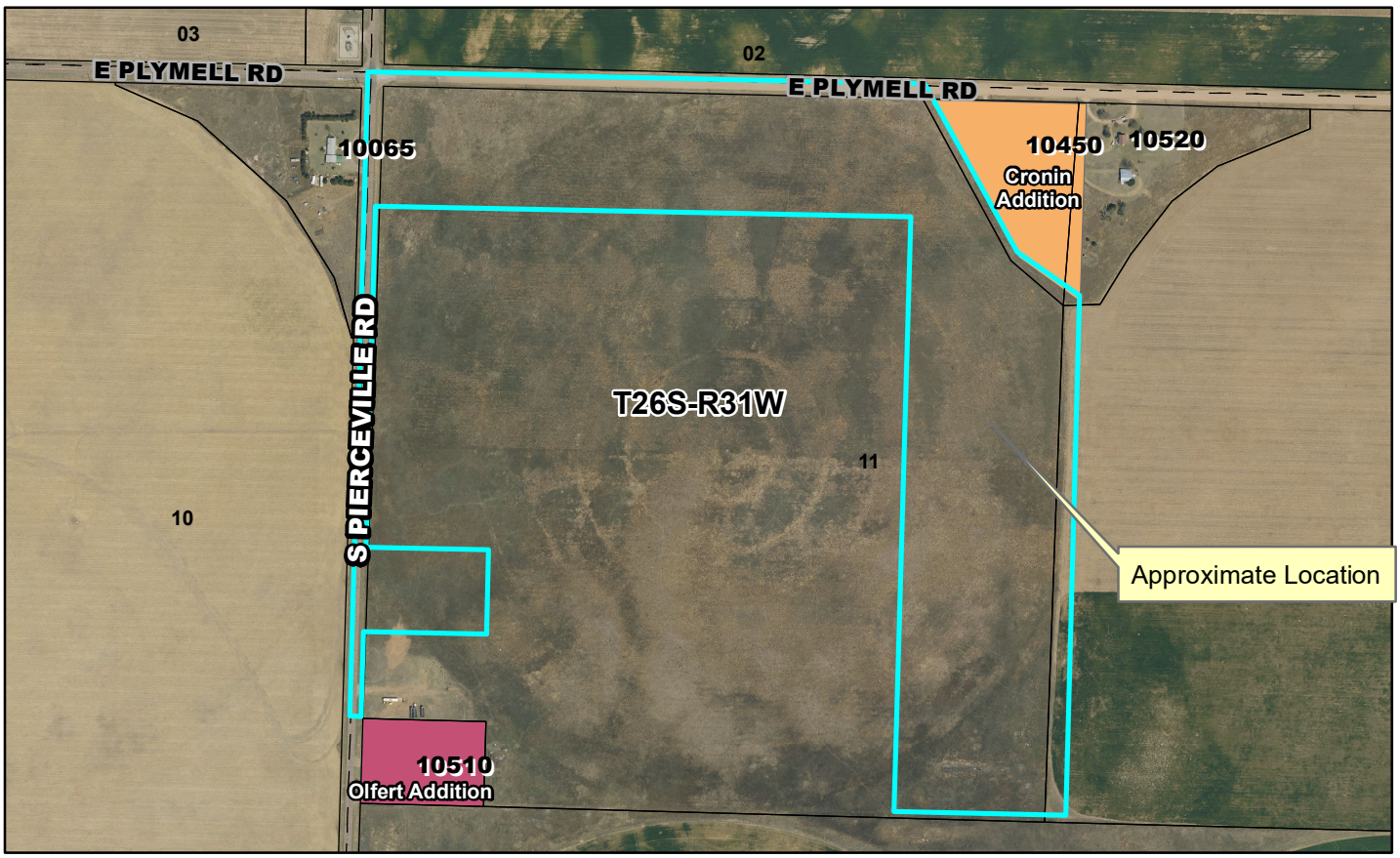
RECOMMENDATION:
Staff recommends Alternative 1, the Planning Commission approve the preliminary plat.

FISCAL NOTE:
There is no fiscal impact.

ATTACHMENTS:
FC2026-25 Vicinity Map
FC2026-25 Friesen Acres - Preliminary Plat

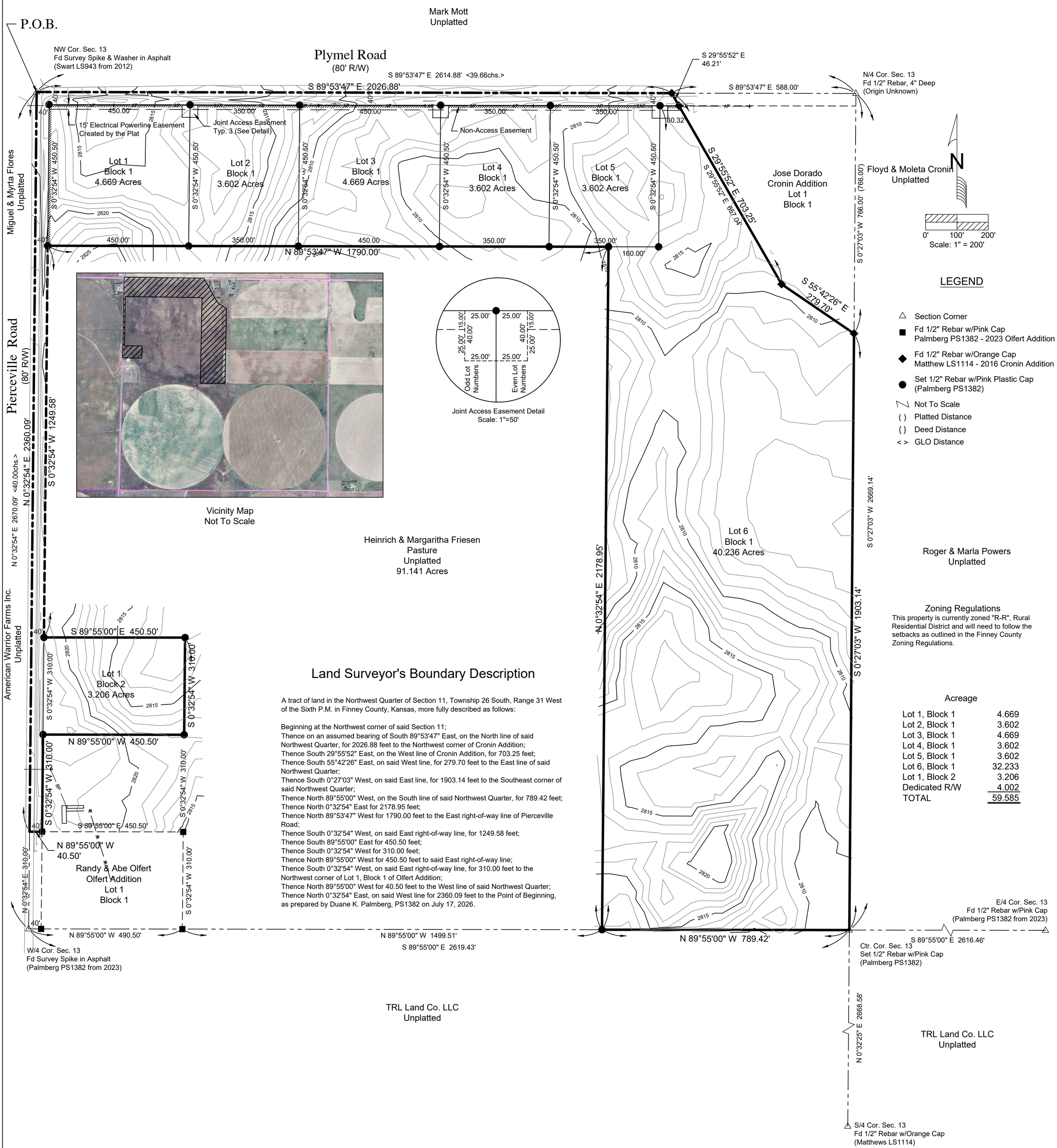


Case Number: FC2026-25
Applicant: Duane Palmberg with PLSS, LLC
Location: Generally located in the NW. 1/4 of S.11, T.26 S., R.31 W., Finney County, Kansas.
Request: Approval of the Preliminary Plat of Friesen Acres.



Preliminary Plat of Friesen Acres

Located in the Northwest Quarter of Section 11, T26S, R31W
Finney County, Kansas



Land Surveyor's Boundary Description

A tract of land in the Northwest Quarter of Section 11, Township 26 South, Range 31 West of the Sixth P.M. in Finney County, Kansas, more fully described as follows:

Beginning at the Northwest corner of said Section 11;
Thence on an assumed bearing of South 89°53'47" East, on the North line of said Northwest Quarter, for 2026.88 feet to the Northwest corner of Cronin Addition;
Thence South 29°55'52" East, on the West line of Cronin Addition, for 703.25 feet;
Thence South 55°42'26" East, on said West line, for 279.70 feet to the East line of said Northwest Quarter;
Thence South 0°27'03" West, on said East line, for 1903.14 feet to the Southeast corner of said Northwest Quarter;
Thence North 89°55'00" West, on the South line of said Northwest Quarter, for 789.42 feet;
Thence North 0°32'54" East for 2178.95 feet;
Thence North 89°53'47" West for 1790.00 feet to the East right-of-way line of Pierceville Road;
Thence South 0°32'54" West, on said East right-of-way line, for 1249.58 feet;
Thence South 89°55'00" East for 450.50 feet;
Thence South 0°32'54" West for 310.00 feet;
Thence North 89°55'00" West for 450.50 feet to said East right-of-way line;
Thence South 0°32'54" West, on said East right-of-way line, for 310.00 feet to the Northwest corner of Lot 1, Block 1 of Olfert Addition;
Thence North 89°55'00" West for 40.50 feet to the West line of said Northwest Quarter;
Thence North 0°32'54" East, on said West line for 2360.09 feet to the Point of Beginning, as prepared by Duane K. Palmberg, PS1382 on July 17, 2026.

Zoning Regulations

This property is currently zoned "R-R", Rural Residential District and will need to follow the setbacks as outlined in the Finney County Zoning Regulations.

Acreage

Lot 1, Block 1	4.669
Lot 2, Block 1	3.602
Lot 3, Block 1	4.669
Lot 4, Block 1	3.602
Lot 5, Block 1	3.602
Lot 6, Block 1	32.233
Lot 1, Block 2	3.206
Dedicated R/W	4.002
TOTAL	59.585

Palmberg Land Surveying Services, LLC
605 Main Street P.O. Box 38 Ashland, Kansas 67831
Garden City Office (620)277-2002 Ashland Office (620)255-9530
duane@plss-ks.com www.plss-ks.com

Notes:
1. No Improvements are shown by agreement with Client
2. Easement and Setback are Not shown by agreement with Client, unless required by local juridiction
3. The Basis of Bearings is the W line of NW/4 of Sec. 11, assumed to be N 0°32'54" E.
4. Error of Closure: >1:1,100,000 0.01'@S 18°40'11" E

Preliminary Plat of Friesen Acres
Located in the Northwest Quarter of Section 11, T26S, R31W
Finney County, Kansas

File Name: 2025-046	Job Number: 2025-046	Date:6/18/2026

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Abigail Jarmer, Planning Technician
DATE: August 20, 2026
RE: FC2026-26: Friesen Acres Final Plat

ISSUE:
The Planning Commission is asked to consider and provide a recommendation for the Friesen Acres Final Plat.

BACKGROUND:
The applicant, Duane Palmberg with Palmberg Land Surveying Services, on behalf of the property owners, Heinrich and Margaritha Friesen, is requesting to plat the Friesen Acres Final Plat. The site is generally located in the Northwest quarter of Section 11, Township 26 South, Range 31 West, Finney County, Kansas. The property is zoned "A" Agricultural District. Friesen Acres contains 7 lots. Lots 1-5 of Block 1 range in size, with three of the lots totaling +/- 3.60 acres each, and the other two are +/- 4.67 acres each. Lot 6 of Block 1 is +/- 40.24 acres. Block 2 contains one lot totaling +/- 3.21 acres. These lots are intended for residential development. The lots will be served by private wells and on-site septic systems. Since Block 1, Lots 1-5, and Block 2, Lot 1 are less than 5 acres, they will require an advanced treatment unit (ATU) septic system. The applicant must complete the site plan review and rezoning process before the Board of County Commissioners will consider approval of the final plat.

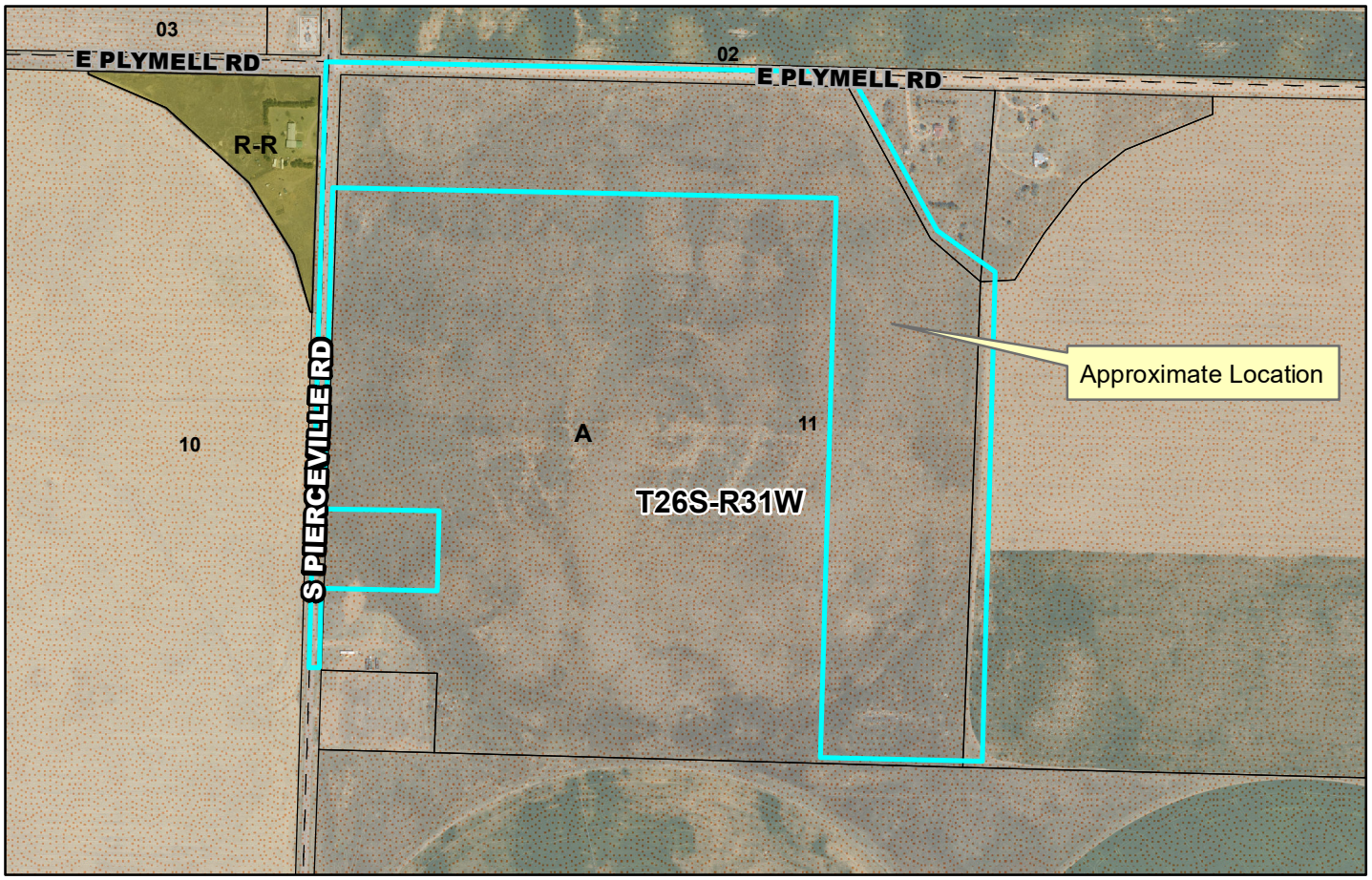
A review of the third submittal was performed on August 13, 2026, and was found to meet the minimum standards of the Finney County Zoning and Subdivision Regulations.

ALTERNATIVES:
1. The Planning Commission may recommend approval of the final plat.
2. The Planning Commission may not recommend approval of the final plat.

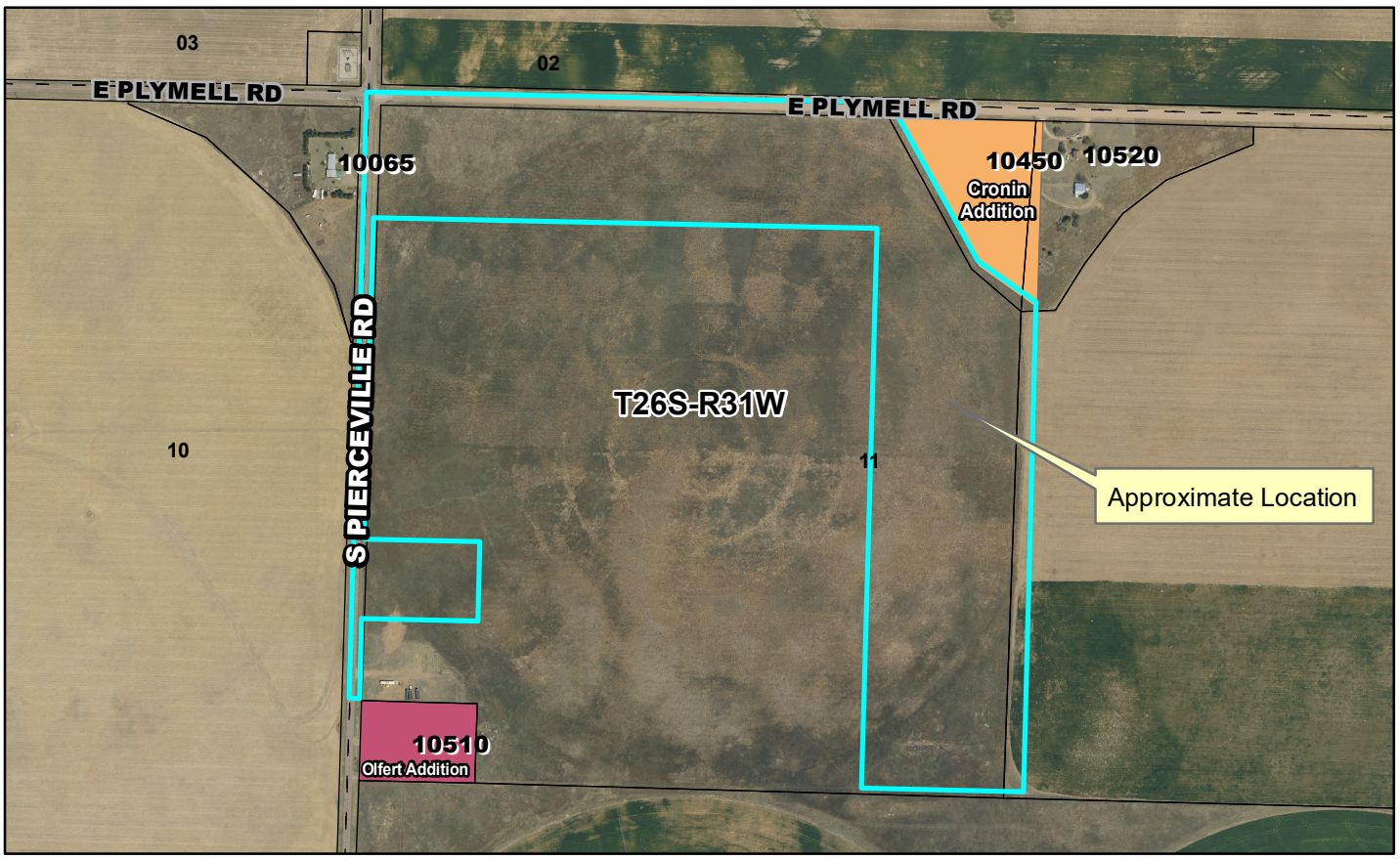
RECOMMENDATION:
Staff recommends Alternative 1, the Planning Commission to recommend approval of the final plat.

FISCAL NOTE:
There's no fiscal impact.

ATTACHMENTS:
FC2026-26 Vicinity Map
FC2026-26 Friesen Acres - Final Plat

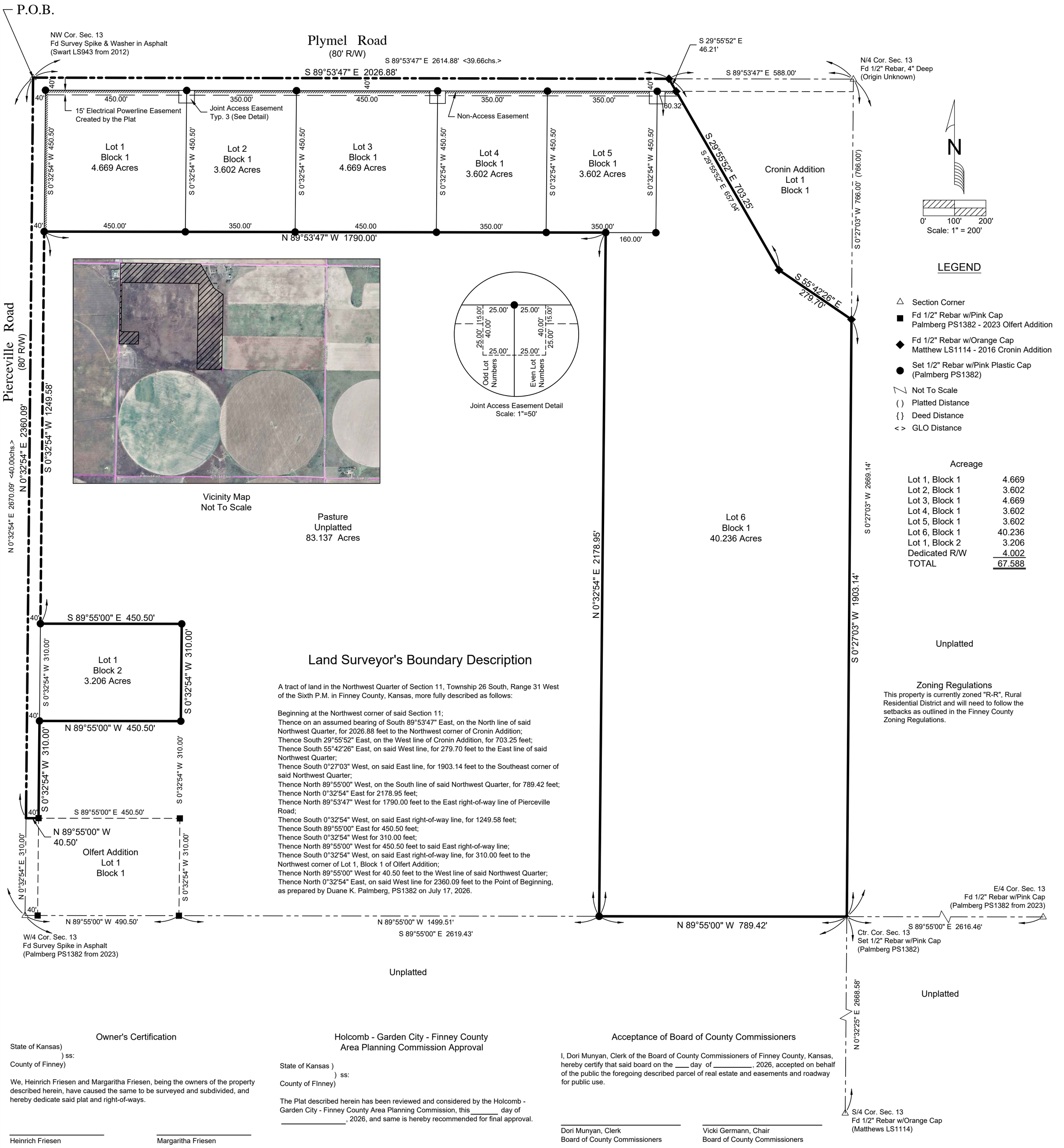


Case Number: FC2026-26
Applicant: Duane Palmberg with PLSS, LLC
Location: Generally located in the NW. 1/4 of S.11, T.26 S., R.31 W., Finney County, Kansas.
Request: Approval of the Final Plat of Friesen Acres.



Friesen Acres

Located in the Northwest Quarter of Section 11, T26S, R31W
Finney County, Kansas



Land Surveyor's Boundary Description

A tract of land in the Northwest Quarter of Section 11, Township 26 South, Range 31 West of the Sixth P.M. in Finney County, Kansas, more fully described as follows:

Beginning at the Northwest corner of said Section 11;
Thence on an assumed bearing of South 89°53'47" East, on the North line of said Northwest Quarter, for 2026.88 feet to the Northwest corner of Cronin Addition;
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Thence South 0°27'03" West, on said East line, for 1903.14 feet to the Southeast corner of said Northwest Quarter;
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Thence North 89°53'47" West for 1790.00 feet to the East right-of-way line of Pierceville Road;
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Thence South 0°32'54" West for 310.00 feet;
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Thence South 0°32'54" West, on said East right-of-way line, for 310.00 feet to the Northwest corner of Lot 1, Block 1 of Olfert Addition;
Thence North 89°55'00" West for 40.50 feet to the West line of said Northwest Quarter;
Thence North 0°32'54" East, on said West line for 2360.09 feet to the Point of Beginning, as prepared by Duane K. Palmberg, PS1382 on July 17, 2026.

Zoning Regulations

This property is currently zoned "R-R", Rural Residential District and will need to follow the setbacks as outlined in the Finney County Zoning Regulations.

Owner's Certification

State of Kansas)
) ss:
County of Finney)

We, Heinrich Friesen and Margaritha Friesen, being the owners of the property described herein, have caused the same to be surveyed and subdivided, and hereby dedicate said plat and right-of-ways.

Heinrich Friesen

Margaritha Friesen

Notary Acknowledgment

State of Kansas)
) ss:
County of Finney)

This dedication was acknowledged before me, the undersigned officer, by Heinrich Friesen and Margaritha Friesen, this____ day of_____ , 2026.

Kathryn C. Prewitt, Notary Public
for Heinrich Friesen

Kathryn C. Prewitt, Notary Public
for Margaritha Friesen

Holcomb - Garden City - Finney County Area Planning Commission Approval

State of Kansas)
) ss:
County of FInney)

The Plat described herein has been reviewed and considered by the Holcomb - Garden City - Finney County Area Planning Commission, this_____ day of _____, 2026, and same is hereby recommended for final approval.

Jeana Anliker, Chair

Trent Maxwell, Secretary

Acceptance of Board of County Commissioners

I, Dori Munyan, Clerk of the Board of County Commissioners of Finney County, Kansas, hereby certify that said board on the ____ day of _____, 2026, accepted on behalf of the public the foregoing described parcel of real estate and easements and roadway for public use.

Dori Munyan, Clerk
Board of County Commissioners

Vicki Germann, Chair
Board of County Commissioners

Survey Review

I, hereby certify, that this plat was reviewed by me and that it is in compliance with K.S.A. 58-2005 and the Kansas Minimum Standards for Boundary Surveys.

David J. Matthews Licensed LS-1114 Kansas Land Surveyor

I hereby certify, that this drawing represents the results of a field survey completed by me on 6/18/2026.

DUANE K. PALMBERG LICENSED LS-1382 KANSAS LAND SURVEYOR

Palmberg Land Surveying Services, LLC
605 Main Street P.O. Box 38 Ashland, Kansas 67831
Garden City Office (620)277-2002 Ashland Office (620)255-9530
duane@plss-ks.com www.plss-ks.com

Notes:
1. No Improvements are shown by agreement with Client
2. Easement and Setback are Not shown by agreement with Client, unless required by local juridiction
3. The Basis of Bearings is the W line of NW/4 of Sec. 11, assumed to be N 0°32'54" E.
4. Error of Closure: >1:1,100,000 0.01'@S 18°40'11" E

Friesen Acres
Located in the Northwest Quarter of Section 11, T26S, R31W
Finney County, Kansas

File Name: 2025-046	Job Number: 2025-046	Date:6/18/2026

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Mackenzie Phillips, Director of Planning & Development, Finney County
DATE: August 20, 2026
RE: FC2026-27: Special Use Permit to operate Natural Gas Energy Systems in the "A" Agricultural District for the properties generally located in Sections 3, 4, and 10 of Township 25 South, Range 34 West, Finney County, Kansas.

ISSUE:

The Planning Commission is asked to consider and provide a recommendation of a request for a Special Use Permit to operate Natural Gas Energy Systems in the "A" Agricultural District for the properties generally located in Sections 3, 4, and 10 of Township 25 South, Range 34 West, Finney County, Kansas.

BACKGROUND:

The Applicant, Sherlock Generation, LLC, a wholly owned subsidiary of Triple Oak Power, LLC, on behalf of the respective property owners, has applied for a Special Use Permit (SUP) to operate Natural Gas Energy Systems (NGES) in the "A" Agricultural District as outlined in Article 36 of the Finney County Zoning Regulations for the properties generally located in Sections 3, 4, and 10 of Township 25 South, Range 34 West, Finney County, Kansas.

The Sherlock Natural Gas Generation Project is part of a larger initiative, the Home Range Clean Power Project, proposed to occupy portions of Finney, Wichita, and Kearny Counties. The Home Range Clean Power Project is planned to potentially include the following major land use components: NGES, Battery Energy Storage Systems (BESS), Digital Infrastructure Campus (DIC), Commercial Solar Energy Conversion Systems (CSECS), Commercial Wind Energy Conversion Systems (CWECS), and substation, switchyard, and transmission line development.

The Sherlock Generation Project is proposed to be a 600-megawatt (MW) NGES project. The proposed Project area is approximately 80 acres. If approved, the SUP will be applied strictly to the land area described in Section B.2 "Project Land" of the Applicant's submittal. All the properties located within the proposed Project area are zoned "A" Agricultural District and are currently used for agricultural purposes. The major components of the Project will include the natural gas generation facility utilizing up to 14 aeroderivative 50 MW combustion turbines and related infrastructure, including the following: emissions control equipment, power distribution centers, control systems, balance-of-plant equipment, water treatment facilities, foundations, cabling, piping, security fencing, internal access roads, stormwater facilities, electrical interconnection equipment, and other ancillary facilities necessary for construction and operation.

If the SUP is approved, the Applicant anticipates the Project's construction to commence in the fourth quarter of 2027 and estimates it will take 21 months to complete. The Project is anticipated

to have an operating life of approximately 30 years, subject to ongoing maintenance, equipment overhaul and replacement, and market conditions. The Applicant has submitted preliminary information about decommissioning and restoration, and will be required to submit a final decommissioning and restoration plan with the Decommissioning Agreement. Before the construction of the Project can begin, the Applicant must meet the following requirements: (1) Submit official site and building plans following the requirements of the pertinent Finney County regulations and other laws, requirements and any other formal or informal typical terms, SUP Application Form, and NGES Application Form; (2) Receive plan approval after completing the plan review process and receive an approved building permit and all other required permits and approvals; (3) Enter into agreements with the County pursuant to the SUP Application Form, including a Development Agreement, Decommissioning Agreement, Road Use and Maintenance Agreement, and Community Benefit Agreement; and (4) any additional terms and conditions determined by the Board of County Commissioners.

The Planning Commission is to make its recommendation and state its findings in accordance with the criteria outlined in Section 36.050 of the Finney County Zoning Regulations. Below is a complete list of these criteria:

36.050 SPECIAL USE PERMIT - EVALUATION CRITERIA. In reviewing and making decisions on proposed Special Use Permits, the Planning Commission and the Governing Body shall give consideration to the following evaluation criteria and factors, to the extent relevant:

1. Whether the proposed use complies with all applicable provisions of these Regulations;
2. Whether the proposed use is compatible with zoning and land uses of nearby properties in terms of scale, site design, and operating characteristics, including hours of operation, traffic generation, lighting, noise, odor, dust, and other external impact;
3. Whether the proposed use is compatible with the character of the area;
4. Suitability of subject property for the uses to which it has been restricted and for the uses which are proposed;
5. Whether the use will cause significant adverse impacts on the natural environment;
6. Whether the use will cause significant adverse impacts on community facilities, the transportation network, or utilities in the area.
7. Whether the use is in conformance with the Comprehensive Plan or other adopted plans for the area;
8. Whether it is appropriate to limit the period of time the proposed use is to be allowed and, if so, what that time period should be;
9. Conservation of property values;
10. Protection against fire and casualties;
11. Observation of general police regulations;
12. Prevention of traffic congestion;
13. Promotion of traffic safety and the orderly parking of motor vehicles;
14. Promotion of the safety of individuals and property;
15. Provision for adequate light and air;
16. Prevention of over-crowding and excessive intensity of land uses;
17. Provision for public utilities and schools;
18. Invasion by inappropriate uses;
19. Value, type, and character of existing or authorized improvements and land uses;

20. Encouragement of improvements and land uses in keeping with overall planning;
21. Provisions for orderly and proper urban renewal, development, and growth;
22. Length of time subject property has remained vacant as zoned;
23. Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the Applicant;
24. Opposition or support of neighborhood residents;
25. Impact of the proposed development on community facilities;
26. Professional staff recommendation; and
27. Such other factors and criteria that the Governing Body might deem relevant.

STAFF ANALYSIS:

The following is Staff's analysis of the SUP evaluation criteria as listed in Section 36.050 of the Finney County Zoning Regulations:

1. *Whether the proposed use complies with all applicable provisions of these Regulations;*
    - Staff Analysis: The proposed use complies with all applicable provisions of the Finney County Zoning Regulations, SUP base application form, and the NGES SUP application form.
2. *Whether the proposed use is compatible with zoning and land uses of nearby properties in terms of scale, site design, and operating characteristics, including hours of operation, traffic generation, lighting, noise, odor, dust, and other external impact;*
    - Staff Analysis: The properties included in the Project boundary and immediately adjacent are currently used for agricultural purposes. The applicant has stated that, once operational, the Project will generate minimal traffic, lighting, noise, odor, or dust. No permanent long-term traffic impacts are expected as a result of the Project. Once the Project is operational, there will be periodic employee visits to perform routine maintenance, including vegetation management, natural gas equipment maintenance, and general facility maintenance. The Project, once operational, will be sited to ensure that noise levels measured from the nearest non-participating landowner are less than 60 A-weighted decibels (dBA). A final noise study must be provided with the building permit and will be developed based on the final selected location of the natural gas generation facility.
3. *Whether the proposed use is compatible with the character of the area;*
    - Staff Analysis: The proposed use is compatible with the character of the area. The Project will be located in an area that has an existing power generation facility and oil and gas production.
4. *Suitability of subject property for the uses to which it has been restricted and for the uses which are proposed;*
    - Staff Analysis: In accordance with Section 36.020 of the Finney County Zoning Regulations, the purpose of the SUP process is "to allow proper integration of certain uses into the community and County, which might only be suitable in specific locations, and might have potentially detrimental characteristics if not properly located, designed, operated, and otherwise conditioned." The mix of existing rural, agricultural, and industrial land uses within the surrounding area makes the subject property a suitable site for this project. The Applicant has identified the subject property as ideal for natural gas generation development, as it has existing oil and gas production wells. Within the Project area, the Board of County Commissioners has approved Special Use Permits for Commercial Solar Energy Conversion Systems and Battery Energy Storage Systems,

subject to the terms and conditions of Resolutions 15-2026 and 16-2026. Natural gas generation is compatible with the approved special uses.

5. *Whether the use will cause significant adverse impacts on the natural environment;*
    - Staff Analysis: The Applicant will be conducting appropriate environmental assessments of natural, cultural, and tribal resources. The results of these assessments will be included with the final site design and submitted to the County as part of the building permit process. The Applicant has indicated that preliminary site evaluations have not identified any significant environmental constraints or sensitive resources that would be adversely affected by the Project. The Project will obtain an air permit from the Kansas Department of Health and Environment (KDHE) for operations and will comply with its requirements. Air permit requirements from KDHE will ensure that the Project operates in compliance with the Clean Air Act and will consider criteria pollutants, particulate matter, lead, and ozone, as well as trace hazardous air pollutants in the final design of the Project. The Applicant will be required to include plans for erosion/sediment control, stormwater pollution prevention, and dust mitigation for use during construction and normal operations.
6. *Whether the use will cause significant adverse impacts on community facilities, the transportation network, or utilities in the area.*
    - Staff Analysis: Once operational, the Project is not expected to cause significant adverse impacts on community facilities, the transportation network, or utilities in the area. Traffic impacts will be limited primarily to the construction period and will be managed in coordination with the County through road use agreements, including provisions for road improvements, maintenance, and repair as needed.
      The Applicant has stated that the Project will interconnect with the regional electric transmission system and is expected to provide reliable, flexible capacity and ancillary services that support the stability of the local Sunflower Electric Power Corporation system. The Project is expected to contribute to long-term grid reliability and help manage electricity costs by strengthening the regional power supply and supporting a more balanced energy mix.
      The Project proposes using an on-site well for water service and an on-site septic system for wastewater. Before an on-site septic system can be installed, the plans must be reviewed and approved by the County Sanitarian and County Engineer.
7. *Whether the use is in conformance with the Comprehensive Plan or other adopted plans for the area;*
    - Staff Analysis: The Finney County Comprehensive Plan includes several supportive economic development goals that target increased renewable energy development in Finney County. Chapter 7 – Natural and Agricultural Resources of the Comprehensive Plan includes the goal to “Promote Sustainable Energy” which includes the goal of “working to adopt sustainable energy practices. These include monitoring energy usage, utilizing more efficient energy sources, and reducing overall energy consumption”. Chapter 7 of the Comprehensive Plan also includes “Objective #2: Promote Sustainable Energy,” which includes the following Policies: (1) Policy 2.3: Finney County will work toward providing and supporting more sustainable forms of energy; and (2) Policy 2.4: Finney County will work toward creating more sound energy prices.
      The Project provides Finney County the opportunity to strengthen the regional power supply and contribute to long-term reliability. Diversifying energy generation methods helps ensure energy availability year-round and increases the overall stability of the

electrical grid.

8. *Whether it is appropriate to limit the period of time the proposed use is to be allowed and, if so, what that time period should be;*
    - Staff Analysis: The anticipated operating life of the Project is 30 years. The Applicant will be required to enter into a Decommissioning Agreement with the County.
9. *Conservation of property values;*
    - Staff Analysis: The Project is located in an area that includes established energy and industrial uses, including proximity to the Sunflower Generating Station, as well as existing transmission infrastructure and oil and gas development. The Project will be required to submit a final site plan and to comply with the required setbacks and site design requirements. The Applicant has indicated that the Project is not expected to result in significant adverse impacts on surrounding property values due to the existing land use context and maintaining appropriate setbacks and site design. The Applicant has not provided a professional valuation study or opinion.
10. *Protection against fire and casualties;*
    - Staff Analysis: Before construction, the Applicant is required to submit an Emergency Readiness Plan to establish safety procedures detailing expected public agency/emergency services needed for support during emergencies and identifying potential fire and safety risks associated with the Project. The Applicant has stated that the Project will be designed, constructed, and operated in compliance with all applicable federal, state, and local fire and electrical safety codes, including the National Electrical Safety Code, ISO, the National Electrical Manufacturers Association, and the National Fire Protection Association standards. Before operation, the combustion turbines and electrical systems will undergo rigorous testing and commissioning, including inspections of protection systems and compliance with interconnection requirements. During operations, the Project will be maintained by qualified personnel in accordance with established preventive maintenance programs to ensure continued safe performance of all equipment.
11. *Observation of general police regulations;*
    - Staff Analysis: The Project will be required to comply with all applicable local, state, and federal laws and regulations, including general police and public safety requirements.
12. *Prevention of traffic congestion;*
    - Staff Analysis: The Project is not expected to generate traffic during normal operations beyond occasional visits for inspection and maintenance. Significant traffic impacts will be limited to the construction period and managed through a construction traffic control plan. This plan will establish designated haul routes, site access points, and parking areas, and will be developed in coordination with Finney County Public Works. In addition, the Applicant will comply with any applicable road use agreements, including measures to manage traffic flow, maintain safe road conditions, and minimize potential congestion during construction activities.
13. *Promotion of traffic safety and the orderly parking of motor vehicles;*
    - Staff Analysis: The Project will promote traffic safety and orderly parking of motor vehicles during construction through implementation of a construction traffic control plan developed in coordination with Finney County Public Works. The Applicant has stated that construction personnel will receive appropriate safety training, including traffic control and site access protocols, to minimize congestion, maintain safe traffic flow, and reduce potential conflicts with local traffic during construction. During operations, traffic and parking needs will be minimal and limited to occasional

maintenance visits, with vehicles accommodated on-site.

14. *Promotion of the safety of individuals and property;*
    - Staff Analysis: Prior to construction and operation, the Applicant is required to submit an Emergency Readiness Plan and an Operations and Maintenance plan detailing security measures, including lighting, access control, staffed hours, and compliant response protocol. The Applicant has stated that the Project will be designed, constructed, and operated to promote the safety of individuals and property. The facility will include security fencing and controlled access points to limit entry to authorized personnel and emergency responders. In addition, the Project will incorporate industry-standard safety systems, signage, and operational protocols to ensure safe conditions during both construction and operation. Personnel working on the Project will receive appropriate safety training, including site-specific procedures and emergency response protocols.
15. *Provision for adequate light and air;*
    - Staff Analysis: The Project will feature security lighting designed to enhance security while reducing light emissions on adjacent properties. The Project will be required to comply with air permit regulations set by KDHE, which requires compliance with the Clean Air Act.
16. *Prevention of over-crowding and excessive intensity of land uses;*
    - Staff Analysis: The Project is not anticipated to cause over-crowding and excessive intensity of land uses.
17. *Provision for public utilities and schools;*
    - Staff Analysis: The Project will interconnect with the regional electric transmission system and is expected to provide reliable, flexible capacity and ancillary services that support the stability of the local Sunflower Electric Power Corporation system. The Project is also expected to generate new tax revenue to support local schools.
18. *Invasion by inappropriate uses;*
    - Staff Analysis: NGES has been identified by the County Commission as a potentially acceptable use through the SUP process for land within the “A” Agricultural District.
19. *Value, type, and character of existing or authorized improvements and land uses;*
    - Staff Analysis: The Project is located in an area characterized by a mix of agricultural uses and established energy and industrial infrastructure, with some single-family residential development. Existing land uses in the vicinity include irrigated farmland, electrical transmission facilities, oil and gas development, and proximity to the Sunflower Generating Station, reflecting a long-standing pattern of energy production and supporting infrastructure in the area. Within the Project area, the Board of County Commissioners has approved Special Use Permits for Commercial Solar Energy Conversion Systems and Battery Energy Storage Systems, subject to the terms and conditions of Resolutions 15-2026 and 16-2026.
20. *Encouragement of improvements and land uses in keeping with overall planning;*
    - Staff Analysis: The Finney County Comprehensive Plan supports the promotion of sustainable energy, including policies to expand energy resources and support stable energy prices. The Project advances these objectives by strengthening regional power supply, supporting long-term reliability through a diversified energy mix, and contributing to affordable energy. In addition, the Project will generate new tax revenue to support schools, roads, and emergency services, consistent with the County’s long-term planning and economic development goals.
21. *Provisions for orderly and proper urban renewal, development, and growth;*

- Staff Analysis: The Project supports orderly and proper development and growth in Finney County by providing additional energy infrastructure that enables existing industries to operate and positions the region to attract new investment.

22. *Length of time subject property has remained vacant as zoned;*
    - Staff Analysis: The property has been used for agricultural purposes since the adoption of the Finney County Zoning Regulations.
23. *Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the Applicant;*
    - Staff Analysis: The Project is anticipated to provide a net benefit to public health, safety, and welfare. The Applicant has identified that the Project will provide reliable, affordable energy, contribute to regional grid stability, generate new tax revenue to support schools, roads, and emergency services, and create jobs and local workforce development opportunities.

      As required by the SUP base application form, the Applicant has submitted a preliminary Economic Impact Report developed by the Finney County Economic Development Corporation and is required to submit a final Economic Impact Report as part of the Community Benefit Agreement with the County. The Applicant has indicated that they will commission the comprehensive economic impact analysis to be undertaken by the University of Kansas Institute of Policy and Social Research.

      The Applicant also intends to support environmental and resource stewardship by utilizing energy technologies that require minimal water and can have a net positive impact on groundwater resources and irrigated agriculture in the region.
24. *Opposition or support of neighborhood residents;*
    - Staff Analysis: In compliance with the requirements of the SUP base application form, the Applicant has provided information detailing the Project's neighborhood and community outreach. There have been concerns from the community about significant adverse impacts on the natural environment that could result from the development of the Home Range Clean Power Project, including erosion, blowing dust, and water usage. The Applicant will be required to provide plans for erosion/sediment control and an aquifer impact analysis report before construction can occur.
25. *Impact of the proposed development on community facilities;*
    - Staff Analysis: The Project is not anticipated to impact community facilities.
26. *Professional staff recommendation; and*
    - Staff Analysis: The proposed SUP request is consistent with the Finney County Comprehensive Plan and complies with all applicable provisions of the Finney County Zoning Regulations, SUP base application form, and the NGES SUP application form.
27. *Such other factors and criteria that the Governing Body might deem relevant.*
    - Staff Analysis: Other factors and criteria will be determined by the Board of County Commissioners following recommendations from the Planning Commission.

ALTERNATIVES:

1. The Planning Commission may recommend approval of the SUP Application, contingent on the Applicant meeting all requirements of the pertinent Finney County regulations and other laws, requirements and any other formal or informal typical terms, SUP Application Form, NGES Application Form, and any terms and conditions determined by the Board of County Commissioners.
2. The Planning Commission may not recommend approval of the SUP Application.

RECOMMENDATION:

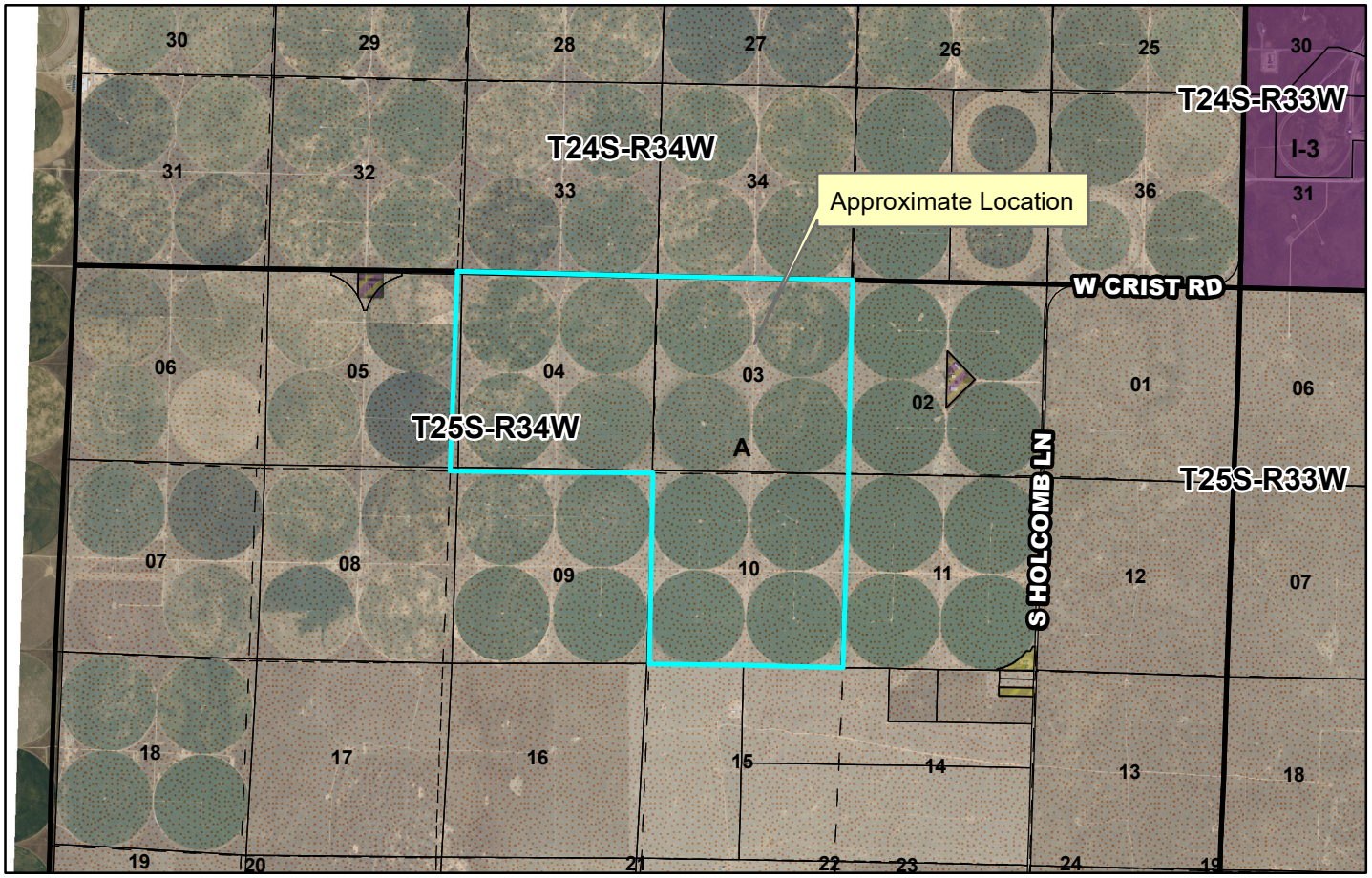
Staff recommends Alternative 1,the Planning Commission recommend approval of the SUP Application, contingent on the Applicant meeting all requirements of the pertinent Finney County regulations and other laws, requirements and any other formal or informal typical terms, SUP Application Form, NGES Application Form, and any terms and conditions determined by the Board of County Commissioners.

FISCAL NOTE:

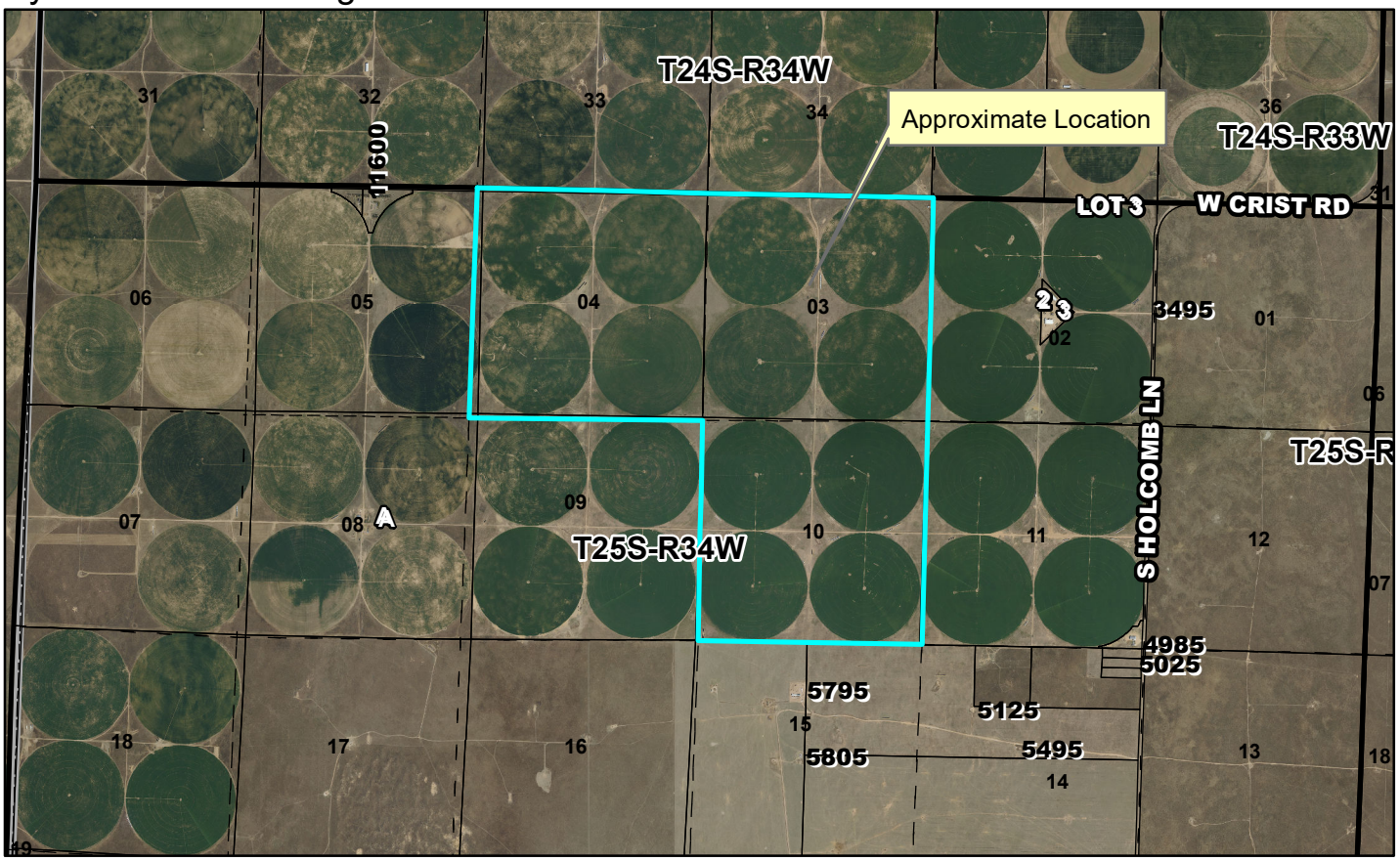
There is no fiscal impact.

ATTACHMENTS:

FC2026-27 Vicinity Map
FC2026-27 Sherlock Generation - NGES SUP Application



Case Number: FC2026-27
Applicant: Sherlock Generation, LLC
Location: Generally located in Sections 3, 4, and 10 of Township 25 South, Range 34 West, Finney County, Kansas.
Request: Approval of a Special Use Permit to operate Natural Gas Energy Systems in the "A" Agricultural District.



Special Use Permit Application and NGES Use-Specific Attachment

Sherlock Natural Gas Project

Finney County, Kansas

August 2026

Prepared for

Sherlock Generation LLC
1200 NW Naito Parkway, Suite 300
Portland, OR 97209

Prepared by

TETRA TECH

Tetra Tech Inc.
1560 Broadway, Suite 1400
Denver, CO 80202

August 6, 2026

Dear Members of the Finney County Area Planning Commission and Board of County Commissioners,

On behalf of Sherlock Generation LLC ("Applicant"), a wholly owned subsidiary of Triple Oak Power LLC ("Triple Oak"), Triple Oak is pleased to present this revised application for the Sherlock Natural Gas Plant Project ("Project") under Finney County's Natural Gas Energy System (NGES) Use-Specific Attachment to the Special Use Permit (SUP) and the SUP Base Application requirements ("NGES SUP Application" or "SUP Application" or "Application"). This revision addresses the comments received from Finney County on August 1, 2026.

Triple Oak's mission is to develop sustainable energy plants. With decades of energy development and power market experience among its leadership and team, Triple Oak develops wind power plus solar, battery storage, natural gas, and other clean energy technologies. Triple Oak's domestic project pipeline spans 14 states, with employees nationwide. Triple Oak Power is committed to building a cleaner, affordable, and more reliable power system for customers, while making a positive impact in communities. With Energy Capital Partners (ECP) as its equity partner, a leading energy investor, Triple Oak is growing its portfolio and impact nationally to meet rising demand for a sustainable American energy supply.

This NGES SUP Application for the 600 megawatt (MW) Sherlock Natural Gas Plant Project is the next step in Triple Oak's larger Home Range Clean Power Project ("Home Range"), spanning parts of Finney, Kearny, and Wichita Counties. Home Range includes distinct wind power, solar energy, battery energy storage system (BESS), and natural gas projects, creating an energy solution able to meet the 7 days per week, 365 days per year electricity demands of industries that need guaranteed electricity. Separate SUP applications for the BESS SUP and Solar Energy SUP were approved by the Finney County Board of County Commissioners on June 1, 2026. Applications for the remaining components of the Home Range Project include this NGES SUP Application and a Data Center SUP Application, with a planned submittal in the third quarter 2026.

The NGES Project and the larger Home Range Project, represent an enormous economic investment in Finney County, creating hundreds of new jobs, providing substantial new revenue sources for the county and local community. We look forward to working together with all of you and with the community on this Project.

Finally, Triple Oak appreciates the significant work by Finney County staff and the Finney County Economic Development Corporation on the SUP Base Application and Use-Specific Attachments. We are very pleased to submit this Application for the Sherlock Natural Gas Plant Project. We are enthusiastic about the Project and confident that it can serve as a meaningful contributor to Finney County.

Very Best Regards,

Stu S. Webster
Senior Director, Permitting and Environmental Policy
Work: (971) 337-3453
stu@tripleoakpower.com

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Attachment

Attachment 1: Base SUP and NGES Special Use-Specific Attachment Requirements

Acronyms and Abbreviations

AC	alternating current
API	American Petroleum Institute
ASME	American Society of Mechanical Engineers
ATCT	air traffic control tower
Applicant	Sherlock Generation LLC
Application	Finney County's Natural Gas Energy System (NGES) Use-Specific Attachment to the Special Use Permit (SUP) and the SUP Base Application
BESS	battery energy storage system
BGEPA	Bald and Golden Eagle Protection Act
BMP	best management practice
CEMS	continuous emissions monitoring systems
CFR	Code of Federal Regulations
CIA	Critical Issues Analysis
CO	catalytic oxidation
COD	Commercial Operations Date
CSECS	Commercial Solar Energy Conversion Systems
CTG	combustion turbine generator
County	Finney County
dBA	A-weighted decibel
DC	direct current
DIC	Digital Infrastructure Campus
DOT	U.S. Department of Transportation
DR Plan	Decommissioning and Restoration Plan
ECP	Energy Capital Partners
EMS	Emergency Medical Services
EPCRA	Emergency Planning and Community Right-to-Know Act
ERP	Emergency Readiness Plan
ESCP	Erosion and Sediment Control Plan
FCEDC	Finney County Economic Development Corporation
FEMA	Federal Emergency Management Agency
FSEP	Fire Safety and Emergency Plan
FTA	Federal Transit Administration
GCCC	Garden City Community College
GPS	Global Positioning System
GSU	generator step-up
GW	gigawatt
HSE	Health, Safety, and Environment
HV	high-voltage
HVAC	heating, ventilation, and air conditioning

Home Range	Home Range Clean Power Project
ISO	International Organization for Standardization
KDHE	Kansas Department of Health and Environment
KDWP	Kansas Department of Wildlife and Parks
kV	kilovolt
LEPC	lesser prairie chicken
MAOP	maximum allowable operating pressure
MW	megawatt
MWdc	megawatt direct current
MWh	megawatt-hour
NAAQS	National Ambient Air Quality Standards
NEC	National Electric Code
NERC	North American Electric Reliability Corporation
NFPA	National Fire Protection Association
NGES	Natural Gas Energy System
NOx	nitrogen oxide
NPDES	National Pollutant Discharge Elimination System
NRTL	Nationally Recognized Testing Laboratory
O&M	operations and maintenance
OEM	original equipment manufacturer
OSHA	Occupational Safety and Health Administration
PCS	power conversion system
PHMSA	Pipeline and Hazardous Materials Safety Administration
PSD	Prevention of Significant Deterioration
PV	photovoltaic
Project	Sherlock Natural Gas Plant Project
Project Area	The outermost boundary encompassing all parcels on which the natural gas generation facility could potentially be located under this SUP Application
RO/EDI	reverse osmosis/electrodeionization
ROW	right-of-way
SCADA	Supervisory Control and Data Acquisition
SCS	Site Characterization Study
SCR	selective catalytic reduction
SMP	Stormwater Management Plan
SPP	Southwest Power Pool
SUP	Special Use Permit
SWPPP	Stormwater Pollution Prevention Plan
Sherlock BESS	Sherlock Battery Energy Storage System
Triple Oak	Triple Oak Power LLC
USACE	U.S. Army Corps of Engineers
USFWS	U.S. Fish and Wildlife Service

SECTION A. APPLICANT, USE AND PROJECT OVERVIEW FORM

A. Applicant, Use and Project Overview

1. Project Name: Sherlock Natural Gas Project
2. Applicant (Entity/Owner): Sherlock Generation LLC
3. FEIN: _____ (this information will be redacted from the publicly available copy of the application)
4. Primary Contact who will be the sole designated person the County will rely upon for all Application and SUP-related communications through the time of a Governing Body decision on the Application (Name/Title): Stu Webster, Senior Director Permitting & Environmental Policy
    a. Phone/Email: [redacted] (this information will be redacted from the publicly available copy of the application)
5. Operator (if different): _____
    a. Phone/Email: _____ (this information will be redacted from the publicly available copy of the application)
6. Special Use Type (check all that apply):
    a. ☐ Commercial Solar Energy Conversion Systems (CSECS)
    b. ☐ Commercial Wind Energy Conversion Systems (CWECS)
    c. ☐ Battery Energy Storage Systems (BESS)
    d. ☒ Natural Gas Energy Systems (CT/CC/Recip) (NGES)
    e. ☐ Data Center
    f. ☐ Other (subject to Article 1.120 to determine if appropriate for Article 36 process). Describe: _____

SECTION B. USE AND PROJECT INFORMATION; REQUIRED ACCOMPANYING EXHIBITS; FUTURE APPLICATION AND SUP TERMS; CHANGES; APPLICANT ACKNOWLEDGEMENTS AND AGREEMENTS

1.0 CERTIFIED PROPERTY OWNER AND MAILING ADDRESS LIST

Base SUP Requirement:

[Finney County, Base Special Use Permit Application, section 1, ver. 20 April 2026]

A list from a title company or abstractor licensed in Kansas; sufficient for the County to accomplish both the (a) notice required by, and (b) review of any protest petitions pursuant to, Article 36.040(D); and as otherwise required by Article 36.040(B)(1). The mailing addresses will be redacted from the publicly available copy of the application.

Applicant Response:

A certified property owner and mailing address list from a title company for all owners of property located within the Project boundary is provided with this application. A certified list from a title company of owners of property within 1000 feet of the Project boundary is provided with this application. Section B.4 of this application includes proof that the Applicant has authority on behalf of all the application's subject properties to submit the application and to carry out the uses requested in the application.

2.0 PROJECT LAND

Base SUP Requirement:

[Finney County, Base Special Use Permit Application, section 2, 20 April 2026]

A boundary map as required by Article 36.040(B)(2), including the length of each boundary line; and the total amount of acres of land within the project boundary.

Applicant Response:

The Project is proposed to be located on the following Finney County Parcels:

- Parcel No. 028-322-04-0-00-00-001.00-0
- Parcel No. 028-322-03-0-00-00-001.00-0
- Parcel No. 028-322-10-0-00-00-001.00-0

The Project parcels are displayed in the Boundary Map included with the Application.

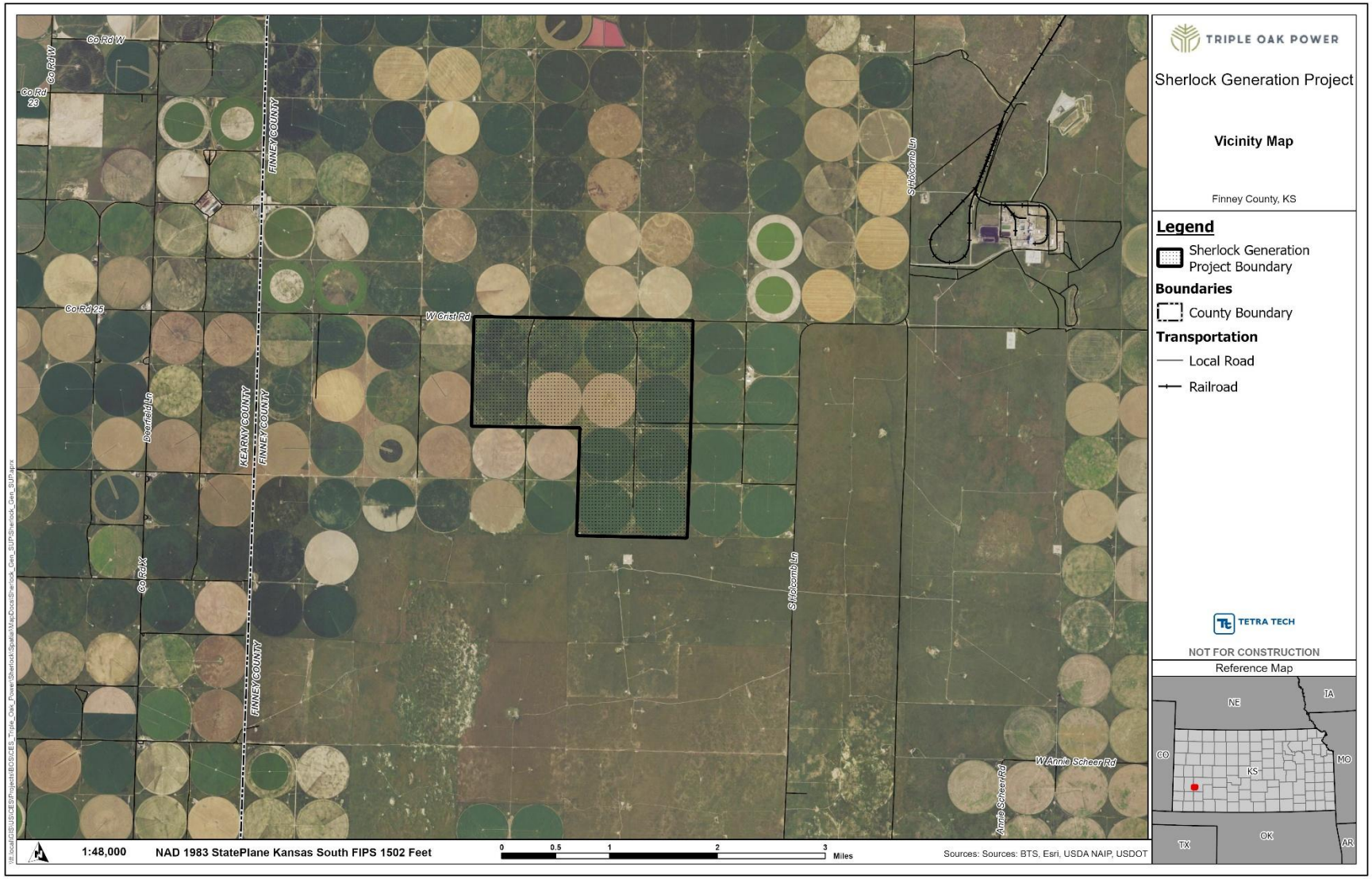


Figure 2-1. Sherlock Natural Gas Plant Project Boundary Map

3.0 PARTICIPATING LAND AUTHORIZATION

Base SUP Requirement:

[*Finney County, Base Special Use Permit Application, section B.3 ver. 20 April 26*]

Participating Land Authorization: The land proposed to be subject to the SUP is sometimes referred to as “participating” or host land. Sufficient proof (as determined by the Zoning Administrator, which might include verifications directly from landowners) that the Applicant has authority on behalf of all of the owners of the application’s subject property to submit the application and to carry out all of the uses, construction, operations and terms that Applicant requested or describes in the application, as required by Article 36.040(B)(3).

Applicant Response:

Included with the Application are the executed Memo of Land Options to Purchase Agreements for the land within the Project boundary. The Memo of Land Options to Purchase Agreements allow for Triple Oak to submit the SUP Application on behalf of the landowners of the parcels included in the Project boundary. See the Memo of Land Options to Purchase Agreements included with this application.

(Space above reserved for Register of Deeds certification)

KANSAS RECORDING COVER SHEET—GENERAL PURPOSE

Document Title:	Memorandum of Land Option Purchase Agreement
Document Date:	October 1, 2025
Grantor(s) Name and Address:	**Sandyhill Enterprises, LLC**, a Kansas limited liability company, with an address of P.O. Box 1005, Holcomb, Kansas 67851
Grantee(s) Name and Address:	**Sherlock Generation LLC**, a Delaware limited liability company, with an address of 1200 NW Naito Parkway, Suite 300, Portland, Oregon 97209
Legal Description:	See Exhibit A attached hereto as Page 6.

(If there is not sufficient space on this page for the information required, state the page reference where it is contained within the document.)

MEMORANDUM OF LAND OPTION PURCHASE AGREEMENT

This instrument memorializes the fact that **Sherlock Generation LLC**, a Delaware limited liability company, located at 1200 NW Naito Parkway, Suite 300, Portland, Oregon 97209 ("**Buyer**"), and **Sandyhill Enterprises, LLC**, a Kansas limited liability company, having an address at P.O. Box 1005, Holcomb, Kansas 67851 ("**Seller**"), have entered into that certain Land Option Purchase Agreement dated October 1, 2025 (the "**Agreement**") concerning the real property in the County of Finney, State of Kansas described in Exhibit A attached hereto (the "**Property**").

Under the terms of the Agreement, which is in full force and effect, Buyer has the exclusive option to purchase the Property from Seller for the price specified therein. The Agreement expires no later than sixty (60) months from the Agreement date specified above, although the closing of the purchase of the Property may occur within one hundred twenty (120) days after such date. If a deed from Seller to Buyer has not been recorded by September 30, 2030, then this Memorandum of Land Option Purchase Agreement shall be null and void and of no further force and effect. This Memorandum of Land Option Purchase Agreement may also be terminated of record by the recording of a quitclaim deed or other instrument evidencing such termination signed by Seller and Buyer and recorded with the Finney County Register of Deeds.

[Signatures on Following Pages]

IN WITNESS WHEREOF, the Parties hereto have executed this Memorandum of Land Option Purchase Agreement as of the date(s) set forth below.

SELLER:

Sandyhill Enterprises, LLC,
a Kansas limited liability company

By: _____
Printed name: Jacob Neufeld
Title: Manager

ACKNOWLEDGMENT

STATE OF KANSAS)
) ss.
COUNTY OF Finney)

The foregoing instrument was acknowledged before me this 1st day of October, 2025, by Jacob Neufeld, as Manager of Sandyhill Enterprises, LLC, a Kansas limited liability company.

WITNESS my hand and official seal.

NOTARY PUBLIC - State of Kansas
YENNIFER BRUNGARDT
My Appt. Expires 11-29-25

Jennifer Brungardt
Notary Public for the State of Kansas
Printed Name: Yennifer Brungardt
My commission expires: 11/29/2025

(SEAL)

IN WITNESS WHEREOF, the Parties hereto have executed this Memorandum of Land Option Purchase Agreement as of the date(s) set forth below.

BUYER:

Sherlock Generation LLC,
a Delaware limited liability company

By:_____
Name: Ryan Leonard
Title: Chief Operating Officer

ACKNOWLEDGMENT

STATE OF KANSAS)
) ss.
COUNTY OF Finney)

The foregoing instrument was acknowledged before me this 1st day of October, 2025, by Ryan Leonard as Chief Operating Officer of Sherlock Generation LLC, a Delaware limited liability company.

WITNESS my hand and official seal.

NOTARY PUBLIC - State of Kansas
YENNIFER BRUNGARDT
My Appt. Expires 11-29-25

_____
Notary Public for the State of Kansas
Printed Name: Yennifer Brungardt
My commission expires: 11-29-25

(SEAL)

EXHIBIT A
TO
MEMORANDUM OF LAND OPTION PURCHASE AGREEMENT

Description of Property

The SURFACE AND WATER RIGHTS ONLY in and to the following described real property located in the County of Finney, State of Kansas:

Sections Two (2), Three (3), Four (4), Nine (9), Ten (10) and Eleven (11) all in Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M., INCLUDING DWR Appropriation Water Right File Nos.: 20,902; 20,898; 22,566; 20,893; 20,894; 20,897; and 22,565;

EXCEPTING all minerals, including but not limited to the oil, gas, and similar hydrocarbon substances in, under and that may be produced from the above-described property, together with any overriding royalty interests owned by Tri-State Generation and Transmission Association, Inc. and attributable to any existing oil and gas leasehold interests encumbering said property;

AND EXCEPTING Lot One (1) of H & S Subdivision, a parcel plat in the SE1/4 of Section 11, Township 25 South, Range 34 West in Finney County, Kansas;

AND EXCEPTING a tract of land of approximately Fourteen (14) acres located in the East Half (E1/2) of Section Two (2), Township Twenty-five (25) South, Range Thirty-four (34) West of the 6th P.M., being more particularly described as beginning at the center of said Section Two (2); thence proceeding North 775 feet along the North-South half section line; thence proceeding in a Southeasterly direction to a point on the East-West half section line which is 775 Feet East of the center of said Section Two (2); thence proceeding in a Southwesterly direction to a point on the North-South half section line which is 775 Feet South of the center of said Section Two (2); thence proceeding North along the North-South half section line a distance of 775 Feet to the point of beginning;

AND SUBJECT TO an easement 40 Feet in width, the center line of which shall be as follows: Beginning at a point 775 Feet East of the center of Section Two (2) on the East-West half section line; thence proceeding Easterly along the East-West half section line of said Section Two (2) to the East line of said Section Two (2), said easement to be used for the purpose of obtaining ingress and egress to and from the tract of land of approximately Fourteen (14) acres located in the East Half (E1/2) of Section Two (2) herein EXCEPTED.

PIDs: 028-321-02-0-00-00-001.00-0, 028-321-11-0-00-00-001.00-0, 028-322-03-0-00-00-001.00-0, 028-322-04-0-00-00-001.00-0, 028-322-09-0-00-00-001.00-0, and 028-322-10-0-00-00-001.00-0

Seller and Buyer agree that Buyer may purchase all of the above-described property and the final legal description to be used in the deed to be given at Closing will be finally determined and verified by the Survey, to be completed at Buyer's cost, for the Property. The Survey shall describe the legal description of the Property that will be included in the deed for the Property.

4.0 PARTICIPATING LAND DEFINITIONS

Base SUP Requirement:

[Finney County, Base Special Use Permit Application, section B.4, ver. 20 April 26]

Participating Land Definitions: Additional land beyond the SUP perimeter boundaries might also be considered "participating" land for some or all purposes of use of that term within this application if all the owners of that land have granted Applicant sufficient rights and authority regarding the subject matter and purpose of the use of "participating." (example: if land outside of the SUP perimeter waived all setback rights, then a setback requirement only applicable to non-participating land will not apply to that land). For any land outside of the SUP perimeter to qualify as "participating" Applicant will identify the application instances for which it desires that land to qualify as "participating" and provide sufficient proof (as determined by the Zoning Administrator, which might include verifications directly from landowners) of Applicant's relevant rights and authority.

Applicant Response:

See section B.3 of this application for response to this requirement.

5.0 USE AND PROJECT STATEMENT

Base SUP Requirements:

[Finney County, Base Application, section B.5, items a through c, ver. 20 April 26]

The application shall set forth plans detailing security measures including lighting, access control, staffed hours, and complaint response protocol (service levels & response times).

a) A general project statement that includes an overview of the Applicant, confirms Applicant's capability to timely perform its financial obligations related to this Application, confirms Applicant's capability to perform its proposed special use project construction and first year of operations, and Applicant's previous project development experience, including specific locations, and at least one reference to contact in the host community who is qualified to describe the community's experience with Applicant and the project during construction and for at least the most recent year of project operations.

b) Further provide overview information of the proposed special use project including: a general overview; anything you would like the County and public to know about efforts, expenses and investment to date, and to occur; intended and likely timeline and any phasing after any SUP Resolution to commence construction and commence operations, including noticeable public impacts (positive and negative); what the County and public should understand about potential changes to that timeline; project life once operations commence; potential future changes both that Applicant proposes would and would not require County approval; and other relevant information as deemed appropriate by the Applicant or as required by Zoning Administrator or Governing Body.

c) Applicant is welcome to address the fact that for the proposed special use the application requirements include information that for other uses might not be gathered or considered by the County or public. This includes educating on why any part of the application contents or allowed use, infrastructure and operations descriptions might be subject to later supplementation or change before construction or before commencing commercial operations, or even after those dates, and how Applicant proposes that the County and public are adequately protected and benefitted if a SUP is granted by the Governing Body despite any such later supplementation or change. Article 36.020 provides: "*The purpose of the SUP is to allow proper integration of certain uses into the community and County, which might only be suitable in specific locations, and might have potentially detrimental characteristics if not properly located, designed, operated, and otherwise conditioned. The SUP process is designed to ensure that proposed uses are suitable in the unincorporated portion of Finney County, particularly those land uses that are of a sensitive or unique nature potentially impacting the neighborhood character or other health, safety or welfare considerations. The Special Uses under this Article 36 present unique opportunities and challenges for the County when it comes to zoning, unlike the typical uses granted a conditional use permit. Due to the multitude of benefits and challenges presented by these projects, the elected Governing Body, rather than an unelected Board of Zoning Appeals, should be responsible in part for managing and deciding*

zoning decisions related to Special Uses. These projects are unique because of their potential impacts on public health, safety, and welfare which includes but are not limited to economic development, the environment, and infrastructure. A more thorough process is necessary for the County to protect itself from potential negative impacts of these developments, but also to preserve the potential positive benefits of such technologies."

Proposed Applicant Response:

General Project Statement

Sherlock Generation LLC ("Applicant"), a wholly owned subsidiary of Triple Oak Power LLC ("Triple Oak"), respectfully submits this Special Use Permit ("SUP") application to the Finney County Planning Commission and Board of County Commissioners for review and approval of a proposed natural gas electric generation facility and associated infrastructure ("Project") within the Agricultural Zoning District.

The proposed Project consists of a nominal 600 megawatt (MW) natural gas generation facility utilizing up to 14 aeroderivative 50 MW combustion turbines and associated balance of plant infrastructure. The Project is proposed as a component of Triple Oak's Home Range Clean Power Project ("Home Range"), a multi-technology energy development initiative located in portions of Finney, Kearny, and Wichita Counties, Kansas.

Home Range includes the following major components:

- Photovoltaic (PV) Solar Generation
- Battery Energy Storage Systems (BESS)
- Natural Gas Electric Generation Systems (NGES)
- Digital Infrastructure Campus (DIC)
- Wind Energy Generation
- Substations, Switchyards, and Transmission Facilities
- New Roads and Road Improvements

This SUP Application pertains solely to the natural gas generation component of Home Range. The Project will occupy approximately 80 acres (nominally 43 acres fenced with permanent facilities and nominally 37 acres reserved for temporary disturbance during construction), acres and includes the natural gas generation facility and related infrastructure, including emissions control equipment, power distribution centers, control systems, balance-of-plant equipment, water treatment facilities, foundations, cabling, piping, security fencing, internal access roads, stormwater facilities, electrical interconnection equipment, and other ancillary facilities necessary for construction and operation.

The Project Area (Section B.2 of this application) defines the outermost boundary encompassing all parcels on which the natural gas generation facility could potentially be located under this SUP Application. The Project Area does not represent all participating landowners. The facility will be constructed on participating landowners' properties within the Project Area, as generally depicted in the Site Plan included as Section B.2 of this application.

The Project Area identifies a potential facility location being evaluated as part of this application. This location is presented while intending to provide siting flexibility during the permitting process. A final proposed location will be selected and developed, informed in part by the SUP application process.

The Applicant will refine the final facility layout and location during the SUP review process based on engineering considerations, landowner coordination, agency feedback, and stakeholder input. Any design optimizations will remain within the Project Boundary on participating land and will utilize technology equivalent to that described in this application. Any material changes to the Project that could alter its nature or impacts will be promptly communicated to Finney County. Final design refinements will be submitted to Finney County no later than the Building Permit application stage and will comply with all applicable Finney County Code requirements and setback standards.

The Project will be co-located with the approved Sherlock Battery Energy Storage System ("Sherlock BESS"), a separate 400-megawatt-hour (MWh), 4-hour battery energy storage project previously approved by Finney County under a separate SUP. While certain facilities may be shared or coordinated between the projects, the Sherlock BESS is not part of this application.

The Project is proposed on portions of the following Finney County parcels identified in Section B.2 of this application:

- Parcel No. 028-322-04-0-00-00-001.00-0
- Parcel No. 028-322-03-0-00-00-001.00-0
- Parcel No. 028-322-10-0-00-00-001.00-0

Triple Oak Power's[1] mission is to develop sustainable energy projects. With decades of energy development and power market experience across our team, we deliver domestic energy solutions to meet growing demand. As a U.S. energy company, our projects strengthen local economies, preserve agricultural traditions, and support responsible land and environmental stewardship; our portfolio[2] of 20 energy plant projects are cumulatively 7-8 gigawatts of generation spanning 14 U.S. states. We build value for communities, landowners, investors, and customers through responsibly developed energy projects such as the Prairie Switch wind energy project[3] in Wharton County, Texas. The Triple Oak team has previously led development, and held senior positions in finance, operations, and asset management at prominent companies such as Avangrid Renewables, NRG Energy, and Tradewind Energy. Collectively, the team has developed over 20 GW of operational wind, solar, and battery storage capacity.

ProEnergy Services,[4] turbine manufacturer and the engineering, procurement, and construction service provider for the Sherlock project, is headquartered in Sedalia, Missouri and shares the same investor as Triple Oak Power, Energy Capital Partners. ProEnergy has more than 20 years of experience designing, manufacturing, and building natural gas-fired power generation facilities across the United States and internationally, see Table 5-1 and Figure 5-1. The company manufactures its own gas turbine generator packages, known as the PE6000, in-house, which allows it to standardize

[1] https://tripleoakpower.com/
[2] https://tripleoakpower.com/development-portfolio/
[3] https://tripleoakpower.com/partnering-with-us/
[4] https://www.proenergyservices.com/solutions/manufactured-equipment/

equipment design and pre-test components at its factory before they are shipped to a project site. This manufacturing background gives ProEnergy direct control over equipment quality and performance, rather than relying on outside turbine suppliers, and supports a reported fleet-wide start reliability of 99 percent across its installed base.

Table 5-1. Select EPC Experience List

PROENERGY LM6000 EPC EXPERIENCE

Our thermal-generation EPC experience includes more than 120 LM6000s totaling 5,900 MW.

Client	Facility	Location	Job Description	Plant Configuration	Output	COD
Agilon Energy	Chamon Power	Channelview, Texas	Turnkey EPC; Equipment Refurbishment Including Engine Major Overhaul; Startup & Commissioning; Remote Operations & Maintenance	2 X GE LM6000PC	96 MW	2017
	Port Comfort Power	Point Comfort, Texas	Turnkey EPC; Equipment Refurbishment Including Engine Major Overhaul; Startup & Commissioning; Remote Operations & Maintenance	2 X GE LM6000PC	96 MW	2017
	Victoria City	Victoria, Texas	Turnkey EPC; Refurbishment of Equipment	2 X GE LM6000PC	96 MW	2019
	Victoria Port	Victoria, Texas	Turnkey EPC; Refurbishment of Equipment	2 X GE LM6000PC	96 MW	2019
Arizona Electric Power Cooperative (AEPCO)	Apache Generating Station (Phase I)	Cochise, Arizona	Turnkey EPC of PowerFLX 2 X LM6000PC, Including New Equipment, Overhauled Engine, and Startup & Commissioning	2 X LM6000PC	96 MW	2025
	Apache Generating Station (Phase II)	Cochise, Arizona	Turnkey EPC of PowerFLX 2 X LM6000PC, Including New Equipment, Overhauled Engine, and Startup & Commissioning	2 X LM6000PC	96 MW	2026
	Mohave Generating Station	Fort Mohave, Arizona	Turnkey EPC of PowerFLX 2 X LM6000PC, Including New Equipment, Overhauled Engine, and Startup & Commissioning	2 X LM6000PC	96 MW	2027
Arizona Public Service	Redhawk Power Plant	Arlington, Arizona	Turnkey EPC of PowerFLX 8 X PE6000, Including New Equipment, Overhauled Engine, and Startup & Commissioning	8 X LM6000	384 MW	2027
Centrales de La Costa Atlántica (CCA S.A.)	Central Termica 9 de Julio	Mar Del Plata, Argentina	Turnkey EPC; Startup & Commissioning; 10 Year Long Term Service Agreement	2 X GE LM6000PC; Desalination Plant	96 MW	2017
CORPOELEC	Guarenas I	Guarenas, Venezuela	Turnkey EPC; Refurbishment and Fuel Conversion of Equipment; Installation; Startup & Commissioning	2 X GE LM2500+; 1 X GE LM6000PC	92 MW	2013
	Guarenas II	Guarenas, Venezuela	Turnkey EPC; Refurbishment and Fuel Conversion of Equipment; Installation; Startup & Commissioning	1 X GE LM6000PC	48 MW	2013
	La Raisa II	Charallave, Venezuela	Turnkey EPC; Refurbishment and Fuel Conversion of Equipment; Installation; Startup & Commissioning	2 X GE LM6000PC	96 MW	2014
	Tacoa B	La Guaira, Venezuela	Turnkey EPC; Refurbishment and Fuel Conversion of Equipment; Installation; Startup & Commissioning	2 X GE LM6000PC	96 MW	2012
CVG	CVG A	Puerto Ordaz, Venezuela	Turnkey EPC; Refurbishment and Fuel Conversion of Equipment; Installation; Startup & Commissioning; Operations and Maintenance	2 X GE LM6000 (Dual Fuel)	196 MW	2011
Dowans Holdings	Site A	Dar es Salaam, Tanzania	Turnkey EPC; Startup and Commissioning; Operations & Maintenance; Equipment Relocation & Construction Field Service Maintenance	1 X GE LM6000PD; 5 X GE TM2500	155 MW	2005
LS Power	Wallingford Energy II	Wallingford, Connecticut	Turnkey EPC of 2 X GE LM6000PC; Refurbishment of Equipment; Startup & Commissioning	2 X GE LM6000PC	96 MW	2017
New Fortress Energy	La Paz Generating Station	La Paz, Baja California Sur, Mexico	Turnkey EPC of PowerFLX 3 X LM6000PD, Including New Equipment, Overhauled Engine, and Startup & Commissioning	3 X LM6000PD	135 MW	2023
OG&E	Tinker Generating Station	Oklahoma City, Oklahoma	Turnkey EPC of PowerFLX 2 X LM6000PC, Including New Equipment, Overhauled Engine, and Startup & Commissioning	2 X LM6000PC	96 MW	2026
PDVSA	Morichal	Morichal, Venezuela	Engine Refurbishment Including Depot, Major Maintenance, Fuel Conversion. Turnkey EPC; Startup & Commissioning	2 X GE LM6000PC	96 MW	2014

PROENERGY LM6000 EPC EXPERIENCE

Client	Facility	Location	Job Description	Plant Configuration	Output	COD
Prairie Power Inc.	Alsey Generating Station	Alsey, Illinois	Installation of 1 X LM6000	1 X GE LM6000	48 MW	2017
S&W Energy Solutions	Shuwaikh	Kuwait	Construction Management Including Safety, QA/ QC, Schedule Management, Subcontracting (Civil, Mechanical, Electrical and Instrumentation)	6 X GE LM6000	288 MW	2007
Salt River Project	Copper Crossing Energy and Research Center	San Tan Valley, Arizona	Turnkey EPC of PowerFLX 2 X LM6000PC, Including New Equipment, Overhauled Engine, and Startup & Commissioning	2 X LM6000PC	96 MW	2024
	Coolidge Generating Station	Coolidge, Arizona	Turnkey EPC of PowerFLX 12 X LM6000PC, Including New Equipment, Overhauled Engine, and Startup & Commissioning	12 X LM6000PC	576 MW	2026
Southeast Texas Industrial Services, Inc.	Al Musayyib	Iraq	Construction Management Including Safety, QA/QC, Schedule Management, Subcontracting (Civil, Mechanical, Electrical and Instrumentation);	10 X GE LM6000	480 MW	2004
WattBridge	Braes Bayou Generating Station	Thompsons, Texas	Build, Own, Operate and Maintain; Turnkey EPC of PowerFLX 6 X LM6000PC, Including New Equipment, Overhauled Engine, and Startup & Commissioning	6 X LM6000PC	288 MW	2022
	Braes Bayou II Generating Station	Thompsons, Texas	Build, Own, Operate and Maintain; Turnkey EPC of PowerFLX 2 X LM6000PC, Including New Equipment, Overhauled Engine, and Startup & Commissioning	2 X LM6000PC	96 MW	2022
	Brotman I Generating Station	Rosharon, Texas	Build, Own, Operate and Maintain; Turnkey EPC of PowerFLX 6 X LM6000PC, Including New Equipment, Overhauled Engine, and Startup & Commissioning	6 X LM6000PC	288 MW	2023
	Brotman II Generating Station	Rosharon, Texas	Build, Own, Operate and Maintain; Turnkey EPC of PowerFLX 2 X LM6000PC, Including New Equipment, Overhauled Engine, and Startup & Commissioning	2 X LM6000PC	96 MW	2023
	HO Clarke I Generating Station	Houston, Texas	Build, Own, Operate and Maintain; Turnkey EPC of PowerFLX 6 X LM6000PC, Including New Equipment, Overhauled Engine, and Startup & Commissioning	6 X LM6000PC	288 MW	2021
	HO Clarke II Generating Station	Houston, Texas	Build, Own, Operate and Maintain; Turnkey EPC of PowerFLX 2 X LM6000PC, Including New Equipment, Overhauled Engine, and Startup & Commissioning	2 X LM6000PC	96 MW	2022
	Mark One I Generating Station	Angleton, Texas	Build, Own, Operate and Maintain; Turnkey EPC of PowerFLX 6 X LM6000PC, Including New Equipment, Overhauled Engine, and Startup & Commissioning	6 x LM6000PC	288 MW	2022
	Mark One II Generating Station	Angleton, Texas	Build, Own, Operate and Maintain; Turnkey EPC of PowerFLX 2 X LM6000PC, Including New Equipment, Overhauled Engine, and Startup & Commissioning	2 X LM6000PC	96 MW	2024
	Remy Jade I Generating Station	Crosby, Texas	Build, Own, Operate and Maintain; Turnkey EPC of PowerFLX 6 X LM6000PC, Including New Equipment, Overhauled Engine, and Startup & Commissioning	6 X LM6000PC	288 MW	2024
	Remy Jade II Generating Station	Crosby, Texas	Build, Own, Operate and Maintain; Turnkey EPC of PowerFLX 2 X LM6000PC, Including New Equipment, Overhauled Engine, and Startup & Commissioning	2 X LM6000PC	96 MW	2024
	Topaz I Generating Station	Texas City, Texas	Build, Own, Operate and Maintain; Turnkey EPC of PowerFLX 7 X LM6000PC, Including New Equipment, Overhauled Engine, and Startup & Commissioning	7 X LM6000PC	336 MW	2021
	Topaz II Generating Station	Texas City, Texas	Build, Own, Operate and Maintain; Turnkey EPC of PowerFLX 3 X LM6000PC, Including New Equipment, Overhauled Engine, and Startup & Commissioning	3 X LM6000PC	144 MW	2022

Figure 5-1. WattBridge ICF Cut Sheet

WATTBRIDGE



DRIVING THE ENERGY TRANSITION

WATTBRIDGE PORTFOLIO IS A CARBON-NEGATIVE ADDITION TO ERCOT

Located in the load-heavy Houston zone in ERCOT, the WattBridge portfolio—a 2.1 GW fast-start peaking power fleet of commissioned or under-construction assets—delivers a critical solution to bridge the energy divide. Its natural-gas-powered units provide dispatch flexibility and fast-start capability to help solve grid intermittency issues, support renewable expansion, retire inefficient units, and reduce carbon emissions.

According to a recent report by ICF, the portfolio has a negative carbon impact in ERCOT. The analysis concluded that by displacing inefficient gas steam and coal units, the portfolio has the potential to reduce carbon dioxide (CO_2) emissions by hundreds of kilotons a year. In addition, as high-carbon assets in the system retire, it can bolster grid reliability and save billions of dollars compared to the next best alternative.

As one of the most prolific developers, owners, and operators of aeroderivative plants in the world, WattBridge delivers large-scale power generation in support of the energy transition. Its peaking power plants start in less than 10 minutes—with a 1-hour minimum runtime and downtime. The plants leverage highly reliable LM6000 gas-turbine engines for quick-start, reduced-emission energy, even in extreme weather conditions.

WATTBRIDGE CO_2 REDUCTIONS

268 kT/year
by displacing oil, gas steam, and coal generation in ERCOT

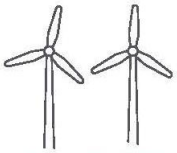
177 kT/year
by avoiding minimum-load operation and renewable curtailment

265 kT/year
by replacing online, ramping gas units for ancillary services

ABOUT WATTBRIDGE

A vertically integrated structure between WattBridge and its parent company PROENERGY results in an unrivaled, 15-month construction average from financial close to commercial operations. The company has a long-term plan to build 4 GW of new peaking-generation and battery-storage assets in the ERCOT market by 2025. To date, it is halfway to its goal, with 2.1 GW operating or under construction in the Greater Houston area, and a further 1.9 GW in advanced development.

Figure 5-1. WattBridge ICF Cut Sheet



ENABLES THE ENERGY TRANSISTION

DISPLACES INEFFICIENT GENERATION

With the ability to reach full load in under 10 minutes, the WattBridge portfolio can displace other sources of generation—including oil, gas steam, and coal—for dramatic decarbonization in the Texas grid.

In general, the fleet emits approximately 20% less carbon than gas steam units and 50% less than coal (on a variable basis). Thus, it reduces total annual carbon emissions in ERCOT by ~268 kT/year, equivalent to 30 million gallons of gasoline annually.

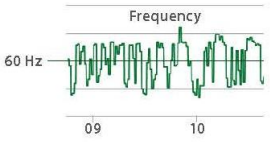


MEETS DEMAND COST EFFECTIVELY

LOWERS COST OF MEETING ERCOT DEMAND

ERCOT seeks to improve system reliability while facing the growth of demand at 2% a year and the retirement of older high-carbon-emitting assets. WattBridge replaces these assets while reducing emissions.

The analysis considered replacing 2.4 GW of coal—tantamount to the Martin Lake coal plant in ERCOT—with three options: renewables only, renewables plus a 2-hour battery system, and renewables plus the 2.1-GW WattBridge portfolio. The option including WattBridge offers the most affordable solution saving at least $3.2 billion.

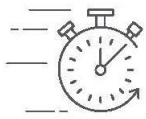


STABILIZES THE GRID

MEETS RAMP NEEDS

As renewable penetration increases, system ramp needs will also increase, especially at shorter time intervals. WattBridge meets these increases with peaking power without minimum load at mid-day, which stabilizes the grid and meets ramp demand more efficiently.

A simulation of 2030 conditions with and without the WattBridge portfolio found that WattBridge generation could meet ramping needs and avoid approximately 2.6 TWh of minimum-load operation, which results in a CO_2 reduction of 153 kT/yr. Furthermore, avoiding renewable curtailment during periods of low net load could save an additional 24 kT/yr, for a total savings of 177 kT/yr.



AVOIDS INEFFICIENT MINIMUM LOADS

FILLS ANCILLARY SERVICES GAP

A more direct way to avoid minimum-load operation is to deploy offline units with quick-start capabilities, rather than online baseloaded units serving non-spin or ERCOT Contingency Reserve Service (ECRS). In 2027, the projected total of non-spin and ECRS will be 6.0 GW, and the available peaking capacity for offline non-spin—not including the WattBridge portfolio—will total 3.2 GW, which will leave a gap of 2.8 GW.

The WattBridge portfolio fills this gap while eliminating 4.5 TBtu of gas burn from combined-cycle gas-turbine units unnecessarily operating at minimum load and, in turn, reduces CO_2 emissions by 265 kT/yr.

WWW.WATTBRIDGE.INFO

WATTBRIDGE

In addition to manufacturing equipment, ProEnergy provides full turnkey engineering, procurement,[5] and construction services, meaning the company manages a project from initial site preparation through startup and commissioning. Its in-house engineering teams design facilities to meet site-specific permitting, environmental, and operational requirements, while its procurement and logistics group sources balance-of-plant systems, such as water treatment, natural gas handling, and electrical infrastructure, through established long-term supply partnerships. Dedicated construction crews then install the pre-engineered, factory-fit equipment, a standardized approach that facilitates timely construction-to-operation schedules. To date, ProEnergy has installed approximately 11 GW of power generation capacity globally, including 6 GW delivered in just five years, reflecting substantial and repeatable experience in delivering natural gas generation facilities similar in scope to the proposed Sherlock project.[6]

Construction Schedule and Phasing

Triple Oak and its development partners have invested significant resources in the development of the Project to date, including land acquisition and leasing, environmental and cultural resource investigations, preliminary engineering, equipment procurement planning with the Project's prospective turbine supplier, and interconnection and permitting activities.

Construction of the Project is anticipated to commence as early as the fourth quarter 2027, following approval of the requested SUP and other required County permits, finalization of an interconnection and/or power supply arrangement, and securing firm natural gas transportation. Construction is currently estimated to last approximately 21 months, with 50 MW combustion turbine generator units and associated balance-of-plant systems installed, commissioned, and placed into service on a rolling basis as construction progresses. The Project is targeting substantial completion and commercial operation in 2029. During construction, the public may notice temporary, localized increases in traffic on designated haul routes, construction-related noise during daytime hours, and the presence of construction equipment and personnel within the Project boundary. These impacts are temporary and will be managed in coordination with the County as described in this application and the Road Use and Transportation Plan (Section B.17 of this application). Over the longer term, the Project is expected to generate new property tax revenue; construction and operational employment; and reliable, dispatchable generating capacity that benefits the regional grid.

The construction schedule is preliminary and may be adjusted based on factors including final equipment delivery schedules, interconnection and transmission upgrade timing, supply chain conditions, weather, and the timing of required approvals and agreements. The Applicant will keep the County informed of material changes to the anticipated schedule as the Project advances.

Once operational, the Project is anticipated to have an operating life of approximately 30 years, subject to ongoing maintenance, equipment overhaul and replacement, and market conditions. At

[5] https://www.proenergyservices.com/solutions/turnkey-projects/
[6] https://www.proenergyservices.com/2023/02/proenergy-commissions-the-288-mw-mark-one-facility-the-fourth-wattbridge-generating-station-in-texas/

the end of the Project's operating life, the facility will be decommissioned and the restored in accordance with the Decommissioning and Restoration Plan (Section B.18 of this application).

The Applicant anticipates that certain refinements to the Project may occur as the design is finalized. Changes that do not alter the nature and effect of the Project—such as minor adjustments to equipment layout, internal road and infrastructure positioning, or selection of equivalent equipment within the same technology class, in each case within the approved Project boundary on participating land—are not anticipated to require additional County approval. Material changes that would alter the nature and effect of the Project, including a change to the generation technology, an increase in the permitted nameplate capacity, or expansion beyond the approved Project boundary, would be submitted to the County for review consistent with the SUP terms and conditions. Throughout the permitting process, the Applicant will promptly notify Finney County of any proposed changes that would alter the nature and effect of the Project, if applicable.

NGES Project Components

Natural gas generation infrastructure and ancillary facilities have been preliminarily located to optimize accessibility and constructability while minimizing potential environmental impacts and supporting compatible land use activities in coordination with relevant landowners. Safe and efficient construction, operation, and maintenance of the facility is also an essential element of the Project design.

The Project will employ natural gas-fired 50 MW combustion turbine generator (CTG) technology. Based on preliminary design, the Project will consist of aeroderivative combustion turbine generator packages, each driving an electric generator, together with the emissions control, electrical, water treatment, and balance-of-plant systems necessary to deliver electricity to the interconnection point. Combustion turbines generate electricity by compressing air, combusting natural gas within that compressed air, and expanding the resulting hot gases through a turbine that drives a generator. The units proposed for the Project are fast-starting, dispatchable units capable of responding quickly to grid or load demands. As existing land uses, natural and cultural resource constraints, equipment availability, and other design factors become better understood during development and regulatory processes, the Applicant will refine the equipment selection and facility design, with a final design similar to that shown in Figure 5-2 below.



Figure 5-2. Combustion turbine generator package proposed for the Project.

NGES Infrastructure

For purposes of this application, "NGES" includes the natural gas-powered infrastructure used to generate electricity, together with the necessary ancillary infrastructure that the Applicant proposes to include within the SUP land area and that the Zoning Administrator or Governing Body elects to allow.

Any NGES-related infrastructure located outside the SUP land area perimeter is not included under this requested SUP. Infrastructure used to transport natural gas, water, and electricity to or from the generation facility—including any off-site natural gas pipeline, water supply line, or electric transmission line located outside the SUP land area—may not be included as part of the SUP-permitted NGES use, and may be subject to separate SUPs, permits, or approvals. Accordingly, this Application does not necessarily include or permit all proposed elements, uses, and infrastructure associated with the Project, only the NGES facility as described below.

The principal NGES infrastructure proposed within the SUP land area is anticipated to include: natural gas-fired 50 MW combustion turbine generator packages with associated turbine and generator enclosures, inlet air filtration, package air recirculating inlet heating system, inlet air fogging system and auxiliary systems (lube oil coolers, water spray power augmentation); emissions control equipment, including selective catalytic reduction (SCR), and catalytic oxidation (CO) catalyst systems, exhaust stacks, and continuous emissions monitoring systems (CEMS); aqueous ammonia storage serving the emissions control system; electrical equipment, including medium-voltage switchgear, auxiliary transformers, generator step-up (GSU) transformers, and associated protection and control systems housed in pre-assembled power distribution centers; a water treatment system

with associated water and wastewater storage tanks; an on-site control and monitoring system; interconnecting piping, cabling, and conduit; foundations, containments, and structural steel; internal access roads; and perimeter security fencing. The number, type, and arrangement of this infrastructure are all preliminary and will be refined during final design and presented on the final Site Plan (See Section 6 of this application addressing Base SUP Application Section B.6 for responses to NGES Use-Specific Attachment site plan).

NGES Technology

The Project is proposed as a simple-cycle (also referred to as open-cycle or peaking) natural gas generation facility utilizing aeroderivative combustion turbine generators. In a simple-cycle configuration, each 50 MW combustion turbine drives a generator directly, and the turbine exhaust is routed through emissions control equipment and an exhaust stack; the Project does not include a heat recovery steam generator or steam turbine bottoming cycle. Simple-cycle aeroderivative units are selected for their fast-start capability, operational flexibility, and high reliability, which make them well suited to providing dispatchable capacity and supporting grid reliability.

Based on preliminary design, the Project will utilize combustion turbine generator packages with a gross output of approximately 50 MW per unit, 48 MW per unit, nominal output at optimal International Organization for Standardization (ISO) conditions, configured for natural gas operation only.

ProEnergy is the base case turbine supplier and EPC contractor. The specific turbine manufacturer and model will be confirmed during the Project's final design. The Applicant requests the ability to substitute equivalent 50 MW combustion turbine generator equipment of the same simple-cycle natural gas technology class, provided that any such substitution remains within the approved Project boundary and permitted nameplate capacity and does not otherwise alter the nature and effect of the Project. A change to a materially different generation technology would be submitted to Finney County for review consistent with the SUP terms and conditions.

NGES Power; Water; Other Resources

The Project is anticipated to have a generating capacity of approximately 600 MW, based on the site-specific de-rating of combustion turbine generator units, with a nameplate capacity of 50 MW each. The net facility capacity delivered at the interconnection point will be established by the Project's final equipment selection and performance guarantees and will reflect site-specific design conditions, including the Project's elevation and ambient temperature range.

The Project's electricity will be interconnected to the regional transmission grid and utilized by a dedicated end user within the Home Range Clean Power Project, including the planned Digital Infrastructure Campus (DIC). The final delivery configuration of the interconnection will be confirmed as the Project advances. The Project's generators produce electricity at medium voltage, which is stepped up through on-site transformers to transmission-level voltage (345 kilovolts [kV]) for delivery at the high-voltage interconnection point at the Project's dead-end tower.

The Project will require water for power augmentation systems, for the on-site water treatment process, and for limited facility and personnel use. Water resources, sourcing, conservation measures,

and water use analysis are addressed in Section B.7 of this application. The Project's other principal resource requirement is natural gas fuel, which is addressed throughout this application.

The Project is expected to provide electricity and broader power-system benefits, including reliable, fast-start dispatchable capacity that supports regional grid stability and reliability, particularly during periods of peak demand or constrained supply.

NGES Facility Temporary and Permanent Disturbance

Construction of the facility will involve both temporary and permanent disturbance. Temporary disturbances during construction will include excavation, soil storage, grading, laydown and staging areas, assembly of equipment, and operation of construction equipment. Permanent disturbance will be associated with permanent components such as the combustion turbine generator packages and their foundations, emissions control and electrical equipment, the water treatment building and storage tanks, power distribution centers, on-site collector and high-voltage equipment, exterior fencing, and internal access roads. Much of the developed area will consist of concrete foundations and containments, aggregate surfacing, and an internal gravel access road serving the generating units. Following construction, temporary construction areas will be restored to pre-construction contours, with topsoil restoration, soil decompaction, and revegetation completed as required by agreements or approved plan with Finney County or relevant Kansas agencies.

NGES Operations and Maintenance Facility

One or more buildings will be constructed to support the ongoing operation and maintenance of the Project, which may include a control room, electrical and water treatment equipment housing, and materials storage. The water treatment system, demineralized water forwarding pumps, air compressor systems, and related equipment are anticipated to be housed in a pre-engineered metal building. The final number, location, and dimensions of the operations and maintenance and/or storage building(s) will be submitted to the County when applying for building permits.

NGES Perimeter Fence

The Project will be enclosed by security fencing to restrict unauthorized access while providing controlled access for emergency services and personnel, consistent with the requirements of the NGES Use-Specific Attachment and typical energy sector security practices, including applicable North American Electric Reliability Corporation (NERC) Critical Infrastructure Protection measures and National Fire Protection Association (NFPA) standards. The perimeter fencing will be at least six (6) feet above ground level, with self-locking gates and restricted access. The final fence height, type, and configuration will be confirmed in the Project's final design.

NGES Access Road and Parking

Access, including emergency access, will be provided by a new access road constructed within the Project boundary. The access road will connect the facility to the existing Finney County right-of-way, likely Crist Road. Access into the facility will be available via a gate at the facility entrance, which will remain locked. Internal access roads and informal parking areas will be compacted gravel or aggregate road base, including a gravel loop road serving the generating units. Parking and access configuration will be shown on the Final Site Plan and optimized with other Home Range facilities.

6.0 PRELIMINARY SITE PLAN

Base SUP Requirement:

[Finney County, Base Special Use Permit Application, section B.6 items (a) through (q), ver. 20 April 26]

6) Preliminary Site Plan: The Preliminary Site Plan shall include:

a. Existing buildings, structures, and homes within the Project boundary, and also within 1 mile of the Project boundary, including identifying which are located on non-participating land;

b. Electrical transmission lines and facilities, utilities, utility easements, underground pipelines, and underground utilities within the Project boundary;

c. Proposed Project infrastructure;

d. Meteorological towers or stations;

e. Height of infrastructure (described on site plan using labels or a table);

f. Substations/switchyards;

g. Collection/gen-tie lines;

h. Operations and maintenance building(s);

i. Permanent/temporary roads and laydown;

j. Ingress and egress locations;

k. Fencing and gates;

l. Lighting;

m. Parking, plus how the minimum number of parking spaces will be calculated; ;

n. Stream, wetland, and waterbody features;

o. Vegetative buffers;

p. Sensitive receptors such as an airport, hospital, school, cemetery, church, parks, or medical office;

q. Alternate locations of infrastructure, if applicable;

r. Temporary modifications during construction, including laydown yard(s);

s. Airports and land strips, both public and private ;

t. All other potential infrastructure or land modifications; and

u. Setbacks: Minimal requirements per use standards in Special Use-Specific Attachment. Identify in a table or writing, in addition to the visual aid, where the Applicant proposes setbacks greater than the minimal requirements. Describe if and how the setback distances proposed are sufficient to eliminate or mitigate any potential negative effects to non-participating land, including without limitation, due to: contamination, soil health, erosion,

drainage, other micro climate impacts, including increased heat or shade, sound, light, view, groundwater table reduction, noxious plants, wildlife or species habitat or corridors, or fire or other safety issues. Identify any potential changes that might occur prior to initial construction or after initial construction.

Proposed Applicant Response:

The following Table 6-1 includes information required to be provided in the final site plan. Table 6-1 includes the status of required items shown on the preliminary site plan and estimated timeframes when required items to be shown in the final site plan will be provided. A Preliminary Site Plan is included with this Application.

Table 6-1. Site Plan requirements

Preliminary Site Plan Requirement Equipment	Preliminary Site Plan Status	Final Site Plan Status
Existing buildings, structures, and homes within ½ mile of the project boundary, including identifying which are located on non-participating land;	Shown on aerial image used for Site Plan background, non-participating land structures not identified on preliminary Site Plan	Shown on aerial image used for Site Plan background, non-participating lands will be identified on final Site Plan.
Electrical transmission lines and facilities, utilities, utility easements, underground pipelines, and underground utilities within the project boundary	Shown on aerial image used for Site Plan background	Will be identified, dimensioned, and displayed on final Site Plan
Proposed project infrastructure	Preliminary footprint for proposed project infrastructure shown on preliminary Site Plan	Final locations including labels, dimensions, and setbacks to be shown on final Site Plan
Meteorological towers	Not included with the Project	Not included with the Project
Height of Infrastructure	Not included on preliminary Site Plan	Maximum heights will be noted in site data table included with final Site Plan
Substation/switchyards	Preliminary locations approved with Sherlock Solar and BESS are shown on preliminary Site Plan	Final location, including footprint dimensions and setbacks will be shown on final Site Plan
Collection/gen-tie lines	Preliminary location shown on preliminary Site Plan	Location will be shown on final Site Plan
Operations and maintenance building(s)	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Permanent/temporary roads and laydown	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Ingress and egress locations	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Fencing and gates	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Drainage features	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Vegetative buffers	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Sensitive receptors such as an airport, hospital, school or medical office	None are located within ½ mile of project, none shown	None are located within ½ mile of project, none shown
Alternate locations of infrastructure, if applicable	Not applicable	Not applicable

Preliminary Site Plan Requirement Equipment	Preliminary Site Plan Status	Final Site Plan Status
All other potential infrastructure or land modifications; and	Not included on preliminary Site Plan	Location will be shown on final Site Plan
Setbacks	Not included on preliminary Site Plan, setbacks are included in attached table to this application	Setbacks will be shown on final Site Plan

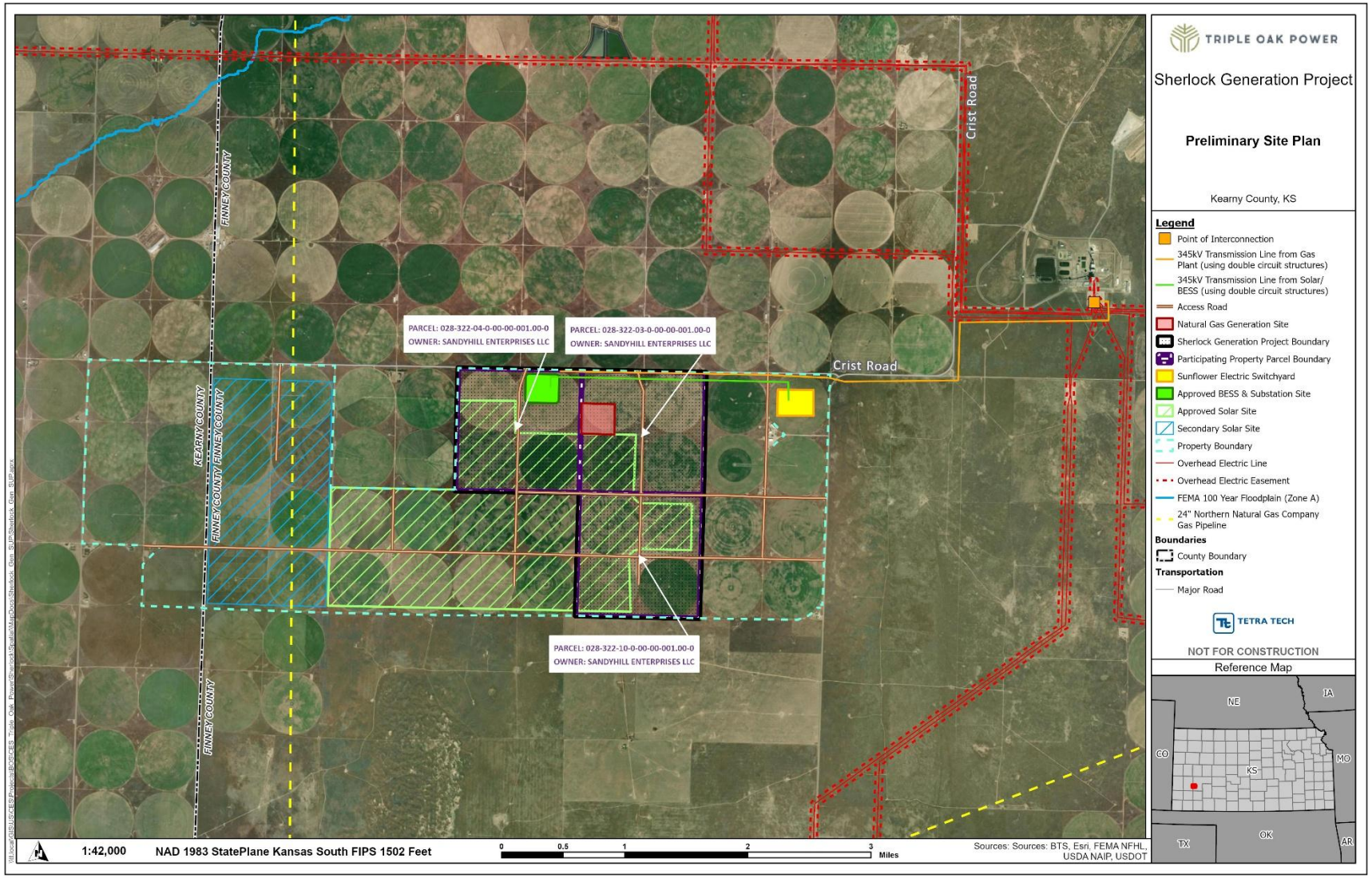


Figure 6-1. Sherlock Natural Gas Plant Project Preliminary Site Plan

7.0 SERVICES

Base SUP Requirements:

[Finney County, Base Application, section B.7, ver. 20 April 26]

The application shall set forth plans detailing security measures including lighting, access control, staffed hours, and complaint response protocol (service levels & response times).

Proposed Applicant Response:

Water Supply

The Applicant recognizes the importance of water conservation in western Kansas, including the regional reliance on the Ogallala Aquifer, and is committed to designing the Project to minimize water consumption to the extent practicable. Water demand for the Project is driven primarily by power augmentation systems, with smaller quantities required for general facility and personnel uses. During construction, water will also be used for concrete production and dust suppression activities.

The Project includes an on-site reverse osmosis/electrodeionization (RO/EDI) system to produce demineralized water, along with raw water and treated water storage tanks sized to support continuous plant operations. Final sizing of the treatment system and storage infrastructure will be determined in detailed engineering design. The Applicant will incorporate water efficiency and conservation measures into the final design, which may include water recycling and reuse, management of treatment system reject streams, and selection of equipment and operating practices that reduce overall water demand.

Water for the Project is anticipated to be supplied entirely from existing groundwater wells operated under appropriative water rights owned by the broader Home Range Clean Power Project. These water rights are being converted from agricultural to industrial beneficial use in accordance with applicable regulatory requirements.

Sewer Supply

The Applicant does not anticipate a need for sanitary sewer service for the Project once operational. Sanitary needs associated with an on-site control room or operations and maintenance building, if included in the final site design, are anticipated to be served by an on-site septic system. Temporary restrooms will be used during construction and will be regularly serviced. Septic system plans for the operations and maintenance or control building would be submitted with the building permit applications following approval of the SUP. Process wastewater from the water treatment system and related plant systems will be managed on site through dedicated wastewater collection and storage and handled in accordance with applicable requirements; final wastewater management and disposal will be confirmed in final design.

Natural Gas Supply

Natural gas is the sole fuel for the Project. The Project will require a firm supply of natural gas delivered to the Project site. Natural gas will be supplied via firm transportation on an interstate

natural gas pipeline serving the region, under a firm natural gas transportation agreement. The natural gas pipeline interconnection will primarily be an extension and expansion of existing pipelines operating in the area. Any off-site pipeline infrastructure outside the SUP land area may be subject to separate permitting as described in this application. A service availability ("will-serve") or capacity confirmation letter from the natural gas provider will be provided. Natural gas will be delivered to an aboveground flanged pipeline connection at the Project site boundary, from which it will be routed to the 50 MW combustion turbine generators through on-site fuel gas piping and conditioning equipment.

8.0 OPERATIONS AND MAINTENANCE

Base SUP Requirements:

[Finney County, Base Application, section B.8, ver. 20 April 26]

The application shall set forth plans detailing security measures including lighting, access control, staffed hours, and complaint response protocol (service levels & response times).

Proposed Applicant Response:

Once constructed, the Project will be permitted to operate no more than 40 percent of the year, dispatched in response to grid or load demands. The Project will incorporate safeguards, control systems, and detection and alarm systems—including continuous emissions monitoring—to notify the operators of any alarms detected. The facility is designed for remote monitoring and control, and in the event of an alarm, the system can be managed remotely until personnel arrive on-site.

Operations and maintenance staff will visit the facility for routine operations, switching, equipment testing, monitoring, repair, and standard preventive maintenance. Combustion turbine generators require periodic inspection and scheduled maintenance, including major overhaul of turbine components at manufacturer-recommended intervals. Major maintenance is typically performed by the turbine supplier or qualified service providers and may involve periodic delivery and removal of equipment.

The Project will incorporate safety measures at all locked entrances. Signs warning of high voltage and other potential hazards will be posted around the perimeter fencing. They will discourage entry by the public and will include the name and phone number of the site operator and the facility's 911 address.

The Applicant will construct and operate the Project consistent with its corporate commitment to meeting all applicable state and federal requirements, including Occupational Safety and Health Administration (OSHA) safety regulations.

9.0 AGRICULTURE, VEGETATION AND GROUND COVER

Base SUP Requirements:

[Finney County, Base Application, section B.9 items (a) through (c) ver. 20 April 26]

a) The application shall set forth information regarding a seed mix and vegetation establishment, management and maintenance schedule, if proposed, including any crop/grazing compatibility.

b) Submit plans to utilize low-water seed mixes where appropriate in the project boundary.

c) Provide a plan for ongoing control of dust, weeds and other noxious plants.

NGES SUP Requirements:

[*Finney County, NGES Use-Specific Attachment, Section 8, ver. 20 April 26*]

Agriculture. If Applicant intends to incorporate agriculture into the project, the Applicant shall provide information and plans for doing so.

Proposed Applicant Response:

The U.S. Geological Survey National Land Cover Database indicates the ground cover within the Project boundary consists primarily of cultivated crops, with infill patches of grasslands/herbaceous ground cover between pivot-irrigated fields.

The majority of the Sherlock NGES Project ground cover will consist of gravel, asphalt and/or concrete. Vegetation will be limited to perimeter areas and access drives. NGES projects do not typically feature vegetation within the Project Area, as conflicts between vegetation and NGES equipment and infrastructure need to be avoided. Areas where vegetation will be provided will reflect the local climatic and soil conditions; seed mix or target plant community composition will be designed to thrive with little to no irrigation or routine landscape maintenance practices.

Temporary construction areas used for construction material storage, laydown yards, construction trailers, and parking will be re-graded and re-seeded to restore these areas as close as possible to a pre-development condition. See the Decommissioning Plan included with Section B.18 of this application for information on how the Project is proposed to be restored.

10.0 ENVIRONMENT, WATER AND SPECIAL FLOOD HAZARD AREAS

Base SUP Requirements:

[Finney County, Base Application, section B.10 items (a) through (f), pg. 7 of 21, ver. 20 April 26]

a) Provide a description of known, likely, or possible impacts to any of the following: drainage patterns, water runoff rate, aboveground or underground water quality, soil quality, air quality, sound, odor, lighting, habitat or wildlife corridors, livestock, pets, species, other ecosystem impacts, and other impacts that might occur to the public or to non-participating land or landowners and any of their tenants, employees and invitees.

b) Identify any mitigation efforts offered by Applicant regarding any negative environment impacts to non-participating land, the public, ecosystems, animals and species, land, air and water.

c) Provide plans for erosion/sediment control, and list land identified as a special flood hazard area.

d) Special Flood Hazard Areas: Prior to starting construction activities, obtain a local floodplain development permit for all construction in the special flood hazard area prior to the issuance of a zoning permit or for any portion of the project not requiring a zoning permit.

e) Prior to starting construction, provide stormwater pollution prevention plans and a copy of the Kansas General Permit for Stormwater Runoff from Construction.

f) Identify any changes to what Applicant submits for this part of the application if potential changes to the project might occur prior to initial construction or after initial construction.

Proposed Applicant Response:

The following will be provided to satisfy this requirement for both the SUP Base and other NGES components of the Project:

- Critical Issues Analysis (CIA) – Available as a Supplemental Submission, if requested
- Site Characterization Study (SCS) – Supplemental Submission once finalized, if requested
- Erosion and Sediment Control Plan (ESCP) – Will be provided as part of Building Permit application
- Detailed soil report – Will be provided as part of Building Permit application
- Desktop soil classification provided in CIA, available as a Supplemental Submission, if requested
- Stormwater Pollution Prevention Plan (SWPPP) – Will be provided as part of Building Permit application
- Stormwater Management Plan (SMP) – Will be provided as part of Building Permit application, along with proposed SMP design features depicted on relevant site plans.

The Applicant commissioned a CIA, which was a compilation and review of federal/state datasets for land cover, wetlands/waterbodies, floodplains, soils, contaminated sites, impaired waters, species of

concern, cultural resources, public lands/managed areas, and aviation/military considerations. The CIA identifies potential habitat for federally and state-listed threatened and endangered species, species protected by the Bald and Golden Eagle Protection Act, and Kansas Department of Wildlife and Parks (KDWP) Special Concern species (collectively referred to as special-status species). The CIA summarizes the applicable laws and policies associated with federal and Kansas trust species and natural resources; characterizes the landscape of the Project; and suggests methods for evaluating the potential for occurrence of special-status species within and near the Project based on available habitat.

Key CIA findings are summarized below. Those findings in bold indicate subsequent investigations, with status noted in the sub-bullets:

- *Land cover*: Cultivated crops dominate (pivot farms), with herbaceous cover outside pivots, some with smaller developed/shrub components. Active oil and gas development and water wells are interspersed among pivoted fields.
- ***Wetlands/water***: Mapped wetlands and waterbodies total ~3,821 acres (<1 percent); mapped waterbodies total ~374 miles, with the Arkansas River along the southern portion of the study area.
    - *A Wetland and Waterway Determination:* On-site investigation by a certified hydrologist was conducted to confirm desktop findings that no jurisdictional waters are present in the Project Area, memorialized as a Self-Certification Statement. Available as a Supplemental Submission.
- *Floodplains*: The Project is outside of all Federal Emergency Management Agency (FEMA) 100- and 500-year floodplains. According to the FEMA Flood Insurance Rate Maps, the Project Area is located within “Zone X,” a designation for areas of minimal flood hazard.
- *Soils/ag*: None of the Project Area is classified as prime farmland / farmland of statewide importance / prime if irrigated. The Project and adjacent area are classified as low corrosion potential for steel and concrete.
- ***Contamination/impaired waters***: No recorded Superfund or brownfield sites; the Arkansas River is listed as impaired for multiple parameters.
    - *Phase I Environmental Site Assessment*: conducted in 2025 with no Recorded Environmental Conditions noted. Phase II Environmental Site Assessment will be conducted as a matter of due course associated with the land purchase.
- ***Species context***: CIA notes potential for federally listed species, including bald and golden eagles and monarch butterfly (federal candidate), and state-listed species.
    - ***Agency Coordination****:* Given the long-standing, intensive land uses in and adjacent to the Project, wildlife agencies had limited concerns for either flora or fauna. Appropriate guidelines for fencing and vegetation management will be followed during operations; nest surveys conducted prior to start of construction during breeding season. The Applicant maintains an open line of communication with KDWP and the U.S. Fish and Wildlife Service (USFWS) as development plans continue.

  - ***Lesser prairie chicken (LEPC)****:* While the Project overlaps with the federally designated, geospatially derived Estimated Occupied Range of the LEPC, the Project Area has no viable LEPC habitat due to historically intense land uses (farming and mining), and any historical or currently active leks are non-adjacent to the Project Area.
- ***Cultural resources***: Identifies historic sites and cemeteries within the study area/buffer requiring avoidance/coordination.
  - ***Phase I Cultural and Historical Resources Report****:* Underway and available for Supplemental Submission once completed.
- *Air Quality and Odor:* A Kansas Department of Health and Environment (KDHE) air permit has been applied for, which will establish annual operational limits, air quality and odor standards.
- *Livestock:* While there are no active livestock operations on the Project, there are on adjacent parcels, though discussions with relevant stakeholders have not registered any concern about effects on their operations.

The CIA at present is limited, as a compilation of desktop and mostly publicly available resources, though also informed with feedback from KDWP and USFWS. As on-site investigations are conducted (SCS, wetlands, cultural resources), relied upon data sources include, but may not be limited to, the following:

- KDWP Ecological Review Tool
- National Land Cover Database
- Playa Lakes Joint Venture
- Southern Great Plains Crucial Habitat Assessment Tool
- State and federally managed lands (e.g., National and State Parks, Wildlife Management Areas, National Wildlife Refuges)
- U.S. Fish and Wildlife Service Information for Planning and Consultation, including USFWS-Designated Critical Habitat
- USFWS National Wetlands Inventory
- U.S. Geological Survey National Hydrography Dataset

The SCS evaluates the general area for adjacent natural resources potentially affected by the Project, and formulates conservation strategies to benefit local natural resources. Given the historical and current intensive land use of the Project and surrounding landscape, conservation opportunities are likely limited to revegetation of open areas outside of the fenced area of the Project. Investigation of natural resources includes, but is not limited to:

- Observing and recording land cover, dominant vegetation, noxious weeds;
- Assessing potential suitable habitat for listed species;
- Documenting general plant and wildlife observations; and
- Observing and documenting raptor nests and identifying the species (if present).

The cumulative result of all natural and cultural resource investigations and findings will inform a conservation strategy for the Project that will be structured to mitigate for potential or actual efforts that rise to a level of significance and informed by relevant public agency feedback on submitted reports. Mitigation can be addressed through use of technology or enhanced techniques during construction and operation. For example, retired water rights provide for water conservation, thoughtful site design and low-profile technology reduces sound emissions, and post-construction revegetation techniques can be targeted to mitigate stormwater runoff events and/or attract species of conservation interest.

Erosion and Sediment Control Plan

Upon finalization of the Project site design, the Applicant will provide an ESCP, stamped by a Professional Engineer registered in the State of Kansas, for the purposes of mitigating erosion concerns during the construction of the Project. The ESCP will utilize information developed through a grading plan for the Project and will be implemented prior to construction of the Project. The ESCP will be complemented by an SWPPP for Project construction and an SMP for Project operation.

Stormwater Pollution Prevention Plan– Construction Phase

The Applicant will prepare and implement an SWPPP to control erosion, sediment, and other potential pollutants during construction and early site stabilization of the Project. The SWPPP will describe existing site conditions, drainage patterns, and potential sources of stormwater pollution, and will identify specific best management practices (BMPs) to be installed, maintained, and inspected throughout construction, such as silt fencing, stabilized entrances, sediment controls, and good housekeeping measures. The plan will also establish inspection frequencies, documentation procedures, and corrective action requirements to ensure compliance with applicable state and federal stormwater permits. The SWPPP will be a living, site-specific document that is updated as construction activities progress or site conditions change and will remain in effect until the site is permanently stabilized. The SWPPP will be specific to the soil conditions and topographic features of the Project and surrounding area, in which there are no designated floodplains and with only flood zone designated ‘X’ as a minimal flood hazard zone being in the area. The SWPPP BMPs will be implemented during construction and removed once construction is complete and all permanent stormwater management facilities have been installed in accordance with the Project’s SMP, Grading Plan and ESCP. A draft SWPPP will be submitted as part of the Building Permit application.

Stormwater Management Plan – Operation Phase

The Applicant will develop an SMP (operational phase) to address how stormwater runoff will be managed on a long-term basis during operation of the facility. The SMP will focus on permanent stormwater features and site design elements that control runoff quantity and protect water quality, such as vegetated swales, infiltration areas, stabilized drainage pathways, and other permanent BMPs consistent with county and state standards. The plan will describe how stormwater systems are designed to function under both typical and storm conditions, outline maintenance responsibilities and schedules, and identify procedures to ensure continued performance over the life of the Project. The SMP will be specific to the soil conditions and topographic features of the Project and surrounding area, in which there are no designated floodplains and with only flood zone designated

'X' as a minimal flood hazard zone being in the area. A draft SMP will be submitted as part of the Building Permit application.

Geotechnical Desktop and Detailed Soil Study

The Applicant will provide a geotechnical desktop study and detailed soil study as part of the Building Permit application, which will support the development of civil site plans, inform the proposed foundation and identify potential geological/geotechnical hazards in the Project area. Depending on the presence or absence of sufficient geological and soils information for the parcels in the Project area, the soil study may or may not necessitate on-site soil boring samples.

11.0 AESTHETICS

Base SUP Requirements:

[*Finney County, Base Application, section B.11, pg. 8 of 21, ver. 20 April 26*]

Aesthetics: Describe (including primary materials and colors) and provide visual aids (ideally including photo-simulations and representative samples) of the exterior of all of Applicant's potential aboveground infrastructure shown on the Site Plan. Identify any potential changes that might occur prior to initial construction or after initial construction. Identify known, likely, or possible changes to the current view of the area from non-participating land and from public roads and property. Identify any mitigation efforts offered by Applicant regarding any negative aesthetic impacts to non-participating land and the public. Identify the location of the closest existing comparable infrastructure for the County or public to visit to understand the proposed use aesthetics, and explain the differences between the sample infrastructure and the proposed use. Identify the surface land area that will be removed from agricultural use and the impact of that land use change on the Finney County economy. Provide a visual aid that incorporates the Project Boundary Map and the relevant parts of the Site Plan to identify all non-participating land (both private, and also all public road right-of-way and any other public land) both within the project boundary and within two miles outside of the project boundary perimeter, including showing the distance from that non-participating land (private and public) and any occupied residences thereon to the nearest proposed project aboveground infrastructure. Include a table listing those distances. Include in the visual aid existing and proposed aesthetic impact mitigations.

Proposed Applicant Response:

The Applicant will provide a Visual Impact Assessment report that will evaluate the Project's visual effects as demonstrated by contrast between photographs of existing conditions at the Project site and visual simulations of the same views, as described below, with the building permit submittal. Example pictures showing Aeroderivative Combustion Turbines that may be similar to those ultimately proposed for the Project are included below for reference. Example pictures are for reference only and are subject to change as the Project moves forward.

Regarding land use change, Sherlock generation is a $900 million capital investment in Finney County, providing significant additional economic benefits and new jobs. The plant is anticipated to provide substantially more tax revenue than what would be generated by the property under its current use as irrigated agriculture. Even with a 10-year state property tax abatement period, the tax revenue to Finney County over the estimated 30-year life of the project will dwarf the current tax collections from the 160 acres that will be taken out of cultivation. Preliminary specifics on the anticipated tax revenue will be included in the FCEDC initial economic impact analysis. In addition, the project is contracting with the University of Kansas Institute for Policy & Social Research for a full economic impact analysis of the project. The project will also provide eight new local O&M jobs at the plant, with an estimated hourly salary of more than $80/hour.



Figure 11-1. Example Aeroderivative Combustion Turbine layout



Figure 11-2. Example Aeroderivative Combustion Turbine plan view



Figure 11-3. Example Aeroderivative Combustion Turbine materials and color

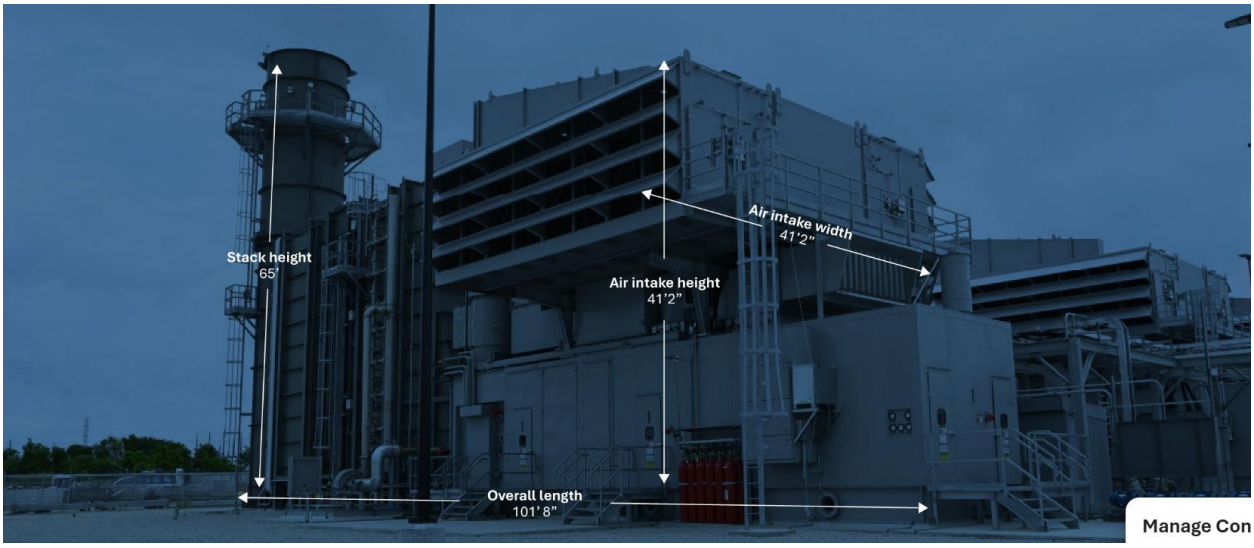


Figure 11-4. Example Aeroderivative Combustion Turbine dimensions

Visual Impact Assessment Report

The Visual Impact Assessment Report will include sections describing the Project, its regulatory setting, affected environment, potential environmental impacts, proposed mitigation, and conclusions. The Visual Impact Assessment will provide simulation of views from non-participating land and from public roads and property. A visual aid that incorporates the Project Boundary Map and the relevant parts of the Site Plan to identify all non-participating land (private and also all public road rights-of-way and any other public land) both within the Project boundary and within 2 miles outside of the Project boundary perimeter, including showing the distance from that non-participating land (private and public) and any occupied residences thereon to the nearest proposed project

aboveground infrastructure. A table listing those distances will be included with the visual aid. The visual aid renderings will include any proposed aesthetic impact mitigation measures.

The affected environment section will describe the existing landscape setting and identify potentially affected visual resources, including scenic and visual resources of significance. The methods used to inventory scenic resources, including field visit and desktop studies, will be described. The environmental impacts section will summarize the Project's effects on the visual environment based on evident contrast between existing and proposed conditions shown in current and simulated views from Key Observation Points.

The final report will include the viewshed maps (11- by 17-inch PDF format) showing the results of the viewshed analyses and the final visual study area, a photo location map (11- by 17-inch PDF format), and up to six (6) 11- by 17-inch layouts showing the existing conditions (before) photographs and the simulated output (after) photographs (one layout in PDF format for each simulated photo point).

A draft Visual Impact Assessment report template is provided below. This template utilizes drone photography taken from public rights-of-way (ROWs) near the Project boundary. The views shown in the photos below represent prospective photo locations to be used in the Visual Impact Assessment Report. Final locations will be determined after the final layout and design of the Project is determined. The draft Visual Impact Assessment report template provided below represents a typical organization and formatting of before and after photos to be included with a Visual Impact Assessment report.

County requirements also ask that example facilities similar to those proposed by the Project be provided. Two examples in Kansas are applicable to compare to the Project.

1. Garden City Public Utilities has a 27 MW Jameson Energy Center[7] that is comparable though not to scale of the proposed 600 MW plant.
2. Lyon County, Kansas, has the 730 MW Emporia Energy Center Nat Gas power plant[8] owned/operated by Evergy, which consists of a mix of large (171 MW) and smaller (54 MW) turbines. While this location is further away from the Project, it provides a more accurate scaling of the Project and represents the closest set of combustion turbines that have been constructed and are operated in a manner similar to those proposed by the Project.

[7] https://cerrissystems.com/portfolios/kmea-jameson-energy-center-gas-fired-turbine-installation/
[8] https://www.gem.wiki/Emporia_energy_center

SHERLOCK NATURAL GAS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO SIMULATION DOCUMENT

PROPOSED KEY OBSERVATION POINT LOCATION MAP

NORTHWEST VIEW FROM HOLCOMB LANE



LEGEND

PROJECT LOCATION

VIEWPOINT PHOTOGRAPHED (VP)

DISCLAIMER: PRELIMINARY VISUALIZATIONS ARE FOR REFERENCE ONLY; PROJECT LAYOUT IS IN DEVELOPMENT AND SUBJECT TO CHANGE.

ORIGINAL PHOTOGRAPH



PROPOSED EXTENTS OF SIMULATION



SHERLOCK NATURAL GAS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO
SIMULATION DOCUMENT



VICINITY MAP

LEGEND

VIEWPOINT PHOTOGRAPHED (VP)

PROJECT LOCATION

PHOTOGRAPH INFORMATION

TIME:	MID-DAY
DATE:	3/7/2026
WEATHER CONDITION:	CLEAR
VIEWING DIRECTION:	NORTHWEST
LATITIUDE:	37.884722°
LONGITUDE:	-101.007917 °
DISTANCE FROM PROJECT:	~1.21 MILES
ELEVATION:	6 FEET ABOVE SURFACE

THE PHOTOS PROVIDED ARE PROPOSED LOCATIONS FOR A VISUAL SIMULATION TO BE DEVELOPED FROM. THE PHOTOS PROVIDE CONTEXT TO EXISTING CONDITIONS AND PROVIDE THE LOCATION FOR WHERE THE VISUAL SIMULATIONS WILL BE DEVELOPED.

SHERLOCK NATURAL GAS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO SIMULATION DOCUMENT

PROPOSED KEY OBSERVATION POINT LOCATION MAP

NORTHEAST VIEW FROM COUNTY LINE ROAD

LEGEND

PROJECT LOCATION

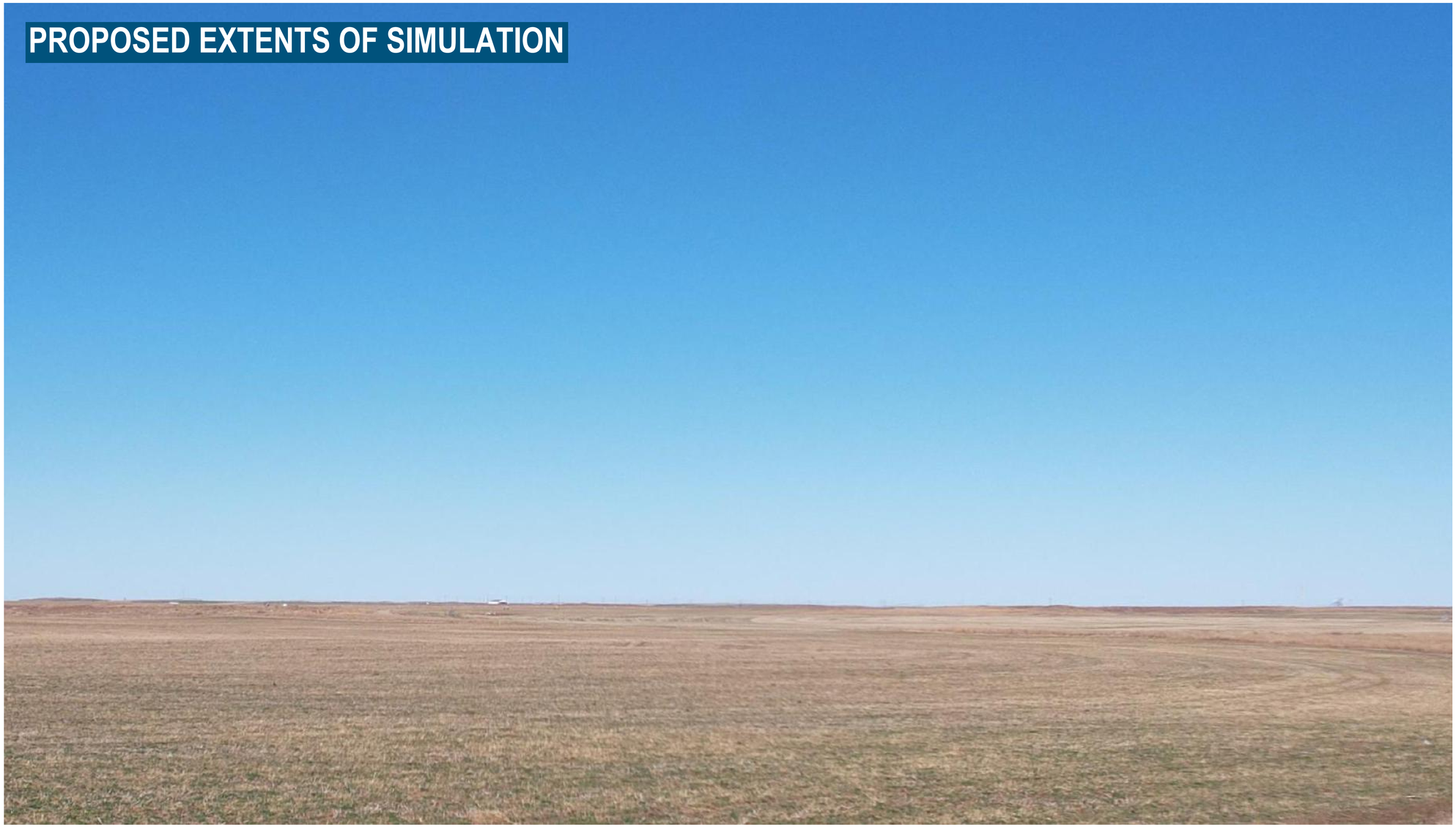
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DISCLAIMER: PRELIMINARY VISUALIZATIONS ARE FOR REFERENCE ONLY; PROJECT LAYOUT IS IN DEVELOPMENT AND SUBJECT TO CHANGE.

ORIGINAL PHOTOGRAPH



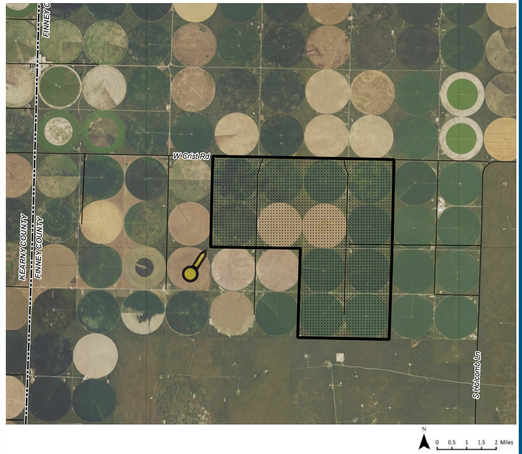
PROPOSED EXTENTS OF SIMULATION



SHERLOCK NATURAL GAS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO
SIMULATION DOCUMENT



VICINITY MAP

LEGEND

VIEWPOINT PHOTOGRAPHED (VP)

PROJECT LOCATION

PHOTOGRAPH INFORMATION

TIME:	MID-DAY
DATE:	3/7/2026
WEATHER CONDITION:	CLEAR
VIEWING DIRECTION:	NORTHEAST
LATITIUDE:	37.872722°
LONGITUDE:	-101.098889°
DISTANCE FROM PROJECT:	~1.02 MILES
ELEVATION:	6 FEET ABOVE SURFACE

THE PHOTOS PROVIDED ARE PROPOSED LOCATIONS FOR A VISUAL SIMULATION TO BE DEVELOPED FROM. THE PHOTOS PROVIDE CONTEXT TO EXISTING CONDITIONS AND PROVIDE THE LOCATION FOR WHERE THE VISUAL SIMULATIONS WILL BE DEVELOPED.

SHERLOCK NATURAL GAS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO
SIMULATION DOCUMENT

PROPOSED
KEY OBSERVATION POINT
LOCATION MAP

SOUTHEAST VIEW FROM
INTERSECTION OF HOLCOMB
LANE ROAD AND CRIST ROAD

LEGEND

PROJECT LOCATION

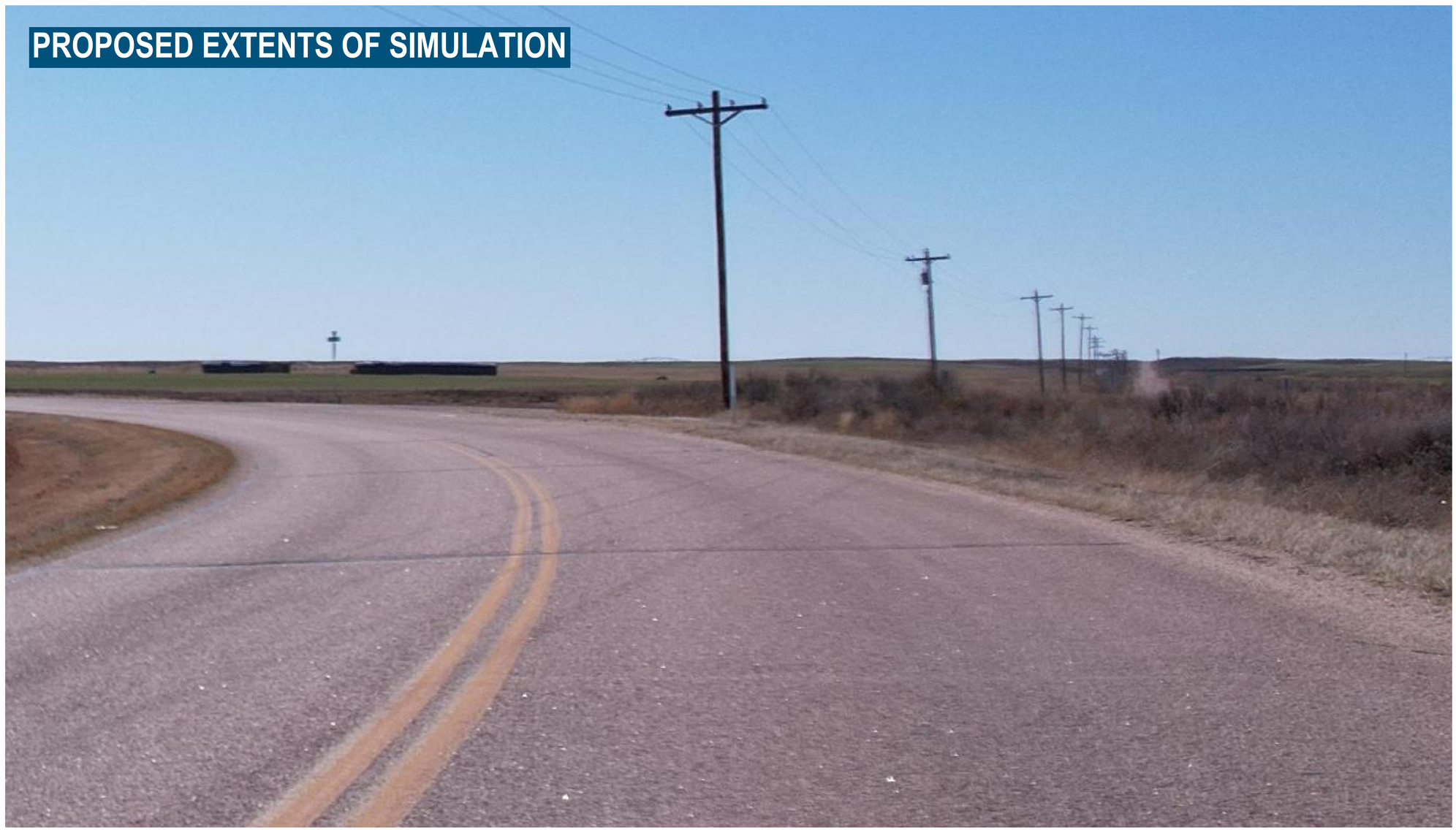
VIEWPOINT PHOTOGRAPHED (VP)

DISCLAIMER: PRELIMINARY VISUALIZATIONS ARE FOR REFERENCE ONLY; PROJECT LAYOUT IS IN DEVELOPMENT AND SUBJECT TO CHANGE.

ORIGINAL PHOTOGRAPH



PROPOSED EXTENTS OF SIMULATION



SHERLOCK NATURAL GAS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO
SIMULATION DOCUMENT



VICINITY MAP

LEGEND

VIEWPOINT PHOTOGRAPHED (VP)

PROJECT LOCATION

PHOTOGRAPH INFORMATION

TIME:	MID-DAY
DATE:	3/7/2026
WEATHER CONDITION:	CLEAR
VIEWING DIRECTION:	SOUTHWEST
LATITIUDE:	37.916639°
LONGITUDE:	-101.008417°
DISTANCE FROM PROJECT:	~0.25 MILE
ELEVATION:	6 FEET ABOVE SURFACE

THE PHOTOS PROVIDED ARE PROPOSED LOCATIONS FOR A VISUAL SIMULATION TO BE DEVELOPED FROM. THE PHOTOS PROVIDE CONTEXT TO EXISTING CONDITIONS AND PROVIDE THE LOCATION FOR WHERE THE VISUAL SIMULATIONS WILL BE DEVELOPED.

SHERLOCK NATURAL GAS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO SIMULATION DOCUMENT

PROPOSED KEY OBSERVATION POINT LOCATION MAP

SOUTHEAST VIEW FROM THE ENTERANCE TO SUNFLOWER ELECTRIC POWER PLANT

LEGEND

PROJECT LOCATION

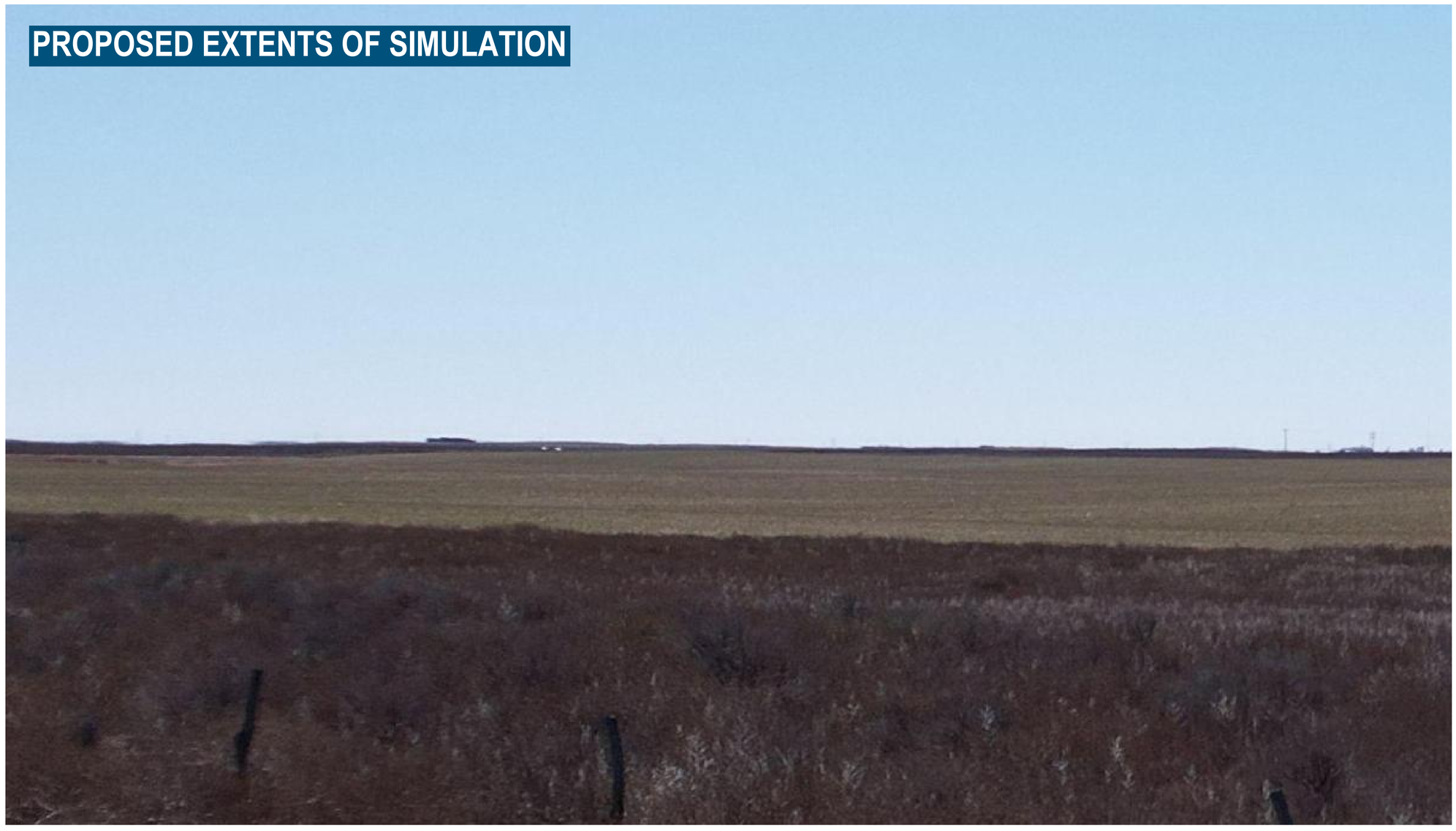
VIEWPOINT PHOTOGRAPHED (VP)

DISCLAIMER: PRELIMINARY VISUALIZATIONS ARE FOR REFERENCE ONLY; PROJECT LAYOUT IS IN DEVELOPMENT AND SUBJECT TO CHANGE.

ORIGINAL PHOTOGRAPH



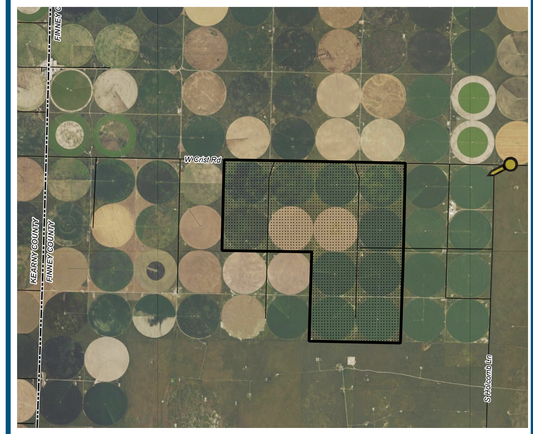
PROPOSED EXTENTS OF SIMULATION



SHERLOCK NATURAL GAS PROJECT

FENNEY COUNTY, KANSAS

PROPOSED PHOTO
SIMULATION DOCUMENT



VICINITY MAP

LEGEND

VIEWPOINT PHOTOGRAPHED (VP)

PROJECT LOCATION

PHOTOGRAPH INFORMATION

TIME:	MID-DAY
DATE:	3/7/2026
WEATHER CONDITION:	CLEAR
VIEWING DIRECTION:	SOUTHWEST
LATITIUDE:	37.923472°
LONGITUDE:	-100.992833°
DISTANCE FROM PROJECT:	~1.25 MILE
ELEVATION:	6 FEET ABOVE SURFACE

THE PHOTOS PROVIDED ARE PROPOSED LOCATIONS FOR A VISUAL SIMULATION TO BE DEVELOPED FROM. THE PHOTOS PROVIDE CONTEXT TO EXISTING CONDITIONS AND PROVIDE THE LOCATION FOR WHERE THE VISUAL SIMULATIONS WILL BE DEVELOPED.

12.0 NEIGHBORHOOD AND COMMUNITY OUTREACH AND HARMONY

Base SUP Requirements:

[*Finney County, Base Application, section B.12, pg. 7 of 19, ver. 24 Feb 26*] Explain all neighbor and public information and outreach that has occurred prior to the Application, including provide copies of all notices, and outreach materials or content, and provide list of invitees or other ways the outreach was advertised, and a summary of attendees and responses, including all requests for follow-on information. Also explain all additional neighbor and public outreach planned, including the schedule to complete that outreach. Identify concerns, questions and requests received, and responses provided. Identify positive input received. Identify offers made to landowners near the SUP land area to compensate for the change to the land use or otherwise to be a good neighbor, and those results and responses. Provide a plan to continue tracking all said information from the Application Date through one year after commencement of full operations of the requested use. Include in the plan the methods for members of the community and for the County to access this information and to further communicate with the Applicant, including contact information and hours.

Proposed Applicant Response:

The Home Range Clean Power Project (of which the Sherlock Natural Gas Project is a component) is an investment in the future of Finney County, creating new jobs and economic opportunities for the community. Triple Oak is committed to honest and transparent communication throughout the development process, and to regularly providing updates on community engagement.

Neighbor and Public Outreach Conducted Prior to Application

Home Range began in 2021 as a wind project development in Kearny and Finney counties. As demand for power in the U.S. grew exponentially, Triple Oak recognized an opportunity for an expanded energy generation project in the area. In late 2025, Home Range grew to include plans for solar, BESS, additional wind power, and natural gas. The public outreach for the larger project built on the work begun in 2021. Outreach activities began during the early stages of project development in 2021 and have continued throughout project planning. These efforts included direct engagement with participating landowners, outreach to neighboring landowners, meetings with local government officials and staff, and participation in community events and local organizations across Finney and Kearny Counties.

Most recently, the Home Range project hosted a public open house on May 19, 2026, at the Refinery in Garden City, Kansas. Over 100 community members attended and were able to read more about the Project components and ask questions of the Triple Oak team. The open house specifically included a poster board on the natural gas plant, shown in Figure 12-1, along with a consultant whose entire career has been spent working on natural gas generation. The event was promoted heavily on Facebook and the invitation garnered more than 4,000 unique views. Invitations were also mailed and emailed to stakeholders and posted in a local newspaper. Open house invitations, promotion, poster boards and attendee sign-in sheet are included in the Community Outreach Documents attached to this section.



Figure 12-1. Gas Poster

Previously, Project representatives held numerous individual meetings with landowners throughout the development of this Project. Landowner dinners and open houses were held in March 2023, January 2024, and February 2026 to provide updates and create opportunities for landowners to ask questions and share feedback.

The Applicant has participated in local events and community activities throughout the region, to introduce the Project to community members, answer questions, and build relationships with local residents and organizations. In addition to the outreach activities described in previous permit applications, Triple Oak representatives have recently presented to the Southwest Kansas Builders Association and the High Plains Chapter of the Kansas Society of Professional Engineers. Representatives also supported the Garden City Community College endowment auction and the Lakin Stampede golf tournament, participated in Garden City Area Chamber of Commerce events, Beef Empire Days and the Little Buckaroo Roundup, and took part in a career day for fifth- and sixth-grade students at Bernardine Sitts Intermediate Center.

In 2025, Triple Oak hired a Garden City resident to serve as Community Liaison, a key role dedicated to keeping local residents informed and engaged as the Project moves forward. Community Liaisons are an important resource for both sharing Project updates and listening to questions or concerns from residents.

Home Range Clean Power further strengthened its local presence by opening an office in January 2026 at 122 N. Main Street Suite B in Garden City, Kansas. Open office hours are Monday through Thursday from 9:00 a.m. to 12:00 p.m. and from 1:00 p.m. to 3:00 p.m., and the Applicant can be contacted anytime at info@homerangecleanpower.com or 620-277-6144.

Project representatives have met with county commissioners, county staff, and local economic development organizations to provide updates on project development and to discuss local priorities and regulatory considerations. A summary of meetings with government employees and officials can be found in Section 13 in this application, see Table 12-1 below for a summary of meetings with other project stakeholders:

Table 12-1. Summary of Finney County Stakeholder Meetings

Summary of Finney County Stakeholder Meetings			
Name	**Title**	**Organization**	**Contact Date**
Dr. Scott Meyers	Superintendent	Holcomb School District	8/20/2025
Crystal Steinmetz	Superintendent	Deerfield School District	8/20/2025
Tyler Helton	Teacher	Holcomb School District Teacher	8/28/2025
Jennifer Wieberg	Career Counselor	Deerfield School District	9/8/2025
Steve Baum	Assistant Chief	Leoti Vol. Fire Department	9/30/2025
Chuck Pfeifer	Dean of Technical Education and Workforce Development	Garden City Community College	10/2/2025
Myca Bunch	President	Garden City Chamber of Commerce	10/2/2025
Dr. Scott Meyers	Superintendent	USD 363 Holcomb School District	10/16/2025
Ryan Meng	Principal	Garden City High School	11/18/2025
Brian Crockett	President of the Board	Garden City Board of Realtors	12/15/2025

Summary of Finney County Stakeholder Meetings			
Name	**Title**	**Organization**	**Contact Date**
Lance Rupp	President of the Board	Southwest Kansas Builders Assn	1/13/2026
Myca Bunch	President	Garden City Chamber of Commerce	1/13/2026
Scott Kedrowski	Dean of Advancement and Alumni Relations	Garden City Community College	1/14/2026
Nikki Pfannenstiel	Manager, Economic Development	Sunflower Electric	1/20/2026
Mike Cole	Owner/Partner	Hidden Trail Brewing	1/29/2026
Rance Schreibvogel	Owner/Partner	Hidden Trail Brewing	1/30/2026
Scott Kedrowski	Dean of Advancement and Alumni Relations	Garden City Community College	2/12/2026
Steven Frost	Executive Director	Kansas Department of Agriculture Division of Conservation	2/27/2026
Eli Soukup	Neighbor	Sherlock Neighbor	3/9/2026
Eddie Wilson	Neighbor	Sherlock Neighbor	3/10/2026
Trevor Ahring	Civil Engineer	SWKS Groundwater Mngmt Dist 3	
Javier and Teresa Rivera	Neighbor	Sherlock Neighbor	3/11/2026
Prox Properties LP	Neighbor	Sherlock Neighbor	3/11/2026
DONALD ROSS MARSTON	Neighbor	Sherlock Neighbor	3/11/2026
Dale and Cynthia Yost	Neighbor	Sherlock Neighbor	3/12/2026
Tim and Karolynne Yost	Neighbor	Sherlock Neighbor	3/12/2026
John Jenkinson	Trustee	Kearney County Hospital Board	3/12/2026
WILSON TRUCK SALES INC	Neighbor	Sherlock Neighbor	3/12/2026
ELI SOUKUP	Neighbor	Sherlock Neighbor	3/12/2026
Santana and Brenda Enriquez	Neighbor	Sherlock Neighbor	3/13/2026
KATHY TRUST KOSTER	Neighbor	Sherlock Neighbor	3/13/2026
VYN LAND & CATTLE	Neighbor	Sherlock Neighbor	3/13/2026
Heinrich Harder Neufeld	Neighbor	Sherlock Neighbor	3/17/2026
Heinrich Harder Neufeld	Neighbor	Sherlock Neighbor	3/18/2026
VYN LAND & CATTLE	Neighbor	Sherlock Neighbor	3/18/2026
Manny Ortiz	Architect	The Architect	3/18/2026
JOHN & JANA JENKINSON	Neighbor	Sherlock Neighbor	3/18/2026
TRENT J & BROOKE L MCMILLAN	Neighbor	Sherlock Neighbor	3/19/2026
TUCKER RAY TURNER,	Neighbor	Sherlock Neighbor	3/20/2026
WILSON TRUCK SALES INC	Neighbor	Sherlock Neighbor	3/20/2026
VYN LAND & CATTLE	Neighbor	Sherlock Neighbor	3/25/2026
KATHLEEN A KOSTER	Neighbor	Sherlock Neighbor	3/31/2026
Kristen De La Pena	Office Director	Garden City Ammonia Program	4/2/2026
Kristen De La Pena	Office Director	Garden City Ammonia Program	4/6/2026
TUCKER RAY TURNER,	Neighbor	Sherlock Neighbor	4/6/2026

Summary of Finney County Stakeholder Meetings			
Name	**Title**	**Organization**	**Contact Date**
Prox Properties LP	Neighbor	Sherlock Neighbor	4/7/2026
Mark Rude	Consultant for Deerfield, KS	Deerfield Consultant	4/7/2026
Trevor Ahring	Civil Engineer	SWKS Groundwater Mngmt Dist 3	4/7/2026
Trevor Ahring	Civil Engineer	SWKS Groundwater Mngmt Dist 3	4/8/2026
Trevor Hands	Founder	Red Dog Children's Museum	4/8/2026
Jim Butler	Senior Scientist	KU, Kansas Geological Survey	4/8/2026
Jonathan Aguilar	Professor/Water Resource Engineer	Kansas State University	4/8/2026
Ashton Maxfield	Citizen	Garden City Marketing Collective	4/9/2026
Trevor Ahring	Civil Engineer	SWKS Groundwater Mngmt Dist 3	4/10/2026
Fred Jones	Board Member	GMD 3	4/10/2026
Miles Purcell	Safety Coordinator	MJE	4/16/2026
Trevor Ahring	Civil Engineer	SWKS Groundwater Mngmt Dist 3	4/16/2026
WILSON TRUCK SALES INC	Neighbor	Sherlock Neighbor	4/16/2026
ELI SOUKUP	Neighbor	Sherlock Neighbor	4/16/2026
Dale and Cynthia Yost	Neighbor	Sherlock Neighbor	4/16/2026
DONALD ROSS MARSTON	Neighbor	Sherlock Neighbor	4/16/2026
Bill Johnson	Construction	Sandhills expert	4/17/2026
Dale and Cynthia Yost	Neighbor	Sherlock Neighbor	4/17/2026
Fred Robinson	Class A Contractor		4/20/2026
WILSON TRUCK SALES INC	Neighbor	Sherlock Neighbor	4/21/2026
Andy Fahrmeier	Architect	Hutton	4/23/2026
Jeffery Weeast	Broker	Edward Jones	4/27/2026
Abe Lollar	Ducks Unlimited Garden City Chapter President	Ducks Unlimited	4/27/2026
Neil Hawley	Retired	Finney County	4/30/2026
TRENT J & BROOKE L MCMILLAN	Neighbor	Sherlock Neighbor	4/30/2026
Abe Lollar	Ducks Unlimited Garden City Chapter President	Ducks Unlimited	5/1/2026
Jake Cunningham	Attorney	DGC	5/4/2026
ELI SOUKUP	Neighbor	Sherlock Neighbor	5/4/2026
James McGowan	Project Manager	Hawkeye Development	5/5/2026
WILSON TRUCK SALES INC	Neighbor	Sherlock Neighbor	5/5/2026
Abe Lollar	Ducks Unlimited Garden City Chapter President	Ducks Unlimited	5/5/2026
WILSON TRUCK SALES INC	Neighbor	Sherlock Neighbor	5/6/2026
Abe Lollar	Ducks Unlimited Garden City Chapter President	Ducks Unlimited	5/8/2026
Harold Orozco	Journalist	Kansas Spanish News Network KSNN	5/14/2026

Summary of Finney County Stakeholder Meetings			
Name	**Title**	**Organization**	**Contact Date**
Trevor Ahring	Civil Engineer	SWKS Groundwater Mngmt Dist 3	5/19/2026
Heinrich Harder Neufeld	Neighbor	Sherlock Neighbor	5/19/2026
DONALD ROSS MARSTON	Neighbor	Sherlock Neighbor	5/19/2026
Rance Schreibvogel	Owner/Partner	Hidden Trail Brewing	5/19/26, 5/26/2026
ELI SOUKUP	Neighbor	Sherlock Neighbor	5/28/2026
Roger Koehn	Seed Dealer Land Owner	Finney	5/29/2026
KATHLEEN A KOSTER	Neighbor	Sherlock Neighbor	5/29/2026
Sydney Flax	Western KS Regional Director Academic Programs and Partnerships	Kansas State University	6/2/2026
WILSON TRUCK SALES INC	Neighbor	Sherlock Neighbor	6/2/2026
Robin Schenck	Pharmacist	Pharmacist	6/3/2026
KATHLEEN A KOSTER	Neighbor	Sherlock Neighbor	6/3/2026
Cecilia Douglass	Community Leader	Head Start	6/10/2026
Reynaldo Mesa	Executive Director	Real Men, Real Leaders	6/11/2026
Susanna Louderbaugh	Executive Director	Wichita County Economic Development	6/15/2026

The Applicant has also supported local organizations and community initiatives as part of its outreach efforts. To date, Triple Oak has contributed more than $24,000 in donations and sponsorships to support schools, early childhood programs, community events, and nonprofit organizations serving residents of southwest Kansas. These activities are summarized below and reflect the Applicant's intent to build long-term partnerships within the community while the Project moves through development and permitting.

Table 12-2. Summary of Finney County Donations and Sponsorships

Donations and Sponsorships			
Recipient	**Date**	**Type**	**Purpose**
Longhorn Festival	November 2025	Sponsorship	Community event in Holcomb, support schools, share project information with community
Deerfield USD (The Clash)	September 2025	Donation	Fundraiser for student activities
Lakin USD (The Stampede)	December 2025	Donation	Fundraiser for student activities
Kearny County Combined Services Dinner	December 2025	Donation	Financial support for Emergency Medical Services, Sheriff, and Fire Department holiday dinner
Holcomb School District	December 2025	Donation	Cover the cost of lifesaving Automatic Electronic Defibrillator for school athletic events
Russell Child Development Center	December 2025	Donation	Fantasy Tree Festival
Match Day - Western KS Community Foundation	December 2025	Donation	$211.34 each to FiCo Pub Library, Big Bros Big Sis of FI and KE Counties, FiCo 4-H, FiCo Humane Soc, Emmaus House
Garden City Community College	March 2026	Sponsorship	2026 Endowment Auction Gold Sponsorship

Donations and Sponsorships			
Recipient	**Date**	**Type**	**Purpose**
Garden City Community College	March 2026	Membership	2026 President's Golden Guild membership
Griffin's March for More	March 2026	Donation	Fundraise in support of National Pediatric Cancer Foundation
Robotics Club	March 2026	Sponsorship	Robotics team sponsorship. Supporting STEM.
Garden City Wind	2026 Season	Sponsorship	2026 Season Triple Sponsorship
Red Dog Children's Museum	April 2026	Sponsorship	2026 Annual Presenting Sponsor of the Roaming Museum
Finney County Fair	June 2026	Sponsorship	2026 Finney County Fair sponsorship, participate and share information with community
Kearny County Fair	June 2026	Sponsorship	2026 Kearny County Fair sponsorship, participate and share information with community
			Total: ~$24,000

In October 2025, Triple Oak began conversations with Garden City Community College (GCCC) about a workforce development partnership, which the parties are now preparing to formalize. Triple Oak is planning to support GCCC's Construction and Electrical Technology Center with funding for workforce training, staffing, and scholarships to create career pathways in construction and electrical technology for local students.

Concerns, Questions, and Requests Received; Responses Provided

To date, the Applicant has not heard significant local concerns about the natural gas plant. More broadly, the Applicant has received a range of questions and requests for information regarding the overall Home Range Clean Power project. The most common topics raised during outreach include jobs, land use and compatibility with agriculture, water resources and protection of the Ogallala Aquifer, project technologies and safety, visual and sound considerations, economic benefits to the community, and potential impacts during construction and operations. The Applicant has sought to respond to these questions directly during meetings and through follow-up communications, including the development of project fact sheets, informational materials, and additional technical analysis where appropriate. The Home Range project fact is included in the Community Outreach Documents attached to this section. The Applicant has also communicated that the project will undergo additional environmental review, engineering analysis, and coordination with local emergency responders as part of the permitting and development process.

Additional questions have focused on the potential economic benefits of the Project and its long-term role in the region. The Applicant conservatively estimates creating approximately 120 temporary construction jobs and 8–10 long-term operations jobs for the Project. Community members have also expressed interest in how the project may support broader economic development opportunities in Southwest Kansas, including the potential for new energy-dependent industries.

The Applicant will continue to respond to questions and requests for information as the Project moves through the permitting process and into construction and operations.

Positive Input Received

Through its outreach efforts, the Applicant has received positive input from participating landowners, community stakeholders, and regional organizations regarding the potential benefits of the Home Range Clean Power project.

Local business and economic development leaders have also expressed interest in the Project's potential to support long-term economic stability and growth in Southwest Kansas. The Applicant has engaged with the Garden City Area Chamber of Commerce and the Finney County Economic Development Corporation (FCEDC) as part of its outreach. Community leaders have noted that projects capable of delivering reliable energy infrastructure can play an important role in positioning the region to compete for new industrial investment.

Community members and local leaders have also expressed support for the Project's potential to generate new funding for essential public services. Outreach conversations frequently highlight the importance of stable tax revenues that support schools, roads, emergency services, and other local government functions without increasing taxes on residents.

Stakeholders have also noted the value of new construction and operations employment opportunities associated with large-scale energy infrastructure, as well as the potential for partnerships with local institutions such as GCCC to support workforce training and skills development.

Overall, positive input received through the Applicant's outreach efforts reflects a shared interest among many stakeholders in attracting responsible investment that strengthens the region's economy while preserving the agricultural character of Southwest Kansas.

Good Neighbor Commitments and Potential Mitigation Measures

The Applicant has initiated outreach to neighboring property owners to introduce the Project, provide information about the proposed facilities, and offer opportunities for discussion regarding potential questions or concerns. As part of this outreach effort, the Applicant has mailed introductory letters to nearby landowners describing the Project and inviting them to meet with Project representatives to learn more and discuss any issues specific to their property or operations. The letter to Project neighbors is included in the Community Outreach Documents included with this application. The purpose of this outreach is to ensure that neighboring landowners have the opportunity to receive accurate information about the Project and to raise questions early in the development process. Project representatives are available to meet with interested landowners in person, by phone, or through other mutually convenient arrangements. These conversations allow the Applicant to understand any site-specific concerns that may arise and to consider appropriate responses or adjustments where feasible.

While no formal "good neighbor" agreements have been finalized to date, the Applicant has offered good neighbor agreements to adjacent landowners, including a signing bonus, annual payments for the life of the Project, and vegetative screening for any adjacent residences. The natural gas facility has three adjacent landowners and offers are currently under review.

The Applicant intends to continue direct outreach to nearby landowners throughout the permitting process and will document any concerns raised and responses provided.

Ongoing Outreach, Tracking, and Public Communication Plan

The Applicant is committed to maintaining open and transparent community engagement throughout the permitting process and during Project development, construction, and operations.

An additional open house in Kearny County is planned later in the summer, and there will be at least one more open house in Garden City before the end of the year.

The Applicant will continue expanding public access to Project information through multiple communication channels. A Home Range Clean Power Facebook page was launched in March 2026 to engage with the public and share project information, announcements, and relevant industry facts. The Applicant also has a project website with a public contact form where residents can submit questions or request additional information directly from the project team, and nearly 100 local stakeholders have signed up for email newsletter updates. These tools are intended to provide accessible and timely communication channels for residents who may not be able to attend in-person meetings.

Beginning in March 2026, the Project's community liaison established regular open office hours Monday through Thursday so that community members may stop by to meet with Project representatives, ask questions, and share feedback. The Applicant's community engagement program also includes partnerships with local organizations and support for community initiatives. As part of these efforts, the Applicant is sponsoring the Red Dog Roaming Children's Museum's 2026 season of community events, which provides educational programming and activities for families throughout the region.

Looking ahead, the Applicant will maintain an active presence at community events across Finney County throughout the remainder of 2026. Planned participation includes the Finney County Fair and Kearny County Fair, Art in the Park, the Community Mexican Fiesta, Garden City Wind baseball games, and Fall Fest. At these events, Project representatives will share Project information, answer questions, and continue building relationships with residents and local organizations.

Conclusion

The Applicant believes that responsible infrastructure development requires early engagement, transparent communication, and ongoing collaboration with the communities in which projects are located. Since the Home Range Clean Power project was first introduced in the region, the Applicant has worked to establish long-term relationships with landowners, community organizations, and local officials, including maintaining a local office presence and regular opportunities for community members to engage directly with project representatives. The Applicant will continue to build on this foundation of engagement throughout the permitting process and during Project development and operations, with the goal of ensuring that Home Range Clean Power is developed in a manner that reflects community input and operates as a responsible long-term neighbor in Finney County.

TRIPLE OAK

1200 NW Naito Pkwy., Suite 210
Portland, OR 97209
Phone: (971) 202-9408

December 21, 2023

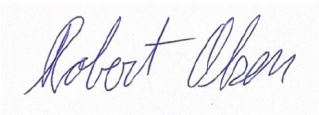
Dear Landowner,

I hope you and your family had a good holiday season. I'm a Project Manager for Triple Oak (https://tripleoakpower.com/), a national developer of utility scale energy projects. Our Team, collectively, has several decades of experience successfully developing and constructing large-scale wind energy projects throughout the United States. For over 20 years, we've worked with landowners and community members, utility companies and large commercial entities. Our core belief is that developing relationships based on trust and mutual understanding leads to successful long-term outcomes.

We have been keeping busy with our Home Range Wind Project (Finney, Kearney, and Wichita Counties) over the past year and we would like to update you on our progress. We plan to be at the Cobblestone Inn & Suites' conference room (603 E Santa Fe Trl Blvd, Lakin, KS 67860) from ***3 PM to 8 PM on January 23rd*** to make sure everyone attending has the latest information on the project and our timeline for next steps. Please join us anytime during these hours for pizza, cookies and refreshments. We look forward to answering any questions or concerns you may have about the proposed wind project.

Please RSVP by January 19th to Robert Olson at (971)415-4392, robert@tripleoakpower.com or Kevin Brown at (214)907-9613, kevin.brown@tripleoakpower.com if you would like to attend this event, we look forward to seeing you in person.

Sincerely,



Manager, Business Development
(971) 415-4392
robert@tripleoakpower.com
tripleoakpower.com



TRIPLE OAK POWER

HOME RANGE
CLEAN POWER

HOME RANGE
CLEAN POWER

March 2nd, 2026

NAME

ADDRESS

CITY, STATE ZIP

Dear [Neighbor Name],

We are writing as a courtesy to introduce ourselves and to share that we have recently entered into option agreements on property near you. Our team is in the early stages of planning a potential project that will include a mix of power generation, energy storage, and related infrastructure.

Because you are one of the closest neighboring landowners, it is important to us to reach out directly and early in the process. We would welcome the opportunity to meet with you, answer any questions you may have, and hear any initial thoughts or concerns. Input from adjacent neighbors is helpful as planning continues.

Members of our team will be in the area during the weeks of March 9, and March 16 for meetings in Finney and Kearny counties. If you are available, we would be glad to schedule a time that is convenient for you. You can reach me at 319-855-8235 or bermel@tripleoakpower.com.

If we do not connect in advance, we may stop by briefly while we are in the area to introduce ourselves in person. If another time is better, please let me know—we are happy to work around your schedule.

I look forward to meeting you and to being a respectful, long-term neighbor.

Sincerely,

Jesse Bermel

Director, Midwest Development
Work: (319) 855-8235
bermel@tripleoakpower.com
tripleoakpower.com



Please Join Us!
Tuesday, March 21, 2023

Garden City Wind Project
Community Meeting + Dinner

TRIPLE OAK POWER

TRIPLE OAK POWER

1200 NW Naito Parkway, Suite 210
Portland, OR 97209

Please join to hear details about the opportunities that the Garden City Wind Project presents:

- Preserve & protect the legacy of your land for future generations
- Help America create its own energy independence
- Learn more about the economic benefits for you and your community

Tuesday, March 21, 2023
Clarion Inn, Grand Banquet Room
1911 E. Kansas Ave., Garden City, KS
5:30 PM – 8:30 PM

Please RSVP with # of attendees by March 16 (email/phone below)

Triple Oak Power is a partner you can trust. We have decades of experience using wind power to generate stronger economies and healthier communities across America. Our financial backer, EnCap, has invested more than $37 billion dollars in America's energy economy since 1988.

Please call or email with any questions!
Jen Bradford: (971) 323-0349
jen@tripleoakpower.com
www.tripleoakpower.com

ALL IN ON WIND

HOME RANGE
CLEAN POWER

FACT SHEET







Home Range Clean Power (Home Range) is a large proposed, multi-technology energy project located primarily in Finney and Kearny counties in Southwest Kansas. Designed to meet growing electricity demand, Home Range combines wind, solar, battery energy storage, and natural gas to deliver reliable, affordable power—while creating long-term economic benefits for local communities and landowners.

Home Range started in 2021 as a wind energy development. Since that time the demand for electricity in the state and country has skyrocketed. Meeting this challenge requires a strong, all-of-the-above energy generation solution, including homegrown renewable energy like wind and solar generation, and flexible generation like natural gas, and battery storage to supply the electrical grid with capacity when energy is needed most. It also requires strong partnerships with wholesale energy providers, and Home Range is proud to be working with leaders at Sunflower Electric to advance this project.

Triple Oak Power is committed to responsible development and is actively working with county officials, landowners, and community stakeholders on zoning, land use, and project design.

DIRECT LOCAL INVESTMENT

- Long-term property tax payments and voluntary county Donation Agreement payments (also known as Payment in Lieu of Taxes or PILOT Agreements) supporting essential services like schools, public safety, libraries, and public health.
- Comparable Kansas energy projects provide $1,500–$2,750 per megawatt annually, generating hundreds of thousands of dollars each year for host counties.
- Home Range is committed to working with local leaders and community members to ensure project contributions directly benefit local priorities. Guided by community input, Home Range has already made donations to Holcomb School District, Deerfield School District, Russell Early Child Development Center, and the Western Kansas Community Foundation.

JOBS AND OPPORTUNITIES

- Over 500 construction jobs during a 2–3 year build period.
- Work for equipment operators, electricians, concrete and steel workers, truck drivers, plumbers, and other skilled trades.
- Dozens of permanent, well-paying jobs with benefits and advancement opportunities.

CONTINUED ON NEXT PAGE ›

JOBS AND OPPORTUNITIES *continued*

- Partnerships with local institutions like Garden City Community College to support workforce training.
- Increased business for local restaurants, hotels, grocery stores, and other service providers.

PROTECTING LAND FOR FUTURE GENERATIONS

- Home Range has partnered with more than 75 local farmers and ranchers, supporting private property rights and providing stable, long-term income while keeping land in agricultural use.
- Wind, solar, and battery storage use no water, while natural gas facilities will use existing water rights and work with state and local agencies to protect the Ogallala Aquifer.

COMMITMENT TO COMMUNITY PARTNERSHIPS

- Home Range hired lifelong and fourth-generation Garden City resident, Sean Collins, to support the project locally as a community liaison.
- Home Range joined the Garden City Chamber of Commerce and supports their work to bring other new employers to the area.
- Home Range is committed to supporting organizations, programs, and projects that community members care about most—our work is just getting started, and we welcome your thoughts and suggestions.

PROJECT TIMELINE

- **2026 – 2027:** environmental and engineering studies, permitting
- **2027 – 2029:** construction
- **2029:** project operations



About Triple Oak

Triple Oak's mission is to develop sustainable energy plants. With decades of energy development and power market experience among its leadership and team, Triple Oak is an American company that develops clean energy technologies across the country. Triple Oak is committed to building a more equitable power system for customers while investing in communities.

TRIPLE OAK POWER

tripleoakpower.com

Questions? Contact Us

Sean Collins
Community Liaison
(620) 277-6144
sean.collins@tripleoakpower.com

Robert Olsen
Development Manager
(971) 415-4392
robert@tripleoakpower.com

Jesse Bermel
Development Director
(319) 855-8235
bermel@tripleoakpower.com

HOME RANGE
CLEAN POWER

FICHA INFORMATIVA







Home Range Clean Power (Home Range) es un gran proyecto energético propuesto de múltiples tecnologías, ubicado principalmente en los condados de Finney y Kearny, en el suroeste de Kansas. Diseñado para satisfacer la creciente demanda de electricidad, Home Range combina energía eólica, solar, almacenamiento de energía en baterías y gas natural para ofrecer energía confiable y asequible, que al mismo tiempo genera beneficios económicos a largo plazo para las comunidades locales y propietarios de tierras.

Home Range comenzó en 2021 como un desarrollo de energía eólica. Desde entonces, la demanda de electricidad en el estado y en el país ha crecido enormemente. Enfrentar este desafío requiere una solución sólida de generación energética "de todo tipo". Esto incluye energía renovable local como la eólica y solar, generación flexible como el gas natural y almacenamiento en baterías para suministrar capacidad a la red eléctrica cuando más se necesita. También requiere alianzas sólidas con proveedores mayoristas de energía, y Home Range está orgulloso de trabajar con líderes de Sunflower Electric para avanzar este proyecto.

Triple Oak Power está comprometido a un desarrollo responsable y está colaborando activamente con funcionarios de los condados, propietarios de tierras y grupos interesados de la comunidad en temas de zonificación, uso del suelo y diseño del proyecto.

INVERSIÓN LOCAL DIRECTA

- Pagos a largo plazo de impuestos a la propiedad y pagos voluntarios mediante Acuerdos de Donación del condado (también conocidos como Acuerdos de Pago en Lugar de Impuestos o PILOT), que apoyan servicios esenciales como escuelas, seguridad pública, bibliotecas y salud pública.
- Proyectos energéticos comparables en Kansas aportan entre $1,500 y $2,750 por megavatio al año, generando cientos de miles de dólares anualmente para los condados anfitriones.
- Home Range se compromete a trabajar con líderes locales y miembros de la comunidad para asegurar que las contribuciones del proyecto beneficien directamente las prioridades locales. Guiado por el aporte de la comunidad, Home Range ya ha realizado donaciones al Distrito Escolar de Holcomb, Distrito Escolar de Deerfield, Russell Early Child Development Center y la Western Kansas Community Foundation.

EMPLEOS Y OPORTUNIDADES

- Más de 500 empleos de construcción durante un periodo de 2 a 3 años.
- Trabajo para operadores de maquinaria, electricistas, trabajadores de concreto y acero, conductores de camiones, plomeros y otros oficios especializados.

CONTINÚA EN LA PÁGINA SIGUIENTE ›

EMPLEOS Y OPORTUNIDADES *continúa*

- Docenas de empleos permanentes, bien remunerados con beneficios y oportunidades de ascenso.
- Alianzas con instituciones locales como Garden City Community College para apoyar la capacitación laboral.
- Aumento de negocios para restaurantes, hoteles, supermercados y otros proveedores de servicios locales.

PROTECCIÓN DE LA TIERRA PARA GENERACIONES FUTURAS

- Home Range ha establecido alianzas con más de 75 agricultores y ganaderos locales, apoyando los derechos de propiedad privada y proporcionando ingresos estables y a largo plazo, mientras se mantiene el uso agrícola de la tierra.
- La energía eólica, solar y el almacenamiento en baterías no utilizan agua, mientras que las instalaciones de gas natural propuestas usarán derechos de agua existentes y trabajarán con agencias estatales y locales para proteger el Acuífero Ogallala.

COMPROMISO CON LAS ALIANZAS COMUNITARIAS

- Home Range contrató a Sean Collins, residente de Garden City de cuarta generación, para apoyar el proyecto localmente como enlace comunitario.
- Home Range se unió a la Cámara de Comercio de Garden City y apoya su iniciativa para atraer nuevos empleadores al área.
- Home Range está comprometido a apoyar organizaciones, programas y proyectos que más importan a los miembros de la comunidad; nuestro trabajo apenas comienza y damos la bienvenida a sus ideas y sugerencias.

CRONOGRAMA DEL PROYECTO

- **2026 – 2027:** estudios ambientales y de ingeniería, permisos
- **2027 – 2029:** construcción
- **2029:** Operaciones del proyecto



Acerca de Triple Oak

La misión de Triple Oak es desarrollar plantas de energía sostenible. Con décadas de experiencia en desarrollo energético y mercados eléctricos entre su liderazgo y equipo, Triple Oak es una empresa estadounidense que desarrolla tecnologías de energía limpia en todo el país. Triple Oak está comprometida con construir un sistema eléctrico más equitativo para los consumidores mientras invierte en las comunidades.

TRIPLE OAK POWER

tripleoakpower.com

¿Tiene preguntas? Contáctenos

Sean Collins
Enlace Comunitario
(620) 277-6144
sean.collins@tripleoakpower.com

Robert Olsen
Gerente de Desarrollo
(971) 415-4392
robert@tripleoakpower.com

Jesse Bermel
Director de Desarrollo
(319) 855-8235
bermel@tripleoakpower.com

13.0 GOVERNMENTAL COORDINATION

Base SUP Requirements:

[*Finney County, Base Application, section B.13, pg.7 of 19, ver. 24 Feb 26*] To assist with County efficiency of review and response to this application, and verification of any County information upon which Applicant is relying, provide a table identifying: each county representative (other than a Governing Body member or the County Counselor) contacted by or on behalf of Applicant regarding potential required approvals, notices and coordination to develop and operate the project, the purpose(s) and topic(s) of that communication, all information from that representative on which Applicant is relying, and all information from or on behalf of the County that Applicant remains wanting to verify for Applicant's reliance.

Proposed Applicant Response:

Triple Oak engages with elected and appointed officials and staff at all levels of government as part of any project development.

To date, the Project team has met with Finney County and Garden City elected officials and staff to introduce the company and the Project. The following table addresses the specific county representatives (other than a Governing Body member or the County Counselor) contacted by the Project team.

In addition, the Project team has met with relevant state agencies (Kansas Department of Commerce, Kansas Department of Agriculture, Division of Water Resources, and the Kansas Department of Health and Environmental), regional state legislators and staff to Kansas' Congressional delegation.

Table 13-1. Summary of Government Coordination Meetings

Summary of Government Coordination Meetings				
Name	**Title**	**Organization**	**Contact Date**	**Meeting Purpose**
Derek Ramos Abigail Jarmer Larry Brungardt Lona DuVall Shannon Dick Mackenzie Phillips	County Administrator Planning Public Works FCEDC FCEDC	Finney County	11/19/2025	Introductions, permitting, met towers
Planning and Zoning Members (Anliker, Crist, Dick, Griffin, Hands, Hanigan, Ortiz)	Sherlock Solar and BESS – Planning Commission Hearing	Finney County Planning and Zoning	4/19/2026	Planning and Zoning Commission public hearing and recommendation of approval of Sherlock Solar and BESS.
Board of County Commissioners - (Utz, Bascue, Germann, Schultz, Jones)	Sherlock Solar and BESS – Board of County Commissioners Hearing	Finney County Board of County Commissioners	6/1/2026	BOCC public hearing where the Sherlock Solar and BESS projects were approved.
Jon Irsik Gene Robertson Danielle Burke	Fire Chief Fire Marshal Garden City Assistant Manager	Garden City/Finney County Fire Department	2/13/2026	Introductions, safety coordination

Summary of Government Coordination Meetings				
Name	**Title**	**Organization**	**Contact Date**	**Meeting Purpose**
Kenny Smith	Director	Finney County EMS	9/30/2025	Introductions, safety coordination
Lona DuVall	President/CEO	Finney County Economic Development Corp.	10/1/25, 11/18/2025, 1/21/2026, 3/11/2026, 4/9/2026	Introductions, Business opportunities in county, permitting
Mackenzie Phillips	Development & Administrative Coordinator (Public Works & Planning)	Finney County	11/19/2025; 2/17/2026 05/19/2026	Introductions, permitting, pre-application meeting
Matt Allen Mike Muirhead Roy Cessna	City Manager Public Works Director Garden City Mayor	Garden City	11/18/2025	Introductions
Seth Frizzell	Fire Chief	Holcomb Fire Department	2/11/2026, 4/8/2026	Introductions, safety coordination
Shannon Dick	Director of Analytics	Finney County Economic Development Corp.	8/21/2025, 2/2026	Introductions, water use, community opportunities
Steve Baum	Assistant Chief	Leoti Vol. Fire Department	9/30/2025	Safety coordination
Trent Maxwell	Neighborhood & Development Services Director	City of Garden City	1/13/2026	Introductions
Mark Rude	Consultant for Deerfield, KS	Deerfield	4/8/2026, 4/22/2026, 5/5/2026	Water use

14.0 CONTINGENCIES (OTHER ANTICIPATED PERMITS)

Base SUP Requirements (Contingencies):

[*Finney County, Base Application, section B.14, pg. 7 of 19, ver. 24 Feb 26*] In addition to the SUP, identify all other permits, approvals, authorizations, agreements, regulatory requirements, or other contingencies—whether public or private—that Applicant knows or reasonably anticipates will be required prior to commencing construction and prior to commencing operations. For each item, identify whether it is required before construction or before operations, and provide the anticipated timeline for obtaining, satisfying, or otherwise clearing these contingencies. The following is a topic list of possible relevant contingencies if helpful toward Applicant's completion of this application item, but this list is not a County limitation or assurance of Applicant's actual list due: local-level construction and building permits; septic or sewer permit; grading and floodplain permits; road access and road use approvals including County ROW permit; utility tap or private well authorizations; Airport Authority reviews; KDHE air, water, and wastewater permits; Stormwater/National Pollutant Discharge Elimination System (NPDES) permits; Southwest Power Pool (SPP) interconnection agreements; Federal Aviation Administration determinations; State Fire Marshal review; wildlife or environmental reviews.

Proposed Applicant Response:

Table 14-1. Anticipated Permit Matrix

Authorization/Permit/Review; Regulatory Agency	Relevant Technology	Action Requiring Approval	Likelihood of Trigger and Status
Federal			
Section 404 of the Clean Water Act; U.S. Army Corps of Engineers (USACE), Kansas City Regulatory District	NGES	No action required to use Nationwide Permit so long as impact quantities do not trigger Pre-Construction Notification	Low likelihood of triggering USACE jurisdiction for lack of waters of the United States on parcels.
Determinations of No Hazard; Federal Aviation Administration	NGES	Closest airport is approximately 20 miles from the western boundary of the Sherlock Natural Gas project.	Low.
State of Kansas			
Kansas Corporation Commission	Gen-tie lines	Wiring stringing rules apply to any transmission line and set standards for construction and maintenance of transmission lines in public rights-of-way and spaces.	High: Started once site design is final
Kansas Department of Agriculture – Division of Water Rights	Project Area	Term permit to appropriate water rights (K.A.R. 5-1-1)	High: Started once SUP approved
NPDES Stormwater Compliance	NGES	Development of SWPPP and other NPDES requirements related to construction activities and post-construction revegetation and other stabilization BMPs.	High: Not Started, EPC action item
Kansas Department of Health Air Permit	NGES	Required for combustion generation to ensure compliance with the Clean Air Act.	High. Permitting process underway

Authorization/Permit/Review; Regulatory Agency	Relevant Technology	Action Requiring Approval	Likelihood of Trigger and Status
Kansas State Historical Preservation Office and Kansas Dept. of Parks and Wildlife	NGES	Informal consultation to review natural and cultural resource investigations, integrate agency feedback into development plans.	Required: Agency reviews are underway.
Finney County			
Special Use Permit (Article 36): Finney County Planning Commission and Finney County Commissioners	NGES	Sherlock Natural Gas requires a Natural Gas Energy System (NGES) Use-Specific Attachment to Special Use Permit (SUP) Application per the requirements of Article 36	Required
Building and Construction Permits	NGES	Finney County Public Works requires an Entrances/Driveway Construction permit, stormwater management plan and a Utility Construction permit for the development of the Project	Required

15.0 WILDLIFE REVIEW

Base SUP Requirements:

[*Finney County, Base Application, section B.15, pg. 8 of 19, ver. 20 April 26*] Kansas Department of Wildlife and Parks Report shall include the following information:

- A written document from the Kansas Department of Wildlife and Parks (KDWP) or its successor indicating the Applicant has contacted the agency regarding the proposed SUP use. The document shall state KDWP has been contacted by the Applicant regarding the proposal and has reviewed or is currently reviewing the proposal for any concern regarding threatened or endangered species.
- Results of the USFWS Information for Planning and Consulting environmental review consistent with the USFWS Land-Based Wind Energy Guidelines.

Proposed Applicant Response:

The Applicant provided relevant reports, studies, and plans to the KDWP for review and feedback; KDWP feedback was received and is provided below. Prior to submitting these materials, the Applicant convened a virtual coordination meeting on January 21, 2026, with KDWP and regional USFWS representatives to update the agencies on the Home Range Clean Power Project, including natural resource and environmental conditions identified on the Sherlock Natural Gas parcels to date and plans for further investigations. A previous coordination meeting with KDWP occurred on August 21, 2023 (virtual), regarding natural resource findings and planned work associated with the wind energy element of the Home Range Clean Power Project.

Summary of agency discussion: KDWP provided references to its environmental review resources (including the KDWP Ecological Review Tool) and discussed regional context for eagles and expectations for LEPC survey methods, including use of Western Association of Fish and Wildlife Agencies survey guidance and a general preference for pedestrian survey methods, with aerial methods potentially acceptable if consistent with applicable guidance.

Status of Agency Coordination: KDWP's general approach to voluntary coordination efforts—modeled after USFWS and Association of Fish and Wildlife Agencies guidance—is to review project areas before intensive natural resource surveys are conducted (i.e., Tier III). For the preliminary wind energy element of the Home Range Clean Power Project, this meeting was a review of the Tier III studies to date and plans going forward. For the Natural Gas element, this meeting was an agency review prior to Tier III investigations that are currently underway.

Operations Office
512 SE 25th Ave.
Pratt, KS 67124-8174

Kansas
Department of
Wildlife and Parks

Phone: (620) 672-5911
Fax: (620) 672-2972
www.ksoutdoors.gov

Christopher Kennedy, Secretary

Laura Kelly, Governor

23 July 2026

Jennifer Stucker
WEST Inc.
10707 Corporate Drive
Suite 220
Stafford, TX 77477

RE: KDWP Initial Comments (ERT20260826) - Sherlock Solar and Data Center Construction Project

Jennifer Stucker,

Thank you for your submission of the proposed Sherlock solar energy development and data center project to occur south of Sherlock, Finney County, Kansas. Comments contained herein are provided to document the previous and ongoing consultation between KDWP, WEST, and the project's sponsors. Among other topics, we have considered whether the project has the potential to impact critical wildlife habitats, current state-listed threatened or endangered species and species in need of conservation, as well as Kansas Department of Wildlife and Parks (KDWP) managed areas for which this agency has administrative authority.

The submitted area, estimated at 14,550 acres, expands the area previously discussed for the project, but landcover data and aerial imagery indicate the project area is heavily-dominated by active irrigated croplands bounded by native warm-season grass corners as well as approximately 540 acres of native sandsage prairie. The project area does not overlap Designated Critical Habitat for any Kansas-listed wildlife species, and no KDWP-managed public lands are within 3 miles of the project boundary. Based on information currently available for review, it is unlikely that the project will require issuance of a KDWP Action Permit prior to construction.

With that said, KDWP continues to encourage consideration of other sensitive species which have previously been documented in the local landscape. In the preceding 35 years, Lesser Prairie-Chicken (*Tympanuchus pallidicinctus*), Glossy Snake (*Arizona elegans*), Long-nosed Snake (*Rhinocheilus lecontei*), and Western Hog-nosed Snake (*Heterodon nasicus*) have been documented within 3 miles of the project area. These occurrences are concentrated within the remnant sandsage prairie to the east of the project area. All noted species have experienced population declines driven by loss of native grassland habitat. As such, we encourage siting alternatives that minimize further removal and fragmentation of grasslands. We also recommend that grass pivot corners bordering active croplands are included within these considerations as they offer a measure of grassland connectivity through the proposed development area.

KDWP understands the project sponsors have started to work through the U.S. Fish and Wildlife Service's Framework for the Review of Lesser Prairie-Chicken Voluntary Conservation Programs to assess the potential extent of suitable grassland habitat for the species. That process indicated 788 acres of potential habitat within a previously considered project area. As the project area has been refined, KDWP recommends repeating this analysis within the updated project area as well as completion of lek surveys to inform potential habitat for the prairie-chicken and associated grassland-obligate species. Site plans should prioritize avoidance of identified suitable habitat.

Along with gaining a better understanding of current habitat conditions within the development area, KDWP would also like to review site plans for the project as well as restoration and post-construction vegetative management plans. Thoughtfully implemented restoration and management plans can minimize habitat loss for some species. Based on previous communications, KDWP understands the project sponsors have consulted with grassland restoration practitioners in the area and intend to develop a robust restoration and vegetative management plan for the site. This agency would like to review and provide comments on these plans as they become available. These details will help KDWP provide better best management practice recommendations as well as recommendations for the avoidance and minimization of wildlife impacts.

As planning for the project continues, KDWP offer the following broad recommendations for the project sponsor's consideration and implementation in construction and operations plans.

Site Selection and Wildlife Habitat Avoidance

- **When feasible, do not site a new facility within 1 mile of permanent and semi-permanent water features (rivers, ponds, and wetlands).**
- **Avoid or minimize the removal of native prairie, forest, or wetland habitats during siting, construction, and maintenance.**
- **Avoid encroachment or development in floodplains.**
- **When feasible, align utility routes within existing road rights-of-way to reduce new habitat fragmentation.**

Water, Wetlands, and Riparian Impact Minimization

- **Avoid/minimize impacts to existing wetlands, springs, and areas that pond water, including avoiding fill.**
- **Use Horizontal Directional Drilling (HDD) for buried collection/transmission line stream crossings.**
    - **Maintain distance from the stream to avoid disturbance of native streamside vegetation.**
    - **If open trench construction is unavoidable, restore dry stream crossings to the original substrate configuration and composition.**
    - **Avoid trench construction when the channel is wetted.**
- **Minimize all bank or instream activity, particularly during general fish spawning season (March 1 – Aug. 31).**
- **Use natural, soft-armoring techniques if streambank stabilization is required.**
- **All equipment will be thoroughly washed or cleaned prior to contact with waters and should be held to the bare minimum necessary to complete the project outside of restricted dates to prevent transport of exotic species such as the Zebra Mussel (*Dreissena polymorpha*).**

Erosion Control and Stormwater Recommendations

- **Implement and maintain standard erosion control Best Management Practices during all aspects of construction.**
- **Install sediment barriers (wattles, filter logs, rock check ditches, mulching, or any combination of these) across the entire construction area to prevent sediment and spoil from entering aquatic systems.**
- **Maintain sediment barriers at high functioning capacity until construction is completed and vegetation is established.**
    - **For more information on erosion BMPs go to: http://www.kdheks.gov/stormwater/#construct.**
- **Incorporate principles of low impact development (LID), such as permeable asphalt pavement, porous concrete, swales, bioretention, or raingardens.**
    - **More info on LID: https://www.epa.gov/nps/urban-runoff-low-impact-development.**

Infrastructure Impact Minimization Recommendations

- **Implement strategies to reduce horizontally-polarized light reflectance.**
    - **Photovoltaic panels should contain a dense nonpolarizing (*e.g.*, white) grid partitioning the solar-active areas of the panels to reduce or eliminate polarized light pollution.**

  - **Coat panels with an anti-reflective coating that may further reduce the effects of polarized light pollution on wildlife.**
  - **If possible, frame panels with a painted/colored frame.**
  - **Provide enough spacing between panel rows to allow the ground surface to help break up reflectance.**
- **If overhead electric distribution or transmission lines will be constructed in association with the project, consult the Avian Power Line Interaction Committee Marking Guidelines for mitigating avian collisions by marking the power line appropriately.**
  - **Install perch guards on electric poles with repeat avian mortality.**
  - **Track all avian mortality and mitigate accordingly.**
- **Minimize light pollution by using low-intensity, shielded lighting. Consider using warmer color temperatures (below 3000K) to reduce skyglow.**
- **To minimize potential wildlife displacement and aversion, implement strategies to minimize noise from associated battery energy storage systems (BESS).**
  - **If the BESS is associated with a larger project, site the BESS in non-habitat areas toward the interior of the development area.**
  - **Use topography and natural vegetation to help block sound. If planting screening vegetation, use native shrubs and deciduous tree species.**
  - **Consider installation of acoustic walls or structures as necessary.**
- **Consider ways to improve water use efficiency if liquid-cooled battery arrays are used. Develop contingency plans for fire, battery malfunction, and inadvertent chemical releases from storage components. Abide by all relevant environmental contamination and contaminant removal guidance.**

Data Center Water and Energy Consumption Minimization Recommendations

- **Avoid placing water intakes near sensitive habitats (spawning areas, mussel beds, etc.)**
- **To reduce water consumption, implement closed loop systems to recycle water used to cool hardware.**
  - **Process water blowdown should be discharged to existing municipal or industrial wastewater treatment facilities or abide by all National Pollutant Discharge Elimination System requirements.**
  - **Do not discharge cooling or blowdown water directly into sensitive habitat such as natural wetlands or streams.**
- **Explore water re-use opportunities where possible (greywater, on-site treatment and recycling, etc.)**
- **Implement the least water-intensive cooling technology feasible to reduce water stress on local ecosystems (air-cooling, direct-to-chip, immersion cooling, or hybrid systems)**
- **Facilities that require large volumes of water should be sited in locations that have reliable, sufficient long-term water supplies.**
- **To reduce energy consumption and space requirements, utilize servers that share components such as power supplies, fans, enclosures, and cabling (Blade Servers, Multinode Servers, Hyperconverged Infrastructure [HCI] Servers, etc.).**

Site Restoration and Wildlife Usage Recommendations

- **Use of short/medium statured native grasses and forbs for final stabilization of disturbed soils. KDWP would be happy to offer advice on species selection and planting techniques.**
  - **Implement preconstruction seeding of the restoration seed mix, then overseed any areas disturbed by the construction process. This may allow for seeding in the proper timeframe without the use of cover crops and earlier restoration seed mix establishment.**
  - **Monitor restoration areas to ensure adequate restoration success (85% areal coverage of restoration area) and manage any invasion by noxious or nonnative plants.**
- **Implement wildlife-friendly fencing strategies that will not create barriers for small animals.**

- **Include vegetated wildlife corridors to allow safe travel through and around the project area by species that cannot pass through wildlife-friendly fences.**
- **Data gaps exist in the primary literature with regard to wildlife impacts caused by PV facilities in the Central Plains. As such, we encourage project sponsors to undertake at least two years of post-construction avian mortality surveys as well as annual insect community surveys to provide further information on animals attracted to, and potentially impacted by, developments of this type.**
    - **KDWP requests reports documenting the results of any such effort. Information derived could be used to help inform recommendations for future developments.**

KDWP requests additional information to inform our review of the project and encourages continued coordination to review habitat assessments and plans for the construction and operation of the project. We broadly recommend development projects avoid impacts to native grasslands, native deciduous forest, wetlands, streams and riparian corridors. Thank you for the opportunity to provide these comments, questions, and recommendations. We look forward to learning more about this project and engaging with the project sponsors to avoid or minimize impacts to wildlife. Please let me know if you have any questions with the preceding information.

Thank you.



Zac Eddy
Terrestrial Ecologist
Kansas Department of Wildlife and Parks
Ecological Services Division
512 SE 25th Ave.
Pratt, KS 67124
(620)672-0788
zac.eddy@ks.gov

CC: Caleb Durbin, KDWP
Chris O'Meilia, USFWS

16.0 FIRE AND SAFETY AND EMERGENCY READINESS PLAN (ERP)

Base SUP Requirements:

[*Finney County, Base Application, section B.16 items (a) through (d), pg. 8 of 19, ver. 20 April 26*] An Emergency Readiness Plan (ERP) is required and shall address the following:

a) An ERP report shall provide a safety plan detailing expected public agency/emergency services support during emergencies, including training services and equipment for local County personnel.

b) The ERP shall also identify potential fire risks associated with the project and demonstrate compliance with applicable federal, state, and local fire codes, including but not limited to the National Fire Protection Association, Kansas State Fire Marshal, and Finney County Emergency Management.

c) Identify any changes to the ERP or other safety information and terms that Applicant submits if potential changes to the project might occur prior to initial construction or after initial construction.

d) Any other information that the Applicant, Zoning Administrator or Governing Body deems appropriate.

NGES SUP Requirements:

[Finney County, Base Application, section B.16 items (a) through (d), pg. 8 of 19, ver. 20 April 26]

a) The ERP shall identify the potential fire risk associated with the Project, including both prescribed burning and non-prescribed burning. This shall address fire originating within the site, fires escaping from the site and potential effects of fire originating from outside the site.

- The ERP shall address all provisions for fire suppression; fire and emergency medical response to be provided by the applicant both during construction and during operation of the Project. The ERP shall identify what equipment is not presently owned by the public fire department or other first responder which may be needed to respond to emergencies at the Project. Any equipment so identified shall be purchased by the Applicant.

Proposed Applicant Response:

The Applicant will provide a Fire Safety and Emergency Plan and an Emergency Readiness Plan (see the proposed template, herein referred to as an FSEP) as part of the NGES Building Permit applications. The FSEP will address fire suppression, fire, and emergency medical response to be provided by the Applicant during construction and operation of the Project, and will demonstrate compliance with applicable federal, state, and local fire codes. The FSEP will be informed by Applicant's coordination with relevant county and municipal emergency service providers that will be

identified in the Plan to be contacted during emergencies for both fire and non-fire events. Key elements of the FSEP include, but are not limited to, the following.

- The FSEP will detail the installation, separation distances, fire protection, and necessary emergency planning consistent with NFPA 850 (Fire Protection for Electric Generating Plants), NFPA 37 (Stationary Combustion Engines and Gas Turbines), and NFPA 30 (Flammable and Combustible Liquids), as applicable.
- Fire detection and suppression for the combustion turbine packages, the fuel gas system, and transformers will be provided, consistent with applicable codes and standards.
- The FSEP shall also include a defined communication tree and approved communication protocols to enable timely notification and coordination with First Responders, the local community, and other required stakeholders.
- The Applicant will coordinate with Finney County Emergency Management, the Garden City and Holcomb Fire Departments, Finney County Emergency Medical Services (EMS), the Finney County Sheriff's Office, and the Kansas State Fire Marshal, including site familiarization and pre-incident planning, and will identify and purchase any specialized response equipment needed for a Project emergency that the responding departments do not currently own.
- The plan will address fire suppression and fire/EMS response during both construction and operation and will identify the potential fire risk associated with the Project, including prescribed and non-prescribed (grass/wildland) burning and fire originating within the site, escaping from the site, or approaching from outside the site.
- Because the Project will store and use hazardous materials, including aqueous ammonia for the emissions control system, the Applicant will report its hazardous materials inventory to the Finney County Local Emergency Planning Committee and the responding fire department under Emergency Planning and Community Right-to-Know Act (EPCRA) / Superfund Amendments and Reauthorization Act Title III (Tier II), consistent with the County's all-hazards Emergency Operations Plan and the NIMS / ICS framework.
- Response time for First Responders to project location will be incorporated into the plan and reasonable actions to protect life and property will be detailed within the plan.

PROPOSED TEMPLATE: FIRE SAFETY AND EMERGENCY PLAN (FSEP)

This template integrates applicable requirements for construction (29 Code of Federal Regulations [CFR] 1926), general industry (29 CFR 1910), and environmental compliance. Specific regulatory citations used to develop this form are detailed in Section B.19, supplemented with county- and state-specific information as part of the *County Agreement* process, e.g., *Monitoring and Reporting after SUP Resolution, Finney County Base Application, pg. 13 of 19, 24 Feb 26.*

Project Name: [Energy Project Name]
Location: [Site Location, Global Positioning System [GPS] Coordinates]
Project Owner: [Company Name]
EPC Contractor: [Company Name]
Operations and Maintenance (O&M) Provider: [Company Name]
Effective Date: [Date]
Revision No.: [Number]

1. PURPOSE: This Fire Safety and Emergency Plan (FSEP) establishes procedures for responding to emergencies during the **construction and operation** of the energy project to:

- Protect personnel, contractors, visitors, and the public.
- Minimize environmental impact.
- Protect property and equipment.
- Ensure coordinated response with local authorities.
- Maintain regulatory compliance.

2. SCOPE: This FSEP applies to:

- All construction personnel
- All operations and maintenance personnel
- Subcontractors
- Visitors
- Temporary workers
- Transport contractors

3. PROJECT DESCRIPTION: The project consists of:

  Energy Generation Sources (natural gas-fired 50 MW combustion turbine generators), plus fuel gas and lubricating oil systems, emissions control (aqueous ammonia) systems, and generator step-up transformers
- Foundations and hardstands
- Underground and overhead electrical systems
- Onsite substation

- Operations and maintenance building
- Access roads
- Laydown areas

4. EMERGENCY CONTACT INFORMATION

4.1 Internal Contacts

Role	Name	Phone	Backup Personnel
Project Manager			
HSE Manager			
Site Supervisor			
Control Room			
O&M Manager			

4.2 External Emergency Services

Service	Contact Number	Nearest Location
Ambulance		
Fire Department		
Police		
Hospital		
Utility Operator		
Environmental Authority		

5. EMERGENCY RESPONSE ORGANIZATION

5.1 Incident Command Structure

Incident Commander

- Overall authority during emergencies
- Liaises with external agencies
- Authorizes evacuation

Health, Safety, and Environment (HSE) Officer

- Coordinates site safety
- Conducts headcount
- Maintains incident records

First Aid Team

- Provides medical assistance
- Coordinates medevac

Fire Response Team

- Deploys fire extinguishers
- Secures ignition sources

Communications Officer

- Manages radio communications
- Notifies management and authorities

6. EMERGENCY CLASSIFICATION: Details of an incident are categorized under a classification:

Level 1 – Minor Incident
- Managed on site
- No external assistance required

Level 2 – Serious Incident
- Requires external emergency services
- Partial evacuation possible

Level 3 – Major Incident
- Full site evacuation
- Significant injury, fatality, or environmental release

7. IDENTIFIED EMERGENCY SCENARIOS

7.1 Construction Phase
- Working at height fall or lifting incident
- Construction equipment failure
- Electrical shock
- Vehicle collision
- Trench collapse
- Fire/explosion
- Severe weather event
- Hazardous material spill
- Medical emergency
- Confined space incident

7.2 Operational Phase
- Landscape (wild) fire mitigation
- Electrical arc flash
- Lightning strike
- Transformer failure
- Oil spill
- Grid failure
- Supervisory Control and Data Acquisition (SCADA) failure
- Unauthorized site entry
- Extreme weather

8. GENERAL EMERGENCY PROCEDURES

8.1 Upon Discovery of Emergency
- Stop work immediately
- Raise alarm (radio/horn/phone)
- Notify supervisor and control room
- Provide location and type of emergency
- Always maintain personnel safety

8.2 Evacuation Procedure

- Proceed to designated muster point
- Supervisors conduct headcount
- Report missing personnel immediately
- Do not re-enter site until cleared

8.3 Communication Protocol

- Primary: Site radio channel [#]
- Secondary: Mobile phone
- Tertiary: Satellite phone (if remote site)

All communications must include:

- Nature of emergency
- Exact location (Turbine ID, GPS)
- Injuries
- Assistance required

9. SPECIFIC RESPONSE PROCEDURES

9.1 Wildfire or Facility Fire

- Notify fire department and facility control room
- Implement energy isolation or shutdown procedures (remotely if possible)
- Evacuate facility (or, in case of wildfire, stay on facility if safe to do so)
- Establish exclusion zone (minimum 300 m)
- Do NOT attempt internal fire suppression unless trained

9.2 Working at Height Rescue

- Activate rescue team
- Do not move injured worker unless required
- Deploy tower rescue kit
- Contact emergency medical services
- Maintain communication with suspended worker

9.3 Electrical Shock / Arc Flash

- De-energize equipment
- Do NOT touch victim until safe
- Initiate CPR if needed
- Call ambulance
- Secure area

9.4 Oil or Hazardous Material Spill

- Stop source if safe
- Deploy spill kit
- Contain using berms/absorbents
- Notify environmental authority
- Document incident

9.5 Severe Weather

- Monitor forecasts
- Cease lifting operations above wind threshold
- Secure materials
- Evacuate towers during lightning
- Shelter in designated building or vehicles

9.6 Vehicle Accident

- Secure area
- Provide first aid
- Call emergency services
- Prevent fuel leakage
- Report to HSE Officer

9.7 Natural Gas Leak or Fire

- Eliminate ignition sources; do not operate switches or vehicles in the area
- Initiate emergency shutdown and isolate the fuel gas supply, remotely where possible
- Notify the control room, fire department, and natural gas operator
- Evacuate personnel upwind and establish an exclusion zone
- For a controlled jet fire, do not extinguish until the gas supply is isolated; protect surrounding equipment

10. MEDICAL EMERGENCY PROCEDURE

- Provide first aid
- Call ambulance
- Assign escort to guide responders
- Prepare medical records if available
- Notify next of kin (management only)

11. TRAINING AND DRILLS

- Site induction includes FSEP overview
- First aid training (minimum X% workforce)
- Facility rescue training
- Fire extinguisher training
- Annual full-scale emergency drill
- Quarterly tabletop exercise
- Safety drill records must be maintained on site.

12. EQUIPMENT AND RESOURCES

- First aid kits (locations listed)
- AED devices
- Fire extinguishers
- Spill kits
- Rescue kits (tower)

- Emergency lighting
- Communication devices
- Emergency vehicles

13. ENVIRONMENTAL PROTECTION

- Immediate reporting of spills
- Protection of waterways
- Wildlife protection protocols
- Waste segregation
- Post-incident environmental assessment

14. DOCUMENTATION AND REPORTING

All incident reporting and documentation must follow local requirements supplemental to:

- Reported within 24 hours
- Investigated
- Root cause analyzed
- Corrective actions implemented
- Logged in incident register

15. BUSINESS CONTINUITY

- Damage assessment
- Spare parts inventory
- Temporary power arrangements
- Insurance notification
- Media communication (authorized personnel only)

16. POST-INCIDENT REVIEW

- Debrief meeting
- Lessons learned
- Update FSEP if required
- Re-train staff as necessary

17. SITE MAPS (Attach)

- Facility layout
- Access roads
- Muster points
- Fire equipment locations
- Spill kit locations
- Nearest hospital route

18. APPROVALS

Prepared by: _____
Reviewed by: _____

Approved by: _____
Date: _____

19. CITED AUTHORITIES:

This FSEP is developed in compliance with:

OSHA Construction Standards (29 CFR 1926)

- 1926.35 – Employee Emergency Action Plans
- 1926.50 – Medical Services and First Aid
- 1926.150 – Fire Protection
- 1926 Subpart CC – Cranes & Derricks
- 1926 Subpart M – Fall Protection
- 1926 Subpart V – Power Transmission

OSHA General Industry (29 CFR 1910)

- 1910.38 – Emergency Action Plans
- 1910.39 – Fire Prevention Plans
- 1910.147 – Lockout/Tagout
- 1910.269 – Electric Power Generation
- 1910.120 – Hazardous Waste Operations (if applicable)

EPA Requirements

- Spill Prevention, Control, and Countermeasure (SPCC) Rule – 40 CFR 112
- EPCRA Emergency Planning (if hazardous chemicals exceed thresholds)

NFPA Codes (as adopted locally)

- NFPA 70 – National Electrical Code
- NFPA 70E – Electrical Safety in the Workplace
- NFPA 850 – Fire Protection for Electric Generating Plants
- NFPA 37 – Stationary Combustion Engines and Gas Turbines
- NFPA 30 – Flammable and Combustible Liquids

17.0 ROAD USE AND TRANSPORTATION PLAN

Base SUP Requirements:

[*Finney County, Base Application, section B.18 and section B.23(b) items (1) through (10), ver. 20 April 26*] Road Use and Maintenance Agreement. A Road Use and Maintenance Agreement shall include, but shall not be limited to:

1) Designation of the public roads that might be used for transportation routes for construction, operation, maintenance and decommissioning of the project, including a map.
2) Provide information detailing anticipated traffic volume created by the project, both during times of normal operations, and during times of Increased Road Use; with proposed methods of assurance by providing a description of how the Applicant will address needed maintenance and repairs to public roads, ditches and other road right-of-way areas, bridges, or culverts, during and after project construction, decommissioning, and any other use by oversized vehicles and any use causing higher than normal traffic volumes (collectively, "Increased Road Use").
3) Provide information regarding the route and traffic safety and control plan for Increased Road Use in accordance with the Manual on Uniform Traffic Control Devices or as otherwise requested by the County, which might include bridge/culvert load checks, meetings and other communications in advance of each Increased Road Use; and perform traffic control as required by the Governing Body to assure local and regular road traffic and nearby residential properties are not excessively disturbed, or required to traverse roads in poor condition in part due to the project's traffic on those roads.
4) Provide plans and drawings that show construction details for installation of entrances, road crossings or right-of-way encroachment, anticipated traffic volume, and routes for facility operational traffic.
5) Where an access road crosses a stream or drainage way, it shall be designed and constructed so runoff from the upper portions of the watershed can readily flow to the lower portion of the watershed. Where an access road crosses a stream or drainage way identified as a Special Flood Hazard Area, obtain a floodplain development permit from the State and County.
6) Ensure that following completion of each Increased Road Use all County and township roads are repaired or restored to a condition at least equal to or better than the condition prior to commencement of the Increased Road Use as determined by a third-party engineer or the Finney County Road and Bridge Division, which process might include pre- and post-construction road condition surveys.
7) The Road Use and Transportation Plan shall be finalized and incorporated as part of the executed Road Use and Maintenance Agreement.
8) Prior to construction start, provide: a bond or other financial security from the Applicant to the County to ensure sufficient funds for all possible costs that the County might incur related

to accomplishing all of Applicant's responsibilities pursuant to this agreement; liability insurance; along with sufficient rights for County to enforce Applicant's responsibilities.

9) Any terms for project infrastructure to be located within any road right of way area, which might include that the infrastructure: be located a sufficient distance from other existing or potential future infrastructure, be marked above ground and shown on an American Land Title Association as-built survey for sufficient County location for the Project life, and that aboveground infrastructure meet safety and aesthetic requirements.

10) Any other information or terms that the Zoning Administrator or Governing Body deems appropriate.

Proposed Applicant Response:

The Project will not cause undue traffic, congestion, dangerous traffic conditions, or other vehicle-related impacts. During peak construction, the traffic hours are expected to be from 6:00 a.m. through approximately 8:00 p.m., depending on various factors, including season, schedule, and amount of daylight. Each worker will drive a personal vehicle to, or near, the site in addition to delivery trucks per day during peak construction. The delivery trucks will include concrete trucks, component trucks, and additional deliveries for rebar, cable, cranes, pad mount transformers, gravel, anchor bolts, and other miscellaneous equipment. The construction period is expected to last approximately 21 months.

During commercial operations, road use will decrease. Workers will drive to the site each day, with delivery trucks only for equipment replacement and repair as needed. Operations and maintenance typically peaks during scheduled maintenance. The traffic hours typically would be from 7:00 a.m. to approximately 7:00 p.m., depending on a variety of factors including season, schedule, and amount of daylight.

Final haul roads will be determined in consultation with Finney County, once the final layout of the Project has been determined. No construction is expected to take place on US or State Highways and no ROW permitting with the Kansas Department of Transportation is expected. All work on other public roads will conform to Finney County standards. The preliminary haul route is provided in Figure 1 below. The preliminary haul route starts from US Highway 50 in Kearny County, Kansas, west of Deerfield, Kansas, and proceeds east on Sixth Ave for 0.9 mile to Main Street in Deerfield, Kansas, city limits. The route turns south on Main Street for 0.82 mile to Road 170, where it turns east and travels 0.4 mile on Road 170 to Road Aa, where it travels 3.66 miles south to Crist Road, turns east on Crist Road and proceeds 3.67 miles east to the project boundary.

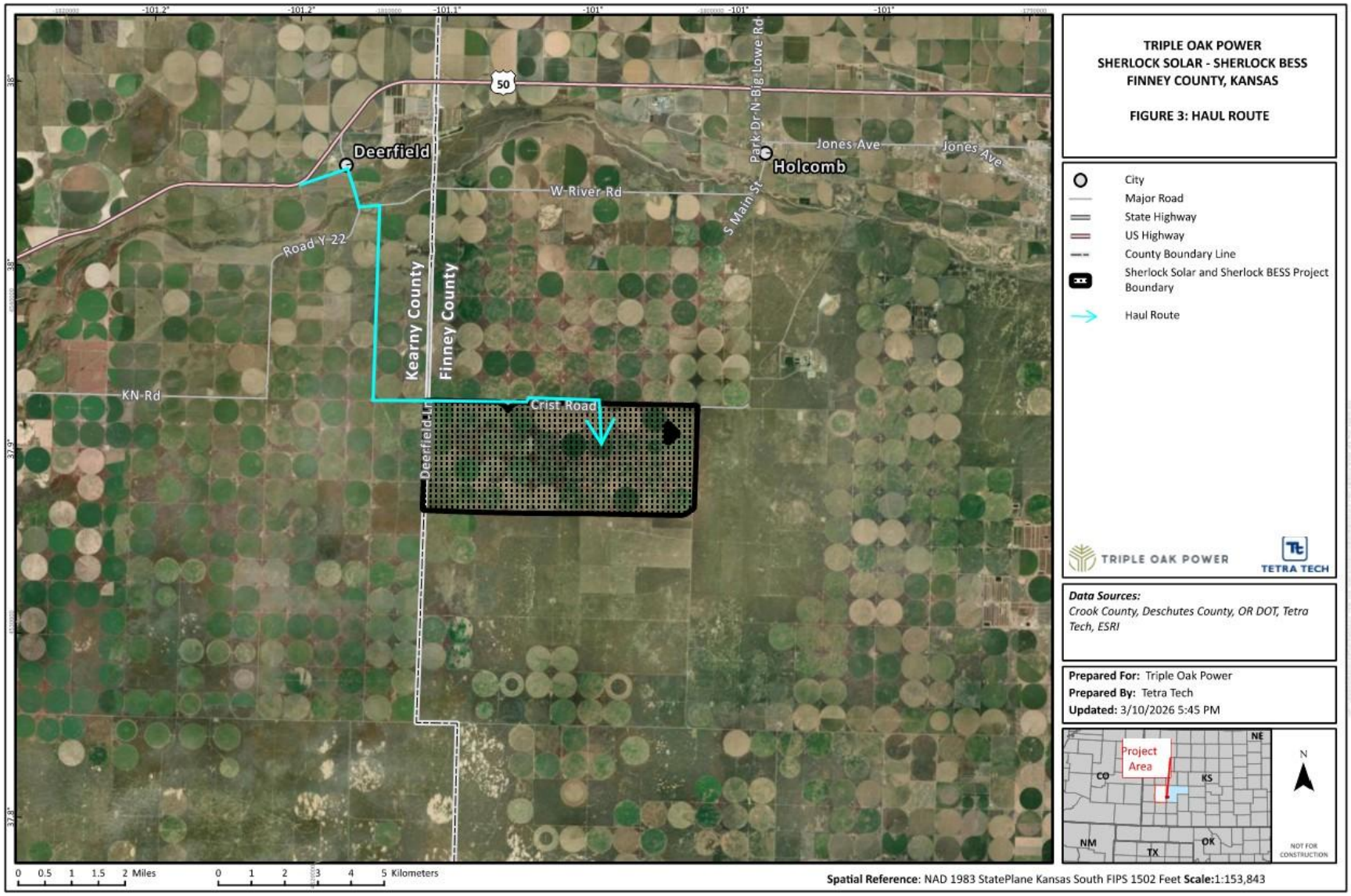


Figure 17-1. Haul Route

18.0 DECOMMISSIONING AND RESTORATION PLAN

Base SUP Requirements:

[*Finney County, Base Special Use Permit Application, Section B.23, pg. 9 of 19, ver. 20 April 26*]
Decommissioning Agreement (per use standards in Special Use-Specific Attachment Section B.22(a) items (1) through (12)). A Decommissioning Agreement shall include, but shall not be limited to:

1) Address circumstances which may require decommissioning, including but not limited to, permanent damage of the project technology, inability to sell electric power, continued or prolonged discontinued use of the project technology.
2) Notification to Governing Body and Zoning Administrator.
3) Abide by all Special Use-Specific Attachment requirements per SUP use.
4) Prior to construction start, provide: a bond or other financial security from the Applicant to the County to ensure sufficient funds to cover the cost of removal and reclamation and all possible additional costs that the County might incur related to accomplishing all of Applicant's decommissioning and restoration obligations; liability insurance; along with sufficient rights for the County to enforce decommissioning, The sufficient funds amount will include funds for all possible enforcement costs to the County, may be reduced by net salvage value actually receivable by the County, and may include contingency funds.
5) Recognize a host landowner's right to be satisfied with the decommissioning efforts of the Applicant or a hired contractor; and recognize a non-participating landowner's right to retain any screening in its then-required condition provided the landowner accepts and agrees to all future maintenance and repair obligations.
6) Provide timeline for completion of decommissioning activities.
7) Provide restoration measures of disturbed land and provide plans for proper seeding, mulching, and fertilizing, as needed. Restoration practices should include planting native seeds and vegetation where applicable, subject to landowner's consent or direction to return the land to its pre-construction condition.
8) Provide for removal of access roads and perimeter fences, subject to landowner's right to request access roads and fences be left intact.
9) Remove all infrastructure from public ROW or property.
10) No abandonment in place or elsewhere in the County of any project components, and no right to dispose of project components in any County landfill or other disposal location. Recycling, upcycling, or re-use might be encouraged or required.
11) The Decommissioning and Restoration Plan shall be finalized and incorporated as part of the executed Decommissioning Agreement.
12) Any other information or terms that the Zoning Administrator or Governing Body deems appropriate.

NGES SUP Requirements:

[*Finney County, NGES Use-Specific Attachment, Section 9 items (a) through (d), ver. 20 April 26*] In addition to the Decommissioning requirements under Section B of the application, Applicant must also provide plans for the following:

a) Disconnection from the power grid.

b) Compliance with national standards and codes or generally accepted practices for decommissioning a CSECS. Applicant bears the responsibility of illustrating compliance with said standards.

c) Disposal of all infrastructure, materials, and waste in accordance with applicable law.

d) Provide for removal of all infrastructure that, prior to any modification or removal from its height during operations, extends more than 6 feet above ground, subject to landowner's right to request access roads and fences be left intact, and subject to a non-participating landowner's right to retain any screening in its then-required condition provided the landowner accepts and agrees to all future maintenance and repair obligations.

Proposed Applicant Response:

As part of the Development Agreement process with Finney County, the Applicant will prepare a draft Decommissioning and Restoration Plan (DR Plan) for the Project. A final DR Plan, certified by a licensed Professional Kansas Engineer, will append to the Development Agreement between Finney County and the Applicant, and provided as part of each applicable building permit application. The goal of the DR Plan is establishing a clear, step-by-step process for responsibly and comprehensively retiring the facility and restoring the land at end of life, pursuant to the Development Agreement. The DR Plan will include the following elements, refined and detailed through the Decommissioning Agreement process between Finney County and the Applicant:

- The anticipated life of the Project.
- The estimated decommissioning cost in current dollars.
- The methodology and assumptions used to derive the estimate.
- The proposed method for ensuring that funds will be available for decommissioning and removal, including a proposed method of security for decommissioning costs.
- The proposed method for reviewing estimated decommissioning costs, including an update to the decommissioning cost estimate and an adjustment to the amount of security for the payment of those costs no less frequently than every 5 years.
- How the Project will be decommissioned and the site restored. Include agreed upon sub-surface dismantling requirements and how landowner preferences are considered (e.g., retain project roads).
- Decommissioning will include removal of electric systems, buildings, cabling, electrical components, security barriers, roads, foundations, pilings, storage containers, storage tanks,

combustion turbines, and any other associated facilities so that agricultural ground upon which the facility and/or system was located is again tillable and suitable for agricultural or forestall uses. The site shall be graded and re-seeded to restore it to as natural a pre-development condition as possible.

- Salvage value and recycling will be included in the cost estimate using industry standard assumptions for pricing.

19.0 ECONOMIC IMPACTS REPORT

Base SUP Requirements:

[*Finney County, Base Application, Section 19, ver. 20 April 26*] An expected economic impact report to the County which assumes the proposed project is approved and constructed as proposed in the SUP Application. The report shall be prepared by an independent third-party company or qualified four-year institution. The report shall include all economic and community benefits that Applicant proposes. The report shall address whether the special use is likely to affect Finney County real property values. The report shall be clear and easy to understand: (A) which benefits are guaranteed to be received upon issuance of an SUP, and which benefits are not; and (B) for all benefits that are not guaranteed to be received upon issuance of an SUP also describe when and how the County will learn if the benefits will be received.

Proposed Applicant Response:

The Applicant submitted the Finney County Economic Development Economic Intake form, providing high-level estimates of capital investments and anticipated jobs. FCEDC will use that information to provide the Governing Bodies with a preliminary analysis of economic impacts of the project in the Preliminary Economic Impact Report. In addition, the Applicant will commission a comprehensive economic impact analysis to be undertaken by the University of Kansas Institute of Policy and Social Research and provided to the County before construction begins.

The natural gas project and the larger Home Range project represent an enormous economic investment in Finney County. The Project is expected to support hundreds of construction jobs over a multi-year build period, creating opportunities for local and regional workers across a range of skilled trades. The Applicant conservatively estimates for the gas project creating approximately 120 construction jobs and 8 to 10 long-term operations jobs.

In addition, the Project will provide substantial new revenue to the county and community. Through community agreement payments, the project is expected to generate millions of dollars in new local revenue during the first ten years of operations, providing the County with flexible funding to invest in its highest community priorities.

Further, the Applicant is finalizing an agreement with GCCC to support the development of its planned Construction and Electrical Technology Center. This partnership is intended to help equip local students with the technical skills needed to pursue careers in energy, construction, and related industries. By supporting workforce training aligned with regional industry needs, the Project will contribute to building a local workforce capable of supporting ongoing infrastructure development and addressing broader community needs, including housing and construction capacity in the area.

The Preliminary Economic Impact Report is included with this Application.

PRELIMINARY ECONOMIC IMPACT REPORT

ESTIMATED ECONOMIC IMPACTS OF
THE HOME RANGE DEVELOPMENT

Short Form Summary

August 2026

Overview: This report summarizes the Natural Gas Energy System (NGES) component of the Home Range project, with a focused review of the overall size, construction activity, operational life, and tax collections. It is designed to present this portion of the project's core physical and fiscal characteristics in a clear and accessible way. The tax discussion is limited to estimated property tax collections for the Home Range Natural Gas Energy System project as preliminarily designed and at current use, and all figures reflect direct impacts only, without including broader multipliers or "ripple effect" estimates.

Modeling Period Disclaimer

The project developer's internal assumptions may model NGES assets over a different time period than this analysis. These timeframes may be utilized in the final, full-scope project-specific economic impact analysis prepared by the developer or its consultants. However, for purposes of this Preliminary Economic Impact Analysis, all project components are modeled over a consistent 30-year period to provide a clear, standardized basis for comparison across technologies. This approach is intended to enhance transparency and comparability for public review and does not alter the underlying operational characteristics or expected replacement cycles of individual project components.

For consistency and comparability across project types, this analysis models the NGES component over a 30-year period. While the systems may include upgrades, replacement, or augmentation during this timeframe, the 30-year horizon allows for a clear, standardized comparison of long-term economic and fiscal impacts across technologies.

Because Kansas has not yet published definitive guidance establishing whether a privately owned natural-gas electric generation facility of this type will be classified as locally assessed industrial property or state-assessed public utility property following expiration of the K.S.A. 79-266 exemption, this analysis presents two post-exemption assessment scenarios. The first applies a 25% assessment rate, assuming the project is classified as industrial property; the second applies a 33% assessment rate, assuming the project is classified as state-assessed public utility property. All other valuation assumptions are held constant between the two scenarios.

Home Range Natural Gas Energy System (NGES)

Key NGES Project Metrics

Metric	Amount
Nameplate capacity	600 MW AC
Capital cost per MW	$1,500,000
Total capital investment	$900,000,000
Modeled operating life	30 years
Assessment rate	25% Industrial Scenario / 33% State-Assessed Utility Scenario
Mill levy	132 mills

Construction

The construction phase is modeled as a two-year build. It is estimated to support 240 construction job-years, with a peak on-site workforce of 120 workers. Average annual construction pay is estimated at $141,440, producing total construction payroll of $33,945,600.

The model assumes that approximately 90% of the NGES construction workforce will be non-local. This percentage is substantially higher than the non-local workforce assumptions used for other Home Range generation technologies because construction of the natural-gas generation facility is expected to require a more specialized construction workforce. The developer has indicated that the anticipated contractor is a specialized construction company from a state that neighbors Kansas and typically deploys an established, consistent construction crew from its home operations to project sites rather than assembling the majority of its workforce locally for each project. Accordingly, a relatively high share of traveling construction workers is anticipated for the NGES construction period.

Using an average of three workers per room, the modeled non-local workforce results in approximately 26,280 room nights during construction. At $130 per night, estimated lodging revenue totals $3,416,400. Additional food and retail spending is estimated at $53 per worker per day, or $4,178,520 during construction. These construction-period metrics apply developer-supplied assumptions that lodging and other retail expenditures are paid through per diem allowances separate from employee wages.

Construction Metric	Estimate
Construction duration	2 year(s)
Construction job-years	240
Peak on-site workforce	120
Average annual construction pay	$141,440
Total construction payroll	$16,320,000
Estimated room nights	26,280
Estimated lodging revenue	$3,416,400
Total other retail spending	$4,178,520
Total Estimated Construction Impact	**$41,540,520**

Operational Life

Over a modeled 30-year operating life, the project is estimated to support 8 full-time-equivalent operations and maintenance positions per year. This model assumes 0.0133 O&M FTE per MW. Average annual O&M wage is estimated at $172,640, producing annual O&M payroll of $1,381,085 and a 30-year O&M payroll total of $41,432,564. Unlike the specialized traveling workforce anticipated during construction, the developer has indicated that the eight permanent operations and maintenance positions are expected to be locally hired, allowing the long-term employment and payroll associated with the NGES to remain within the community to a greater extent than the temporary construction workforce.

Operations Metric	Estimate
Modeled operating period	30 years
O&M FTE per MW	0.0133
Annual O&M employment	8.0 FTE
Average annual O&M wage	$172,640
Annual O&M payroll	$1,381,085
30-year Estimated O&M payroll	**$41,432,564**

Tax Collections

The tax summary below compares the estimated property tax collections generated by the proposed Home Range Natural Gas Energy System with the estimated property tax that would be collected from the 40-acre NGES site if the property remained in its current agricultural use.
Qualifying NGES property is modeled as exempt from property taxation during Years 1–10 under K.S.A. 79-266. Accordingly, the model shows no property tax collections from the qualifying NGES generation property during Years 1–10.

Due to the absence of definitive KDOR/PVD guidance regarding the post-exemption classification of this type of privately owned natural-gas generation facility, the analysis models two potential assessment scenarios. Under the first scenario, the project is treated as industrial property and assessed at 25% of illustrative appraised value. Under the second, the project is treated as state-assessed public utility property and assessed at 33%. Both scenarios use the same $900 million initial illustrative value, 2.5-percentage-point annual straight-line value reduction, 132-mill combined levy, and assumed K.S.A. 79-266 exemption period.

Property tax is calculated by first applying the modeled remaining-value percentage to the project's original installed cost, then applying the applicable assessment rate, and finally applying the combined mill levy. For example, in Year 11 the modeled remaining value is 75% of the original $900 million project cost, producing an illustrative appraised value of $675 million. Under the 25% industrial-property scenario, the resulting assessed value would be $168.75 million; applying the 132-mill rate produces estimated Year 11 property tax of $22.275 million. Under the 33% state-assessed public utility scenario, the assessed value would be $222.75 million, producing estimated Year 11 property tax of $29.403 million. The calculation is repeated for each year through Year 30 as the modeled remaining-value percentage declines by 2.5 percentage points annually. The sum of those annual estimates produces approximately $304.425 million under the 25% scenario and $401.841 million under the 33% scenario.

The current use comparison is based on the 2025 property taxes collected on all four agricultural tracts comprising the larger 2,561-acre project site. Those tracts generated a combined $10,998 in property tax in 2025, equal to an average of approximately $4.29 per acre. Applying that average to the 40-acre portion proposed for the NGES produces an estimated current-use property tax of approximately $171.78 per year.

Agricultural land in Kansas is valued according to its agricultural use rather than its market value. The agricultural-use valuation methodology incorporates an eight-year average of production-related factors. Because future agricultural values will be affected by changes in commodity prices, yields, expenses, capitalization rates, land use, and other variables, future property taxes on the 40-acre site cannot be estimated with reasonable precision.

For purposes of providing a consistent comparison, this analysis therefore holds the estimated 2025 agricultural property tax of $171.78 constant throughout the 30-year modeling period. No inflation, escalation, or change in agricultural use value is assumed. Under this methodology, the 40-acre site would generate an estimated $1,718 during Years 1–10, $3,436 during Years 11–30, and $5,153 over the full 30-year period if it remained in its current agricultural use.

The current use figures are intended only to establish a reasonable baseline for comparison. They are not a forecast of future agricultural property taxes and do not represent the classification or taxable value that would apply to the land after it is converted to an electric generation use.

The project estimates do not include property taxes that may be assessed against land, buildings, interconnection assets, or other project components determined not to qualify for the K.S.A. 79-266 exemption. The estimates also exclude any payment in lieu of taxes, community contribution, development agreement payment, or other contractual commitment that may later be negotiated with the project developer.

	25% Assessment		**33% Assessment**	
Tax Metric	**Estimated Tax Collections (as proposed)**		**Estimated Tax Collections (as proposed)**	**Estimated Tax Collections (with current land use)**
Statutory exemption period	**Years 1-10**			**Years 1-10**
Property Tax Collected at current use				$1,718
Tax collection period	**Years 11-30**			**Years 11-30**
Estimated property tax collected	$304,425,000	**OR**	$401,841,000	$3,436
Total Estimated Tax Collected	**Years 1-30**			**Years 1-30**
	$304,425,000	**OR**	**$401,841,000**	**$5,153**

Additional Explanation of Key Measures

Project Size and Capital Scale

Project size drives nearly every other estimate in the analysis. Nameplate capacity establishes the scale of the installation, while capital cost per MW is used to estimate the total capital investment. For Home Range NGES, applying $1.5 million per MW across 600 MW yields total capital investment of $900 million which then feeds both construction estimates and the property tax schedule.

Operational Life Interpretation

The NGES model assumes a steady O&M staffing level of 8.0 FTE per year. That makes the operations phase less about a short burst of activity and more about a stable long-term payroll stream over 30 years.

Tax Collections Interpretation

The tax schedule is divided into two distinct periods. Years 1–10 are treated as the assumed statutory exemption period under K.S.A. 79-266. During Years 11–30, the project is modeled under two potential assessment classifications because Kansas has not yet provided definitive guidance regarding its post-exemption treatment. If classified as industrial property and assessed at 25%, the model estimates approximately $304.4 million in property tax collections during Years 11–30. If classified as state-assessed public utility property and assessed at 33%, the model estimates approximately $401.8 million over the same period.

Snapshot

Component	Key takeaway: NGES
Project size	600 MW facility with $900M in capital investment
Construction	240 job-years and $33.9M in payroll during buildout
Operations	8.0 FTE annually and $41.4M in payroll over 30 years
Taxes	$401.8M (33%) collected in years 11-30 **OR** $304.4M (25%)

Tax Timing and Context

A useful way to read the tax section is as a two-part timeline. The project is modeled as exempt under K.S.A. 79-266 during Years 1–10. During years 11-30, the project is modeled as taxable. This structure keeps the near-term incentive effect separate from the long-term tax base effect. For purposes of the 30-year operating model, Year 1 is defined as the first taxable year following the taxable year in which construction is completed. The construction and completion tax year is outside the 30-year operating schedule and is not separately quantified. The model assumes, solely for purposes of this preliminary scenario, that the project's full stated capital investment of $900 million represents its initial illustrative appraised-value base. Actual valuation under the applicable property classification may exclude, separately classify, or otherwise treat certain development costs, land, intangible costs, offsite assets, and other project expenditures differently. The combined 132-mill property tax rate is held constant throughout the 30-year model. The analysis does not forecast future changes in mill levies, taxing-district boundaries, state assessment practices, inflation, or local government budgets. The resulting 30-year total is an undiscounted sum of annual estimates and is not presented as a net present value.

Because the project's post-exemption property classification has not yet been definitively established, the taxable period is presented under two parallel scenarios rather than as a single forecast. The 25% scenario assumes treatment as industrial property, while the 33% scenario assumes treatment as state-assessed public utility property. The assessment rate is the only modeling variable changed between these scenarios; the illustrative appraised-value schedule, depreciation assumption, mill levy, exemption period, and other project assumptions remain the same. The resulting range is intended to illustrate the potential fiscal outcome under either classification until KDOR, PVD, BOTA, or other applicable Kansas authorities provide more definitive direction.

Period	Status	Measure shown	Amount (NGES) 25%		Amount (NGES) 33%
Years 1-10	Assumed exempt	Estimated property tax collected	$0		$0
Years 11-30	Taxable	Estimated property tax collected	$304,425,000	**OR**	$401,841,000

Note on NGES Property Tax Exemption and Post-Exemption Valuation

At the time this Preliminary Economic Impact Analysis was prepared, the Kansas Department of Revenue, Division of Property Valuation had not published specific guidance explaining how privately owned natural-gas electric generation facilities qualifying under K.S.A. 79-266 will be classified, valued, and assessed after expiration of the statutory exemption. Efforts to obtain additional guidance from Kansas Department of Revenue (KDOR), Property Valuation Division (PVD), and other parties familiar with Kansas property tax administration have confirmed that there is not yet a clearly established or consistently applied post-exemption valuation methodology for this category of property. Accordingly, the estimates presented in this report rely on the best information currently available, including applicable Kansas statutes, the public-utility assessment framework, and published depreciation practices for comparable Kansas electric generation assets. These assumptions are intended to provide a reasonable and transparent preliminary planning scenario; they do not constitute a formal determination by KDOR, PVD, the Kansas Board of Tax Appeals (BOTA), or any other taxing authority. Future administrative guidance, appraisal practices, statutory amendments, judicial decisions, or project-specific rulings could materially affect the classification, appraised value, assessment rate, and property tax collections ultimately associated with the Home Range NGES.

K.S.A. 79-266 exempts qualifying new electric generation facilities, new additions to generation facilities, and qualifying pollution-control devices from property or ad valorem taxation. The exemption applies during construction or installation and continues for the 10 taxable years immediately following the taxable year in which construction or installation is completed. The statute applies to qualifying facilities for which construction begins on or after January 1, 2025, and specifically excludes facilities that generate electricity from wind, solar, biomass, landfill gas, or another renewable energy source.

This preliminary analysis assumes that the Home Range NGES will qualify for the exemption established under K.S.A. 79-266. That assumption is based on the project's proposed use of natural gas to generate electricity, its anticipated construction date, and its proposed operation as a privately owned electric generation facility. Qualification is not automatic, however. Final eligibility, the applicable exemption period, and the property included within the exemption will be determined through the applicable Kansas property-tax and exemption processes, including review by the county appraiser, PVD, and BOTA as appropriate.

Kansas law does not establish a fixed post-exemption depreciation or classification methodology specifically for privately owned natural-gas electric generation facilities qualifying under K.S.A. 79-266. For purposes of this Preliminary Economic Impact Analysis, the Home Range NGES is therefore modeled under two potential post-exemption property tax classifications. One scenario assumes classification as industrial property subject to a 25% assessment rate. The second assumes classification as state-assessed public utility property subject to a 33% assessment rate.

The dual-scenario approach reflects the present uncertainty surrounding how KDOR and PVD will ultimately classify and value this category of property. It should not be interpreted as a determination that either treatment will apply. Future administrative guidance, appraisal practice, BOTA rulings, statutory changes, or project-specific determinations may establish a different classification or valuation methodology. Until such direction is available, presenting both scenarios provides a transparent range of potential property tax outcomes using the best information presently available.

The illustrative appraised-value schedule begins at 100% of original installed project cost and applies a 2.5-percentage-point annual straight-line reduction. This rate is based on the approximate midpoint of the average book-depreciation rates reported by Sunflower Electric Power Corporation for steam production and other production assets, which include —but are not limited to — natural gas generation property.

Values in the model are shown as of the beginning of each tax year. Accordingly, Year 1 reflects 100% of original installed cost. After ten complete years of modeled depreciation, Year 11 reflects an illustrative appraised value equal to approximately 75% of original installed cost. The value then continues to decline by 2.5 percentage points annually throughout the remainder of the 30-year modeling period. It does not represent a depreciation schedule prescribed by Kansas law, a formal Kansas appraisal or valuation methodology, or a prediction of the value that will ultimately be assigned to the Home Range NGES.

The 2.5% annual reduction is used solely as a reasonable preliminary proxy. It does not represent a depreciation schedule prescribed by Kansas law, a formal PVD valuation method, or a prediction of the value that will ultimately be assigned to the Home Range NGES.

K.S.A. 79-5a01 generally includes businesses engaged in generating electric power within the property-tax definition of a public utility. Although Kansas law excludes certain wholesale-only renewable generation facilities from that definition, the exclusion does not expressly include wholesale natural-gas generation facilities. Accordingly, private ownership, wholesale electricity sales, or exclusion of the facility from the rate base of a regulated utility may not remove the NGES from state public-utility appraisal.

If the Home Range NGES is classified as public utility property, the Kansas Division of Property Valuation would determine its fair market value annually under K.S.A. 79-5a04. That process may consider original cost, depreciated cost, replacement or reproduction cost, physical depreciation, functional and economic obsolescence, operating income, market indicators, capital structure, and other evidence of fair market value. PVD may value the operating utility as a unit and then apportion the Kansas value among the taxing jurisdictions in which the taxable property is located.

Actual valuation under either classification may therefore differ materially from the straight-line depreciation schedule used in this analysis. The project's value could be affected by its physical condition, generating technology, remaining useful life, operating performance, contractual revenues, market conditions, equipment replacements, capital improvements, economic obsolescence, and other project-specific circumstances.

The tax projections shown for the years following expiration of the statutory exemption should therefore be understood as illustrative planning scenarios rather than predictions of the valuation or property tax collections ultimately established by the applicable Kansas taxing authorities.

The exemption may also apply only to qualifying generation-facility property, additions, and pollution-control devices. Land and other property determined not to be part of the qualifying electric generation facility may remain taxable during the exemption period.

This analysis does not include any payment in lieu of taxes, community contribution, development agreement payment, or other contractual commitment that may later be negotiated between the project developer and local government. Any such payments would be separate from the state-authorized property tax exemption and could materially affect the project's total fiscal contribution to local taxing jurisdictions.

Source Notes:
K.S.A. 79-266;
K.S.A. 79-1439;
K.S.A. 79-5a01;
K.S.A. 79-5a04;
Sunflower Electric Power Corporation's latest audited annual report;
Developer-provided construction, employment, wage, and capital-cost assumptions; and
The 2025 property tax statements for the four project-site tracts.

Prepared by Finney County Economic Development Corporation

This preliminary Economic Impact Analysis was prepared by Finney County Economic Development Corporation (FCEDC) to assist local officials and the public in evaluating the potential economic and fiscal implications of the proposed project. The analysis relies on information provided by the project developer, publicly available industry data, and standard economic modeling assumptions.

The estimates contained in this report are intended to provide a reasonable preliminary projection of potential economic activity associated with the project. Actual results may vary based on project design, construction schedules, market conditions, operational decisions, and other factors that may change over time.

20.0 ALL REPORTS, PLANS AND OTHER DOCUMENTATION PROVIDED TO COUNTY FOR COUNTY'S RELIANCE RELATED TO THE SUP, WILL INCLUDE SUFFICIENT RELIANCE DOCUMENTATION ACCEPTABLE TO THE ZONING ADMINISTRATOR

Additional future terms required of Applicant, but not required at the time of application (although Applicant is welcome to deliver any of this information sooner including as part of the initial application):

Proposed Applicant Response:

Triple Oak Power believes that all reports, plans and other documentation included with this application will be sufficient reliance documentation acceptable to the Zoning Administrator.

21.0 SPECIAL USE PERMIT TERMS AND CONDITIONS

Base SUP Requirements:

[*Finney County, Base Application, Section 21, ver. 20 April 26*]

No later than two weeks before the first day of the Planning Commission public hearing pursuant to Article 36.040(E), Applicant shall submit to the Zoning Administrator a written document of Applicant's complete set of proposed SUP terms and conditions to be included in the SUP pursuant to Article 36.040(G). If Applicant offers to the Governing Body any supplemental terms and conditions, Applicant will deliver the same to the Zoning Administrator at least one week before the first day of the Governing Body hearing on this SUP pursuant to Article 36.040(G).

Proposed Applicant Response:

The Applicant will provide draft terms and conditions to Finney County 2 weeks before the first day of the Planning Commission public hearing.

22.0 EVALUATION CRITERIA

Base SUP Requirements:

[*Finney County, Base Application, Section 22, ver. 20 April 26*]

No later than two weeks before the first day of the Planning Commission public hearing pursuant to Article 36.040(E), Applicant shall submit to the Zoning Administrator a written document of Applicant's complete set of proposed SUP terms and conditions to be included in the SUP pursuant to Article 36.040(G). If Applicant offers to the Governing Body any supplemental terms and conditions, Applicant will deliver the same to the Zoning Administrator at least one week before the first day of the Governing Body hearing on this SUP pursuant to Article 36.040(G).

Finney County Code Section 36.050 - Special Use Permit – Evaluation Criteria requires that in reviewing and making decisions on the proposed Special Use Permits, the Planning Commission and the Governing Body give consideration to the following evaluation criteria and factors, to the extent relevant:

1. *Whether the proposed use complies with all applicable provisions of these Regulations;*

   Response: The proposed use complies with all applicable provisions of these Regulations as detailed in this narrative and attached appendices.

2. *Whether the proposed use is compatible with zoning and land uses of nearby properties in terms of scale, site design, and operating characteristics, including hours of operation, traffic generation, lighting, noise, odor, dust, and other external impact;*

   Response: The proposed use is compatible with zoning and land uses of nearby properties. The Project is generally compatible with surrounding uses once constructed as the Natural Gas Plant Project will not be expected to generate traffic, lighting, noise, odor, or dust during operation. No permanent long-term traffic impacts are expected as a result of the Project. Once the Natural Gas Plant Project is operational, there will be periodic employee visits to the Project to perform routine maintenance such as vegetation management, maintenance of natural gas equipment, and general maintenance of facilities. Minor traffic impacts associated with the Project will occur during construction, will be minimal during operations, and will not impact nearby properties.

   The Project, once operational, will be sited to ensure that noise levels measured from the nearest non-participating landowner are less than 60 A-weighted decibels (dBA). A final noise study will be provided with the building permit and will be developed based on the final selected location for the natural gas generation facility. Locating the Project away from non-participating landowners is one of the most effective ways to reduce potential noise impacts on non-participating landowners. Similarly, potential odor impacts from the Project are mitigated by siting the Project to increase distance from the Project to non-participating landowners.

3. *Whether the proposed use is compatible with the character of the area;*

Response: The proposed use is compatible with the character of the area. The Project will be located in an area that has existing power generation (Holcomb power plant) and oil and gas production, and is poised for development of additional energy generation and energy storage infrastructure. The Project, once operational, will not create nuisance impacts to surrounding non-participating properties. The existing character of the area is grazing and active agricultural land with some large-lot single-family residential parcels. The Project proposes mitigation measures and will complete a development agreement with Finney County to ensure that impacts to the area are mitigated.

4. *Suitability of subject property for the uses to which it has been restricted and for the uses which are proposed;*

Response: The proposed use is suitable for the subject property, as it is allowed by approval of this SUP and given the rural/agricultural/industrial mix of existing land uses. The subject property is ideal for natural gas generation development as the property has existing oil and gas production wells and has been approved for the development of energy related infrastructure, including Sherlock Solar, Sherlock BESS, and auxiliary facilities, including operations and maintenance buildings, substation, and access roads. Collocating the Project with the recently approved energy projects allows for land to be developed in an efficient manner which allows for sharing of infrastructure, support buildings, access roads, and maintenance facilities between the Project and the approved projects. The subject property is relatively flat and has multiple access points available. The subject property is also clear of vegetation that could conflict with the proposed Project, and other existing land uses (oil and gas development and production) can be accommodated by proper siting of facilities.

5. *Whether the use will cause significant adverse impacts on the natural environment;*

Response: The proposed use is not expected to result in significant adverse impacts on the natural environment. The Applicant will conduct appropriate environmental due diligence, including assessments of natural, cultural, and tribal resources, the results of which will inform final site design and be provided to the County as part of the building permit process.

Preliminary site evaluations have not identified any significant environmental constraints or sensitive resources that would be adversely affected by the Project. The Project will obtain an air permit with KDHE for operations and will comply with the requirements of the appropriate air permit. Air permit requirements from KDHE will ensure that the Project operates in compliance with the Clean Air Act and will consider criteria pollutants particulate matter, lead, and ozone, as well as trace hazardous air pollutants in the final design of the Project. The Project will include a dust mitigation plan to be utilized during normal operations.

The Project will comply with the Finney County requirement that noise levels measured at the nearest non-participating landowner property line or ROW be 60 dBA or lower. A noise study will be provided with the Building Permit application and will be based on

the final site layout. Operational traffic will be minimal and limited to periodic maintenance visits; therefore, it will not result in meaningful environmental impacts.

The Project site is currently utilized for irrigated agricultural production and oil and gas development and production. As such, the existing natural environment has been previously altered. The Project will be designed and constructed in a manner that minimizes additional disturbance and complies with all applicable local, state, and federal environmental regulations.

6. *Whether the use will cause significant adverse impacts on community facilities, the transportation network, or utilities in the area;*

Response: The proposed use is not expected to cause significant adverse impacts on community facilities, the transportation network, or utilities in the area. Traffic impacts will be limited primarily to the construction period and will be managed in coordination with the County through road use agreements, including provisions for road improvements, maintenance, and repair as needed. As a result, the Project is expected to support improvements to local road infrastructure rather than create long-term adverse impacts.

The Project does not require ongoing provision of wastewater facilities as an on-site septic system will be utilized. Water will be from an on-site well and will not require provision of utilities. With respect to electric utilities, the Project will interconnect with the regional transmission system and is expected to provide reliable, flexible capacity and ancillary services that support the stability of the local Sunflower Electric Power Corporation system. By strengthening the regional power supply and supporting a more balanced energy mix, the Project is expected to contribute to long-term grid reliability and help manage electricity costs.

In addition, the Project will generate new property tax revenue and other local economic benefits that support community facilities, including schools, roads, and emergency services. Overall, the Project is expected to have a neutral to positive impact on community facilities, transportation infrastructure, and utility systems in the area.

7. *Whether the use is in conformance with the Comprehensive Plan or other adopted plans for the area;*

Response: The use is in conformance with the Comprehensive Plan and other adopted plans for the area. The Project is located on land with a designated future land use of agriculture, residential (two or less), mixed use (residential, commercial and light industrial), and is adjacent to land designated as heavy industrial. The Finney County Comprehensive Plan includes a number of supportive economic development goals that target sustainable energy development in Finney County. Finney County Comprehensive Plan Chapter 7 – Natural and Agricultural Resources includes the goal to "Promote Sustainable Energy" which includes the goal of "working to adopt sustainable energy practices. These include monitoring energy usage, utilizing more efficient energy

sources, and reducing overall energy consumption." Finney County Comprehensive Plan Chapter 7 – Natural and Agricultural Resources includes Objective #2: Promote Sustainable Energy, which includes the following Policies:

- ***Policy 2.3: Finney County will work toward providing and supporting more sustainable forms of energy***
- ***Policy 2.4: Finney County will work toward creating more sound energy prices.***

The objectives and policies listed above directly support the development of the Project as the Project represents a significant investment in Finney County to strengthen regional power supply and contribute to long-term reliability. Diversifying the methods of energy generation in Finney County is crucial to ensuring that energy is available year-round. Finney County is well established to handle energy demand surges resulting from inclement weather and from fluctuations in the energy generation market. When renewable energy generation is coupled with traditional energy generation sources, the overall stability of the electrical grid is increased. The electrical grid is not reliant on one form of technology to generate electricity, which reduces risks for grid failure due to limited fuel supply, inclement weather, and increased demand. The Project represents a continued diversification of energy generation capabilities in Finney County and supports the goal of creating sustainable forms of energy.

8. *Whether it is appropriate to limit the period of time the proposed use is to be allowed and, if so, what that time period should be;*

   Response: It is not appropriate to limit the period of time for the Project to operate Beyond the operational limits established for compliance with the KDKE air quality permit. As detailed above, there will be no traffic generated during operation (minor traffic increases will occur during construction) and noise, air or light disturbances from the Project will adhere to the requirements of the KDHE air permit. The Project will be required to be sited to meet the setback requirements established by the County. Those limits, required by this SUP permit and the KDHE air permit mitigate noise, air or light disturbances from the Project.

9. *Conservation of property values;*

   Response: The Project is located in an area that already includes established energy and industrial uses, including proximity to the Holcomb Generating Station, as well as existing transmission infrastructure and oil and gas development. Given this existing land use context, along with appropriate setbacks and site design, the Project is not expected to result in significant adverse impacts on surrounding property values. The Project represents a significant investment in Finney County. It will provide reliable and affordable energy, create jobs, and it represents the highest and best use of the land on which it is situated.

10. *Protection against fire and casualties;*

    Response: The Project will be designed, constructed, and operated in compliance with all applicable federal, state, and local fire and electrical safety codes, including National Electric Safety Code, ISO, National Electrical Manufacturers Association, and the National Fire Protection Association standards. Prior to operation, the combustion turbines and electrical systems will undergo rigorous testing and commissioning, including inspection of protection systems and interconnection requirements. During operations, the Project will be maintained by qualified personnel in accordance with established preventive maintenance programs to ensure continued safe performance of all equipment.

    The Project will also coordinate with local emergency response agencies, including the Garden City Fire Department, Holcomb Fire Department, Finney County EMS, and the Finney County Sheriff's Office, to support emergency preparedness. This coordination will include development of a Fire Safety and Emergency Response Plan, site familiarization, and clear procedures for communication and response in the unlikely event of an incident. These measures ensure that the Project is designed and operated with a strong emphasis on safety and protection of the surrounding community.

11. *Observation of general police regulations;*

    Response: The Project will comply with all applicable local, state, and federal laws and regulations, including general police and public safety requirements. The Project is not expected to require routine law enforcement support during normal operations due to its limited on-site activity and controlled access. However, the Applicant will coordinate with the Finney County Sheriff's Office regarding site access, security considerations, and appropriate response protocols, and will comply with any applicable requirements to ensure public safety.

12. *Prevention of traffic congestion;*

    Response: The Project is not expected to generate traffic during normal operations beyond occasional visits for inspection and maintenance. Operations and maintenance staff will visit the facility for routine operations, switching, equipment testing, monitoring, repair, and standard preventive maintenance. Combustion turbine generators require periodic inspection and scheduled maintenance, including major overhaul of turbine components at manufacturer-recommended intervals; major maintenance is typically performed by the turbine supplier or qualified service providers and may involve periodic delivery and removal of equipment. Tangible traffic impacts will be limited to the construction period and will be managed through implementation of a construction traffic control plan. This plan will establish designated haul routes, site access points, and parking areas, and will be developed in coordination with Finney County Public Works. In addition, the Applicant will comply with any applicable road use agreements, including measures to manage traffic flow, maintain safe road conditions, and minimize potential congestion during construction activities.

13. *Promotion of traffic safety and the orderly parking of motor vehicles;*

    Response: The Project will promote traffic safety and orderly parking of motor vehicles during construction through implementation of a construction traffic control plan developed in coordination with Finney County Public Works. The plan will establish designated haul routes, site access points, and clearly defined on-site parking areas for workers and equipment to ensure that vehicles are safely accommodated within the Project area and do not park along public roadways. Construction personnel will also receive appropriate safety training, including traffic control and site access protocols, to help minimize congestion, maintain safe traffic flow, and reduce potential conflicts with local traffic during construction activities. During operations, traffic and parking needs will be minimal and limited to occasional maintenance visits, with vehicles accommodated on-site.

14. *Promotion of the safety of individuals and property;*

    Response: The Project will be designed, constructed, and operated to promote the safety of individuals and property. The facility will include security fencing and controlled access points to limit entry to authorized personnel and emergency responders. In addition, the Project will incorporate industry-standard safety systems, signage, and operational protocols to ensure safe conditions during both construction and operation. Personnel working on the Project will receive appropriate safety training, including site-specific procedures and emergency response protocols. As described in Section B.16, the Applicant will coordinate with local emergency response agencies and implement a Fire Safety and Emergency Response Plan to support safe and effective response in the unlikely event of an incident.

15. *Provision for adequate light and air;*

    Response: The Project will feature security lighting designed to enhance security while reducing light emissions on adjacent properties. As detailed in the Special Use Specific Attachment Section 14, the Project will be constructed and operated to promote the safety of individuals and property while avoiding, minimizing, or mitigating for light emissions during sundown conditions. The Project will comply with air permit regulations set by KDHE, which requires compliance with the Clean Air Act.

16. *Prevention of overcrowding and excessive intensity of land uses;*

    Response: The Project does not convey a necessity or interest for the public to visit or occupy the grounds of the Project. It is a secured and fully operational Natural Gas generation facility with no public facing element of its operation. The Natural Gas combustion turbines and infrastructure lessen land use intensity because some existing land uses will not continue, though other compatible uses will.

17. *Provision for public utilities and schools.*

    Response: The Project will not require a provision of public utilities and schools.

18. *Invasion by inappropriate uses;*

    Response: As detailed in the response to evaluation criteria 7, the Project supports the goals, objectives and policies of the area and does not represent an inappropriate use of the area.

19. *Value, type, and character of existing or authorized improvements and land uses;*

    Response: The Project is located in an area characterized by a mix of agricultural uses and established energy and industrial infrastructure, with some large-lot, single-family residential development. Existing land uses in the vicinity include irrigated farmland, electrical transmission facilities, oil and gas development, and proximity to the Holcomb Generating Station, reflecting a long-standing pattern of energy production and supporting infrastructure in the area.

    The proposed use is consistent with the value, type, and character of these existing and authorized land uses. The Project will be sited and designed to maintain compatibility with non-participating landowners by adhering to required setbacks from non-participating property lines.

    As a capital-intensive infrastructure investment, the Project is also consistent with other high-value improvements in the area, including existing energy generation and transmission assets. The Project will contribute to the continued evolution of the area as an energy-producing region while supporting local economic activity and providing long-term tax revenue and landowner income. Overall, the Project aligns with the established land use pattern and does not introduce a use that is out of character with existing or authorized improvements in the surrounding area.

20. *Encouragement of improvements and land uses in keeping with overall planning;*

    Response: The Project encourages improvements and land uses consistent with overall planning objectives in Finney County, including those identified in the Comprehensive Plan. As described above, the Plan supports the promotion of sustainable energy, including policies to expand energy resources and support stable energy prices. The Project advances these objectives by strengthening regional power supply, supporting long-term reliability through a diversified energy mix, and contributing to affordable energy.

    The Project is also compatible with the County's established pattern of agricultural and energy-related land uses and will provide stable landowner income while allowing continued agricultural operations. In addition, the Project will generate new tax revenue to support schools, roads, and emergency services, consistent with the County's long-term planning and economic development goals.

21. *Provisions for orderly and proper urban renewal, development, and growth;*

    Response: The Project supports orderly and proper development and growth in Finney County by providing critical energy infrastructure that enables existing industries to

operate and positions the region to attract new investment. Reliable and affordable power is a key requirement for modern economic development, and the Project strengthens the County's ability to accommodate future growth in a planned and sustainable manner. The Project is sited in an area already characterized by agricultural and energy-related uses, ensuring that development occurs in a manner consistent with existing land use patterns while supporting long-term economic stability and public revenue. The Project will comply with the provisions of the SUP as detailed in this application and will ensure orderly development of the site occurs per the requirements of the Finney County code.

22. *Length of time subject property has remained vacant as zoned;*

    Response: The subject property has been used for pivot agriculture in compliance with the AG zoning district since the adoption of the Finney County zoning regulations.

23. *Relative gain to the public health, safety, and welfare as compared to the loss in value or the hardship imposed upon the Applicant;*

    Response: The Project provides a net benefit to public health, safety, and welfare. It will support reliable and affordable energy, contribute to regional grid stability, and generate new tax revenue to support schools, roads, and emergency services, while also providing jobs and local workforce development opportunities. The Project also supports environmental and resource stewardship by utilizing energy technologies that require minimal water use and can result in a net positive impact on groundwater resources and irrigated agriculture in the region.

    The Project is designed and operated in compliance with applicable safety and environmental regulations and is not expected to result in significant adverse impacts to surrounding properties or land uses. Denial or undue restriction of the Project would limit these public benefits and could constrain the County's ability to support future economic development that depends on reliable energy infrastructure. The Project therefore represents a favorable balance between public benefit and any potential impacts, which are expected to be minimal and appropriately mitigated.

24. *Opposition or support of neighborhood residents;*

    Response: Through ongoing outreach, neighbors and community members have expressed interest in understanding the Project and its potential impacts and benefits. Common questions have focused on topics such as how the Project may benefit the local community, vegetation restoration and long-term land management, and potential job and economic opportunities. Feedback received to date has generally reflected a desire for additional information and continued engagement, rather than organized opposition.

    At the same time, the Applicant has received positive feedback and support, particularly related to the Project's anticipated economic benefits, including new tax revenue to support schools, roads, and emergency services, job creation during construction and operations, and stable income opportunities for participating landowners. Stakeholders

have expressed interest in how the Project can contribute to long-term economic stability and growth in the region.

The Applicant has prioritized direct communication with nearby landowners and residents to provide project information, answer questions, and understand site-specific considerations. As described in Section B.12, outreach efforts have included one-on-one meetings, informational materials, and opportunities for follow-up discussions. The Applicant will continue this engagement throughout the permitting process and is committed to working with neighboring landowners, including discussing potential neighbor agreements or other reasonable accommodations where appropriate.

Overall, feedback received to date reflects a constructive dialogue with community members who are seeking to better understand the Project and its benefits, with a growing level of support as additional information is provided.

25. *Impact of the proposed development on community facilities;*

    Response: The Project is not anticipated to impact community facilities. The Project is not located near existing community facilities and does not require community facilities.

26. *Professional staff recommendation;*

    Response: We look forward to receiving comments from Finney County staff and incorporating their feedback into project designs.

27. *Such other factors and criteria that the Governing Body might deem relevant;*

    Response: We look forward to continuing to work with Finney County and incorporating Governing Body's feedback into project designs.

23.0 COUNTY AGREEMENTS

Base SUP Requirements:

[*Finney County, Base Application, Section 23, ver. 20 April 26*]

The following agreements will be required of Applicant, on forms and terms acceptable to County in its sole discretion, either prior to the first day of the Planning Commission public hearing pursuant to Article 36.040(E), the first day of the Governing Body hearing on this SUP pursuant to Article 36.040(G), or prior to construction start, such timing to be decided in the Governing Body's sole discretion. In each agreement, Applicant will identify where each of its required or offered terms from the application and any SUP exists.

Proposed Applicant Response:

- Road Use and Maintenance Agreement (See Section 17 of this application addressing SUP Base Application Section B.17 requirements)
- Decommissioning Agreement (See Section 18 of this application addressing SUP Base Application Section B.18 requirements)
- Community Benefit Agreement (See Section 22 of this application addressing SUP Base Application Section B.22 requreiments)

24.0 MONITORING AND REPORTING AFTER SUP RESOLUTION

Base SUP Requirements:

[*Finney County, Base Application, Section 24, ver. 20 April 26*]

a) This requirement includes an annual compliance letter to the Zoning Administrator with the SUP terms, this application form, and required agreements.

b) Any other information and process proposed by Applicant.

c) Any other information and process that the Zoning Administrator or Governing Body deems appropriate.

Proposed Applicant Response:

Noted, Triple Oak Power looks forward to continuing working with Finney County on this Project and the broader Home Range Power Project.

25.0 PROJECT CHANGES: EXPANSIONS; MODIFICATIONS; RE-POWERING; SUP DURATION; ASSIGNMENT OR OTHER TRANSFERS

Base SUP Requirements:

[*Finney County, Base Application, Section 25, ver. 20 April 26*]

Applicant understands and agrees that: (a) this Application is not assignable or transferable; instead, any SUP will include the terms governing assignment and other transfers; and (b) any SUP will include terms governing any deadlines to commence construction or commercial operations before the SUP expires to allow the then-current Governing Body to determine if any special use commencement should remain allowed to occur and if so on what terms, project expansion, modification, re-powering, and operations duration, related to the special use. Any SUP will define the scope and breadth of the special use allowed and technology and materials and potential impacts allowed including changes allowed, with and without further County notice, review or approvals. Applicant may include its proposed relevant terms in the application.

Proposed Applicant Response:

Noted. Triple Oak Power looks forward to continuing working with Finney County on this Project and the broader Home Range Power Project.

26.0 COLOR-CODED CONTENT

Base SUP Requirements:

[*Finney County, Base Application, Section 26, ver. 20 April 26*]

If any information or contents of this application, its exhibits or supplemental materials is preliminary, estimated, otherwise allows any change or modification to a term, fact or depiction, or is otherwise subject to change in any way, either before or after initial construction or initial commencement of operations: each of that content will be shown in red text (using red text to identify any parts of any visual aids or other non-text components that are not fixed and final), so that it is clear to the County and the public between what application information, terms and proposals are and are not fixed and final. The rest of the application text shall be black. Black text cannot be changed without Applicant first receiving written permission from the Governing Body. For any text required to be in red, Applicant shall identify: (A) when that content will instead be provided as complete, fixed and final, updated to black text; (B) its proposal for the process of those updates occurring both before and after any SUP; and (C) an inventory of all of the red text as a second method to communicate to the public and County, which inventory will be updated each time any red text is removed, altered or changed to black text.

Proposed Applicant Response:

Noted. Triple Oak Power looks forward to continuing working with Finney County on this Project and the broader Home Range Power Project.

27.0 PROMPT UPDATES

Base SUP Requirements:

[*Finney County, Base Application, Section 27, ver. 20 April 26*]

If any information or contents of this application or any of its exhibits and supplemental materials become untrue, incomplete, or otherwise could be updated, Applicant will promptly update the Zoning Administrator.

Proposed Applicant Response:

Noted. Triple Oak Power looks forward to continuing working with Finney County on this Project and the broader Home Range Power Project.

28.0 PRE-HEARING DEADLINES

Base SUP Requirements:

[*Finney County, Base Application, Section 28, ver. 20 April 26*]

At least seven days before the first day of the Planning Commission public hearing pursuant to Article 36.040(E), and at least seven days before the first day of the Governing Body hearing on this SUP pursuant to Article 36.040(G): Applicant will have (1) delivered all supplemental information or items required by the Governing Body, plus any others that Applicant desires the Planning Commission or Governing Body members (respectively) to have had time to review prior to the respective hearing, and (2) certified all changes and updates to this application and its exhibits and supplement materials on the same form (modified as necessary to be accurate) as application Section C. Also, Applicant will pay in full all amounts due before the respective hearing date from Applicant to County related to this application. In the Governing Body's discretion: Applicant's failure to perform these requirements on time may cause the application to be removed from the planned meeting agenda and delayed until these requirements are met in full, or may cause an issued SUP to be contingent on Applicant's performance of the requirements within a timeframe determined by the Governing Body.

Proposed Applicant Response:

Noted. Triple Oak Power looks forward to continuing working with Finney County on this Project and the broader Home Range Power Project.

29.0 ADDITIONAL COUNTY DILIGENCE, STUDY AND DELIBERATION; ADDITIONAL SUP TERMS AND CONDITIONS:

Base SUP Requirements:

[*Finney County, Base Application, Section 29, ver. 20 April 26*]

This application form is a starting point for the County to receive sufficient information to begin to process the application. During the pre-application communications and application adequacy review contemplated by Article 36.040(B) and (C), Applicant may (A) identify questions related to the application process, (B) request to submit some application information as preliminary or in-part if still finalizing project details at the time of application, and (C) specifically identify and request that sensitive information to be redacted from the publicly available copy of the application, including explaining why the information is sensitive enough to warrant redaction. The Zoning Administrator and the Governing Body have discretion to determine: if any application requirements will be (A) interpreted any particular way, (B) delayed for applicant to meet at a later point, or (C) modified or waived; and all other responses to any Applicant requests and questions. Applicant acknowledges that the County must comply with applicable law regarding open records. Likewise, the Zoning Administrator and the Governing Body have discretion to determine any additional requirements for Applicant to meet either: (A) as part of completing the application, or (B) at a later point. The Zoning Administrator's and Governing Body's discretion include that County might involve County personnel or outside consultants or advisors to assist with the County's review and decision of Applicant's proposal and request. Except for the final deliberations and decision whether to grant an SUP, the Governing Body may elect to delegate some of its authority to (A) one or less than all of the Governing Body members, (B) the Zoning Administrator, or (C) other County personnel, advisors or consultants. Applicant accepts and understands that any SUP Resolution will require Applicant to comply with all applicable laws, including laws that County does not implement or enforce, and will include adequate County remedies for Applicant failure or non-compliance with the SUP Resolution or any other related agreement or document that County has the right to enforce or to which County is a third party beneficiary.

Applicant accepts and understands that none of the content or lack of content of the application or the Zoning Regulations limits the Governing Body's discretion on what it wishes to include as potential topics, conditions, or requirements, in any SUP Resolution or any agreements or other documents required by an SUP Resolution; meaning the County may require more information and terms before the Governing Body decision on the SUP Resolution, and the SUP Resolution may grant the Governing Body rights to add requirements after granting the SUP Resolution. Applicant will timely cooperate with requests of the Zoning Administrator and Governing Body. Applicant agrees to not challenge or disagree with the enforceability or Governing Body's interpretation of (A) this application or (B) the Finney County Zoning Regulations.

Proposed Applicant Response:

Noted. Triple Oak Power looks forward to continuing working with Finney County on this Project and the broader Home Range Power Project.

30.0 COSTS

Base SUP Requirements:

[*Finney County, Base Application, Section 29, ver. 20 April 26*]

Applicant acknowledges that: (A) the County is relying on Applicant to be forthright and disclose or identify any possible local impacts of the proposed use whether or not covered in this application; and (B) to complete the Governing Body's desired diligence, study and deliberation of the proposed use and SUP the County will incur costs, expenses and fees (including without limitation reasonable attorney's fees) beyond County's costs, expenses and fees for existing County staffing and operations (i) unrelated to land uses, (ii) for the County's role in land uses other than SUPs and special uses, and (iii) solely due to an unrelated SUP or special use inquiry, proposal, application, permit, use, operations or otherwise (collectively, "Costs"). Applicant further acknowledges that the County will or might incur Costs different than typically incurred to process other County land use matters because of the proposed use and SUP unique nature, evolving technologies and operational models, complexity, magnitude, potential impact and public involvement. Applicant agrees to reimburse all County's Costs incurred related to this application that the Governing Body elects to require Applicant to pay for: (A) third party contractors, experts, consultants or assistance, (B) hiring additional staff, (C) services including without limitation application review and analysis, research and study, advising, negotiating, and drafting, (D) the Planning Commission's role, (E) related litigation, claims, and public input, including without limitation any claim regarding or related to County implementation, use or enforcement of the Finney County Zoning Regulations or this application, and (F) other Costs. All Costs due from Applicant are due to be received by the Zoning Administrator within 30 days of Applicant's receipt from the Zoning Administrator an invoice and reasonable documentation. Any amount due from Applicant pursuant to this application but not paid when due accrues interest at 15% per annum until the amount and all accrued interest are paid in full. But, for any final adjudication of any member of the Governing Body or Planning Commission violating KSA 45-215 et seq., 75-4301 et seq. and 75-4317 et seq. (which are Kansas laws regarding conflict of interest, open records and open meetings), the County will refund to Applicant any Costs that the County required Applicant to pay the County to the extend the Costs were directly and solely either to defend those claims or pay court-awarded fines or other amounts to any third party due to the final adjudication. Applicant acknowledges that it is proposing a significant special use, development and operation, that issuance of any SUP will require ongoing material County resources, and Applicant agrees that any SUP will include similar terms to reimburse Costs.

Proposed Applicant Response:

Noted. Triple Oak Power looks forward to continuing working with Finney County on this Project and the broader Home Range Power Project.

SPECIAL USE-SPECIFIC ATTACHMENT

Applicant to attach as part of its application all information required by all County forms for each requested specific special use. If/when Applicant contacts County about Applicant's proposed special use County does not already have a form promulgated as a specific Application attachment for that special use, County will promulgate that form for Applicant's completion and submittal before the application is complete and accepted by the County.

1.0 NATURAL GAS ENERGY SYSTEM (NGES) USE-SPECIFIC ATTACHMENT TO SPECIAL USE PERMIT (SUP) APPLICATION – USE AND PROJECT STATEMENT

NGES SUP Requirements:

[*Finney County, NGES Use-Specific Attachment, Section 1.a through 1.c, ver. 20 April 26*]

a. Infrastructure. Among other information required or that Applicant elects to best describe the proposed use and project statement, include the results of Applicant's pre-application meeting(s) with the Zoning Administrator to identify the infrastructure included and any infrastructure excluded from this SUP application. "NGES" is defined to include all natural gas-powered infrastructure used to generate electricity, along with ancillary necessary infrastructure that Applicant proposes to include and the Zoning Administrator or Governing Body elects to allow within the SUP land area. Any NGES-related infrastructure located outside the SUP land area perimeter is not included as allowed NGES pursuant to this requested SUP and is not otherwise allowed by right or conditional use permit. Infrastructure for transporting gas, water and power to or from the generation infrastructure might not be included as part of the SUP-permitted NGES use or infrastructure; thus, this application does not necessarily include and might not permit all proposed elements, uses and infrastructure; meaning other SUPs or permits might be required related to an NGES. These definitions and approach recognize the vast variations and evolution of potential NGES proposals.

b. Technology. Explain the proposed natural gas technology, such as if the proposed NGES is a Combined-Cycle Gas Turbine (CCGT), a Simple-Cycle Gas Turbine (SCGT/Peaker), or Reciprocating Internal Combustion Engines (RICE), or different; and any proposed ability to change that technology.

c. Power; Water; Other Resources. Provide information on the MWac nameplate capacity of the NGES and address any potential phasing by year. Explain if the NGES will be interconnected or co-located as an independent, private, or dedicated power generation source to an end user rather than only delivering electricity into the public electric grid, including whether the generated electricity will be used within the County, and including information about the location and size of all power lines or other infrastructure (existing, upgraded or new) to deliver all potential electricity generated from the NGES. If delivering electricity into the open grid, provide information regarding that interconnection, including but not limited to, Southwest Power Pool queue number and point of interconnection. Applicant should provide information on whether or not it intends to utilize any backup generation or power and what type of technology and fuel that will be. Applicant is welcome to address Finney County electricity and broader power benefits that will occur due to the NGES. Applicant should provide information on the NGES's potential water, power, and other resource usage and that potential impact within the County (see below further as to water). If the NGES will require or

desire any utility or other public services, applicant is required to submit a service availability (aka will serve) letter from the relevant local utility providers that confirms the capacity and commitment to serve the NGES's requested demand. The letter shall be submitted at the time of the filing of this SUP application.

Proposed Applicant Response:

See Section 5 of this application addressing Base SUP Application Section B.5 for responses to NGES Use-Specific Attachment use and project statement requirements.

2.0 NGES – SITE PLAN, DIMENSIONAL CRITERIA, SETBACKS, HEIGHT, EXTERIOR LIGHTING, FENCING, AND SIGNAGE

NGES SUP Requirements:

[*Finney County, NGES Use-Specific Attachment, Section 2 through 6 and section 10, ver. 20 April 26*]

2) NGES Site Plan; Dimensional Criteria. In addition to the site plan requirements set forth in Base Application Section B, Applicant shall provide the number and location of all NGES infrastructure, including pipelines and connection points. Due to the industrial nature of NGES, the Site Plan should be drafted in accordance with Article 17 of the Finney County Zoning Regulations "I-3 Heavy Industrial Districts." Lot Coverage requirements are set forth in Article 17.040 of the Finney County Zoning Regulations, and in addition, Applicant shall describe minimum spacing around each NGES structure and any other lot open space, landscaping, or other aesthetic elements.
3) Setbacks. NGES shall further at least meet the Setbacks and Yard Requirements set forth in Article 17.050 and 17.090, and if applicable Article 23.170, of the Finney County Zoning Regulations.
4) Height. NGES shall conform with the height requirements set forth in Article 17.060, and if applicable Article 23.050, of the Finney County Zoning Regulations.
5) Exterior Lighting. All lighting shall be limited to that minimally required for safety, security, and operation of the facility, and to the maximum extent possible it shall be shielded and downcast so as not to extend beyond the SUP land perimeter boundary.
6) Fencing. The NGES shall be enclosed by fencing at the SUP perimeter with a self-locking gate at least six feet (6') in height above ground level to restrict unauthorized access; although acceptable fencing can be achieved with the main security fence instead around the perimeter of the NGES improvements and secondary fencing at the SUP perimeter. No outdoor storage of any material or equipment is permitted except for (i) construction equipment and material used during construction, and (ii) any other necessary for NGES operations and expressly described to and approved by BOCC. Fences shall be designed to ensure controlled access for emergency services and personnel.
10) Signage. All NGES shall conform with the Sign Regulations set forth in Article 24 of the Finney County Zoning Regulations.

Proposed Applicant Response:

The Applicant will provide, at the time of building permit, a final site plan that will display the location of the Project and include the requirements of NGES Site Plan listed above. The final site plan will

utilize the information displayed in the preliminary site plan included with this application. The final site plan will provide, in addition to the requirements of the Base SUP, the following information:

- Setbacks to all infrastructure
- Maximum height of the Project
- Building elevations and details
- Exterior lighting including photometric information
- Sign plan
- Fence details
- Storage details
- Landscape details
- Access and parking details
- Project components (turbines, electrical equipment, stack, etc.)

A preliminary site plan is provided in section B.6 of the Base SUP requirements included in this application for response to Site Plan, Dimensional Criteria, Setbacks, Height, Exterior Lighting, Fencing, and Signage.

7.0 NGES – SOUND

NGES SUP Requirements:

[*Finney County, NGES Use-Specific Attachment, Section 7, ver. 20 April 26*]

Sound. Any sound generated by NGES during all hours of the day shall comply with a sound study that demonstrates the operation does not produce an equivalent sound level (Leq) of more than 60 A-weighted decibels [dB(A)] at any non-participating property line or public road right-of-way property line. The sound study may also present the measurement of alternative metrics (e.g., L90) with justification as to why it is more appropriate for demonstrating compliance with the ordinance; such justification shall include observations from the field during the measurements with details of why metrics may vary and why a specific metric should be used. Project components shall be moved or modified or removed (and decommissioned) from service if necessary to comply with this condition.

Proposed Applicant Response:

Per Finney County requirements, the maximum permissible sound level corresponds to 60 dBA assessed at the property line, measured from the nearest non-participating and public road right-of-way property line of the area in which the NGES is erected. Based on the final site design and equipment selection, a sound study will be provided to Finney County for review and approval with the Building Permit application. The sound study will independently analyze the specific NGES components planned for the Project and compare the sound levels at non-participating property lines and public right-of-way to the 60 dBA threshold.

Operational Sound Emissions

An acoustic model of the proposed NGES facilities will be developed using Project-specific environmental, site layout, and on-site equipment information. Built in three dimensions using CadnaA modeling software, the model will utilize equipment sound power level details derived from data supplied by manufacturers, the Applicant, and established technical literature. CadnaA is used by acousticians and acoustic engineers due to the capability to accurately describe noise emission and propagation from complex facilities consisting of various equipment types like the Project and in most cases yields conservative results of operational noise levels in the surrounding community.

CadnaA conforms to the ISO 9613-2 Acoustics—Sound Attenuation During Propagation Outdoors (Part 2: General Method of Calculation) (ISO 2024). The method described in this standard calculates sound attenuation under worst-case weather conditions that favor sound propagation, such as downwind propagation or atmospheric inversion. The calculation relies on full octave band sound frequency algorithms from the source to the receivers' locations. These algorithms incorporate geometric spreading wave divergence, reflections from surfaces, and atmospheric absorption at 10 degrees Celsius and 70 percent relative humidity. They also account for screening by topography and obstacles, the effects of terrain features like relative elevations of noise sources, and sound power levels from both stationary and mobile sources. Finally, the calculation factors in the locations of noise-sensitive land use types, intervening objects such as buildings and barrier walls, ground effects from paved and unpaved areas, sound power at multiple frequencies, source directivity factors,

multiple noise sources and types, and the averaging of predicted sound levels over a given time period.

Because the ISO 9613-2 method is based on an omnidirectional downwind condition, the underlying algorithms assume every receptor point is downwind of all sound-emitting equipment simultaneously. In essence, the model simulates a worst-case meteorological scenario, where wind blows concurrently from every individual noise source toward each specific receiver. While this concurrent multi-directional wind field is meteorologically impossible, this conservative assumption ensures the ISO 9613-2 model serves as a highly reliable industry standard for developing acoustic models for power facilities.

Model results will be presented in graphical (e.g., sound contour plots) and tabular formats to evaluate compliance with the applicable threshold of 60 dBA at non-participating property lines. Preliminary results will be shared with Finney County prior to submitting the final analysis with the building permit applications. These initial findings will identify any sound exceedances and outline potential sound minimization measures for evaluation such as equipment relocation, equipment reselection, structural modifications, manufacturer-specified sound mitigation measures, or sound barriers. Financial compensation options, such as participating landowner or public right-of-way waivers, may also be considered.

The final sound assessment will incorporate and describe the necessary measures to demonstrate compliance with Finney County requirements. Results will be presented as A-weighted sound contours over aerial mapping identifying relevant compliance locations and highlighting the 60 dBA contour (Figure 7-1 illustrates a hypothetical model result). This final report will be submitted with the building permit application for the NGES. This report will provide an overview of acoustic terminology, the County's sound criteria, the acoustic modeling approach, equipment sound levels used in the model, graphical and tabular results, and overall conclusions.

Construction Sound Emissions

Construction-related sound emissions are temporary, intermittent, primarily limited to daytime hours, and localized. Construction of the Project is expected to be typical of other power generating facilities in terms of schedule, equipment, and activity. Sound from construction activities would dissipate with distance and may be audible at varying decibels, depending on the distance from the equipment to a given receptor (e.g., occupied home or public building), a more relevant reference point to evaluate for construction-related sounds rather than non-participating property lines and public rights-of-way.

Daytime construction activities are typically exempt from the strict noise regulations and limits imposed on daily operations. To align with these standard practices and minimize potential impacts to neighboring residences, noisy construction activities for the Project will be limited to daytime hours.

A general construction noise assessment will be incorporated directly into the comprehensive sound study. This assessment will evaluate multiple pieces of equipment operating simultaneously. Sound levels from construction activities will be estimated based on data from the Federal Transit

Administration's (FTA) Transit Noise and Vibration Impact Assessment Manual (FTA 2018). This manual represents one of the most recent and comprehensive tabulations of sound from common pieces of construction equipment.

The Project-specific construction equipment inventory will be analyzed as part of this study. Earth-moving equipment used to erect power generation structures, major equipment foundations, and ancillary plant components is anticipated to be consistent with the general infrastructure equipment listed in Table 7-1. Finally, construction noise mitigation measures will be considered and implemented as appropriate to minimize impacts on nearby sensitive receptors.

Table 7-1. Construction Equipment Noise Emission Levels

Equipment	Typical Noise Level 50 feet from Source, dBA	Equipment	Typical Noise Level 50 feet from Source, dBA
Air Compressor	80	Jack Hammer	88
Backhoe	80	Loader	80
Compactor	82	Paver	85
Concrete Mixer	85	Pneumatic Tool	85
Concrete Pump	82	Pump	77
Concrete Vibrator	76	Roller	85
Crane, Derrick	88	Saw	76
Crane, Mobile	83	Scarifier	83
Dozer	85	Scraper	85
Generator	82	Shovel	82
Grader	85	Spike Driver	77
Impact Wrench	85	Truck	84

Source: Table 7-1, FTA 2018.

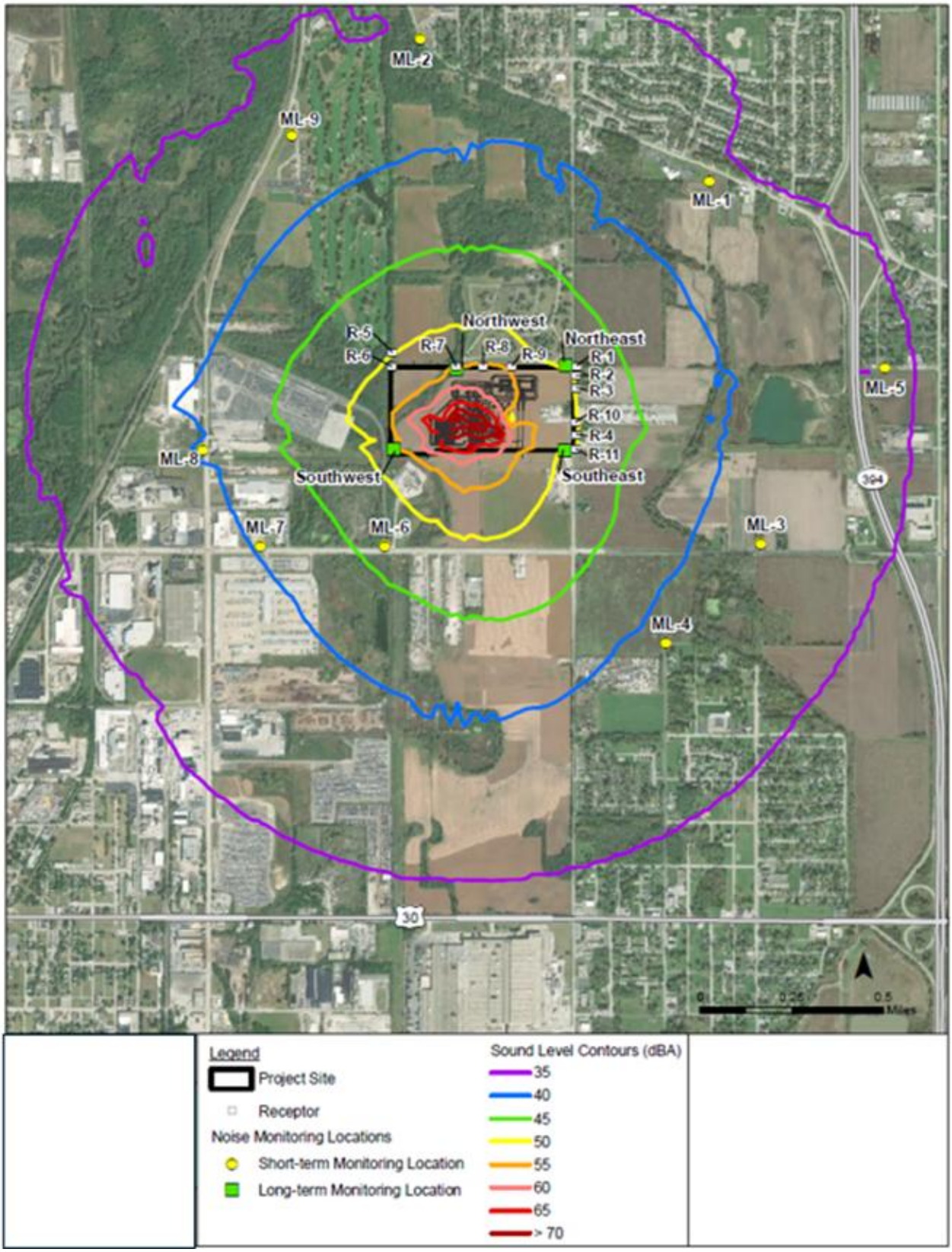


Figure 7-1. Example of an NGES sound modeling analysis.

8.0 NGES – AGRICULTURE

NGES SUP Requirements:

[*Finney County, NGES Use-Specific Attachment, Section 8, ver. 20 April 26*]

Agriculture. If Applicant intends to incorporate agriculture into the project, the Applicant shall provide information and plans for doing so.

Proposed Applicant Response:

See section B.9 of the Base SUP requirements included in this application for response to Agriculture requirements.

9.0 NGES – DECOMMISSIONING

NGES SUP Requirements:

[*Finney County, NGES Use-Specific Attachment, Section 9, ver. 20 April 26*]

Decommissioning. In addition to the Decommissioning requirements under Base Application Section B of the application, Applicant must also provide plans for the following:

a) Disconnection from the power grid.

b) Compliance with national standards and codes or generally accepted practices for decommissioning an NGES. Applicant bears the responsibility of illustrating compliance with said standards.

c) Disposal of all infrastructure, materials and waste in accordance with applicable law.

d) Provide for removal of all infrastructure, subject to landowner's right to request access roads, fences, and any hard-surfacing and lighting infrastructure to be left intact, and subject to a non-participating landowner's right to retain any screening in its then-required condition provided the landowner accepts and agrees to all future maintenance and repair obligations.

Proposed Applicant Response:

See Section B.18 of the Base SUP requirements included in this application for response to decommissioning requirements.

11.0 NGES – FIRE SAFETY AND EMERGENCY PLAN (ERP)

NGES SUP Requirements:

[*Finney County, NGES Use-Specific Attachment, Section 11, ver. 20 April 26*]

a) The ERP shall identify the potential fire risk associated with the project including both prescribed burning and non-prescribed burning. This shall address fire originating within the site, fires escaping from the site and potential effects of fire originating from outside the site.

b) The ERP shall address all provisions for fire suppression, fire and emergency medical response to be provided by the applicant both during construction and during operation of the project. The ERP shall identify what equipment is not presently owned by the public fire department or other first responder which may be needed to respond to emergencies at the project. Any equipment so identified shall be purchased by applicant.

Proposed Applicant Response:

See Section 16 of this application above addressing Base SUP Application Section B.16 for response to Fire, Safety and Emergency Planning requirements.

12.0 NGES – ENGINEERING, SAFETY, AND COMPLIANCE AND PIPELINES AND STORAGE

NGES SUP Requirements:

[*Finney County, NGES Use-Specific Attachment, Section 12, ver. 20 April 26*]

Engineering, Safety, and Compliance. NGES shall be engineered to, compliant with, installed to and built in compliance with prudent industry codes and standards, including those that have been adopted and promulgated by subject matter expert agencies or groups and other agencies having jurisdiction, and including both those in effect upon commencement of NGES initial construction and any subsequently-adopted standards required by applicable law for NGES constructed lifetime. (a) The application shall include a summary, to be prepared by a third party engineer to be approved by the County, of how the facility will remain compliant with all such codes and standards. (b) In addition to the ERP set forth in Base Application Section B.16, the application shall include a description of the facility's safety plan. The complete and exact NGES safety requirements are subject to the Governing Body receiving further education. (c) In addition to the Road Use and Maintenance Agreement terms, the size of the NGES Center proposed infrastructure and improvements might require additional public improvements that will need to be permitted and construction scheduled; please include those descriptions in the application.

Proposed Applicant Response:

The Applicant will provide a summary, prepared by a third-party engineer, of how the facility will remain compliant with prudent industry codes and standards during operation and maintenance. The summary will include prudent industry codes and standards for the natural gas combustion turbines. Similarly, the summary will include prudent industry codes and standards for the pipelines and storage facilities in support of the Project.

1. Purpose, Scope, and Basis

This summary describes the principal codes, standards, and regulatory requirements applicable to the Project and the means by which the facility will be engineered, constructed, operated, and maintained to remain in compliance over its operating life. It is prepared as an indicative plan, to be adopted and sealed by the third-party Professional Engineer approved by Finney County once final design, construction methods and operations parameters have been completed.

The Project is a simple-cycle, natural gas-fired combustion turbine generating facility comprising aeroderivative 50 MW CTG packages with SCR and CO catalyst emissions control, a high-pressure natural gas fuel system, demineralized-water and aqueous-ammonia systems, medium-voltage and 345 kV electrical systems, and associated balance-of-plant systems. The facility represents a conventional, well-established configuration for high-pressure natural gas turbine generation, and the applicable codes and standards are mature and widely adopted across the industry.

The facility will be designed and built to the codes and standards in effect at the commencement of construction and, as required by applicable law, to subsequently-adopted standards over the facility's constructed lifetime, under the jurisdiction of Finney County and the applicable state and federal

agencies, including KDHE, the Kansas Department of Agriculture – Division of Water Resources, the Kansas Corporation Commission , the U.S. Environmental Protection Agency (EPA), OSHA, and the U.S. Department of Transportation (DOT) Pipeline and Hazardous Materials Safety Administration (PHMSA).

2. Codes and Standards Compliance Matrix

The following summarizes, by discipline and system, the principal applicable codes and standards and the corresponding compliance approach. The listing is representative of prudent industry practice for this conventional configuration and is not exhaustive; the final, project-specific code editions will be confirmed at final design. Programs that are commonly raised but not expected to apply are addressed separately in Section 3 below.

System / Discipline	Principal Applicable Codes and Standards	Compliance Approach
Site civil, grading and stormwater	ASCE 7; KDHE NPDES Construction Stormwater General Permit (SWPPP); Finney County grading/erosion-control requirements	Site graded and drained per civil design; SWPPP implemented during construction; post-construction stormwater managed to applicable standards.
Structural and foundations	International Building Code (as adopted by Finney County); ASCE 7 (wind, snow, seismic); ACI 318 (concrete); ACI 351.3 (dynamic equipment foundations); AISC 360 (steel); AWS D1.1 (structural welding)	Turbine, transformer, tank, and equipment foundations designed for static and dynamic loads; structures designed to the site Risk Category wind/snow/seismic demands.
Combustion turbines and rotating equipment	Turbine original equipment manufacturer (OEM; packager) specifications and ISO 21789 (gas-turbine safety)—governing; National Fire Protection Association (NFPA) 37 (stationary 50 MW combustion gas turbines, installation); American Petroleum Institute (API) 616 / 614 / 670 referenced as informative industry practice	Packaged CTGs furnished and installed to the OEM's specifications and ISO 21789, with integral vibration/temperature protection, flame and purge safeguards, and lube-oil systems; NFPA 37 governs installation.
Plant piping (non-fuel)	American Society of Mechanical Engineers (ASME) B31.1 (power piping) and/or B31.3 (process piping); ASME Section IX (welding qualification); applicable ASME/MSS valve and fitting standards	Air, water, drain, and auxiliary piping designed, fabricated, examined, and pressure-tested to the applicable ASME B31 code.
On-site fuel gas system	ASME B31.3 (and/or B31.1) for in-plant fuel-gas piping; NFPA 37 fuel-gas provisions; AGA metering practice; API 1104 / ASME Section IX (welding); ASME Section VIII (fuel-gas vessels). Off-site delivery per ASME B31.8 / 49 CFR 192	On-site fuel-gas metering, filtration/separation, pressure regulation, and heating designed and tested to the listed codes; over-pressure protection, isolation, and venting provided.
Pressure vessels	ASME BPVC Section VIII, Div. 1; ASME Section IX; National Board Inspection Code (NBIC); API 520/521/526 (relief)	Filter-separators, scrubbers, and other vessels ASME-stamped, registered, and protected by code-sized relief devices.
Storage tanks and containment	API 650 (welded steel atmospheric tanks); API 653 (in-service inspection); API 620 (low-pressure) only if such tanks are used; NFPA 30 (combustible liquids); 40 CFR 112 (SPCC)	Raw/demineralized water and wastewater tanks per API 650; lube-oil storage with secondary containment and an SPCC plan.
Aqueous ammonia (SCR reagent)	NFPA 400 (Hazardous Materials Code); OSHA 1910.111 (as applicable); EPCRA/ Superfund Amendments and Reauthorization Act Title III (Tier II). RMP/PSM applicability addressed in Section 3	19% aqueous ammonia stored with secondary containment and vapor mitigation; Tier II reporting to the Local Emergency Planning Committee.
Electrical – plant (LV/MV)	NFPA 70 (NEC); NFPA 70E; IEEE C37 (switchgear/protection); IEEE/NEMA generator standards (IEEE C50, NEMA MG-1, IEC 60034); IEEE 1584 (arc flash)	Plant distribution, MCCs, switchgear, and protection designed and installed to NEC/IEEE; arc-flash incident-energy study performed and labeling applied.
High-voltage (HV) / switchyard / generator	National Electrical Safety Code (IEEE C2); IEEE C57 (transformers); IEEE C37 (HV breakers/relaying); IEEE 80	13.8–345 kilovolt (kV) step-up, switchyard, dead-end structure, and ground grid designed to

System / Discipline	Principal Applicable Codes and Standards	Compliance Approach
step-up (GSU) / grounding	(substation grounding); IEEE 979/980 (transformer oil containment); NFPA 780 (lightning protection)	NESC/IEEE; transformer oil containment and lightning protection provided.
Grid interconnection and reliability	Southwest Power Pool (SPP) interconnection requirements and OATT; NERC Reliability Standards; FERC; transmission-owner criteria	Interconnection at 345 kV designed, protected, and tested per SPP / NERC / transmission-owner requirements, coordinated with the transmission provider.
Controls, instrumentation and functional safety	ISA/IEC 61511 (safety instrumented systems); NFPA 37 and OEM turbine combustion/purge safeguards; NFPA 72 (detection and alarm); hazardous-area classification per NEC Article 500/505	Turbine and balance-of-plant controls with emergency shutdown, combustion safeguards, and fire and gas detection designed to the listed standards.
Fire protection	NFPA 850 (risk-based design basis for electric generating plants); NFPA 37; NFPA 30; NFPA 72; NFPA 12 / 2001 (turbine-enclosure gaseous suppression); NFPA 780 (lightning)	Fire protection scope set by the risk-based NFPA 850 analysis; turbine packages protected by integral gaseous suppression, with portable extinguishers and equipment spacing. Any fixed water-based suppression (NFPA 13/15/20/22/24) provided only if indicated by the NFPA 850 study and the Owner's insurer.
Air quality / emissions / CEMS	Clean Air Act; KDHE Bureau of Air construction/operating permits (Prevention of Significant Deterioration [PSD] and/or Title V as applicable); NSPS 40 CFR 60 Subpart KKKK (stationary 50 MW combustion turbines); monitoring per the air permit and 40 CFR 60 Appendices	SCR and oxidation catalyst designed to meet permitted limits (NOx, CO, VOC, PM, NH_3 slip); CEMS/monitoring installed, certified, and reported per the air permit. NESHAP Subpart YYYY and 40 CFR Part 75 applicability addressed in Section 3.
Water supply and wastewater	Kansas Department of Agriculture Division of Water Resources (water appropriation / water rights); KDHE (public water supply and wastewater); applicable discharge/reuse requirements	Water sourced under appropriate water rights/agreement; on-site reverse osmosis/electrodeionization (RO/EDI) demineralization; process wastewater managed on-site and disposed per KDHE requirements.
Acoustic / noise	Applicable county/state noise provisions; OEM acoustic design basis	Equipment selection and site layout to meet applicable noise limits.
Occupational safety	OSHA 29 CFR 1910 (general industry) and 1926 (construction); 1910.147 (lockout/tagout); 1910.146 (confined space); 1910.95 (noise); 1910.1200 (HazCom)	Construction and operations safety programs implemented per OSHA.

3. Compliance Over the Facility Lifetime

The facility will be commissioned and performance-tested to confirm design intent (including combustion turbine performance testing consistent with American Society of Mechanical Engineers (ASME) Performance Test Code 22, and emissions performance testing per applicable EPA reference methods). Ongoing compliance will be maintained through manufacturer-recommended inspection, maintenance, and overhaul of the turbines and major equipment; periodic testing and inspection of pressure-relief devices, tanks (API 653), electrical systems, and cathodic-protection systems; CEMS/monitoring quality assurance per the air permit; Quality Assurance and Quality Control during construction and a documented management-of-change process; and recordkeeping. The facility will be maintained in compliance with the codes and standards in effect at commencement of construction and with subsequently adopted standards as required by applicable law.

5. Safety Plan (item b)

In addition to the Emergency Readiness Plan / Fire Safety and Emergency Plan (Section B.16), the facility safety plan addresses process and occupational safety throughout construction and operation. Principal elements include:

- **Process safety and hazard analysis:** A process hazard review of the fuel gas, ammonia, lube-oil, and high-energy electrical systems, together with the RMP and PSM applicability determinations in Section 3.
- **Functional safety / emergency shutdown:** Safety instrumented systems and emergency shutdown designed per ISA/IEC 61511, with combustion safeguards per NFPA 37 and the turbine original equipment manufacturer (OEM's) safety systems, and fire and gas detection per NFPA 72.
- **Overpressure and venting protection:** Pressure-relief and venting designed and sized per ASME Section VIII and API 520/521/526.
- **Control of hazardous energy and work practices:** Lockout/tagout (1910.147), confined space (1910.146), hot-work permitting, and energized-work/arc-flash controls (NFPA 70E, IEEE 1584).
- **Hazard communication and ammonia handling:** SDS management and HazCom (1910.1200); ammonia-specific handling, PPE, and decontamination consistent with NFPA 400/OSHA.
- **Security:** Site access control and applicable NERC Critical Infrastructure Protection measures for the interconnection.
- **Commissioning and training:** Commissioning and start-up procedures and operator training prior to commercial operation.

The Applicant acknowledges that the complete and exact NGES safety requirements are subject to the Governing Body receiving further education, and the Applicant's third-party engineer is available to brief the County on the facility's engineering and safety design.

6. Additional Public Improvements

In addition to the terms of the Road Use and Maintenance Agreement, the scale of the NGES infrastructure and improvements may require additional public improvements that would be separately permitted and scheduled. These may include:

- Road improvements to accommodate construction traffic and heavy or oversize/overweight equipment deliveries (e.g., access and turn-lane improvements, culverts, and pavement or shoulder upgrades along the designated haul route);
- An off-site natural gas pipeline or lateral and metering facilities to deliver fuel to the Project boundary;
- An off-site water supply line or facilities, if water is delivered by a third-party provider; and
- Electric interconnection facilities and any associated transmission improvements required by the transmission provider to interconnect the Project.

7. Limitations

This summary reflects prudent industry codes and standards applicable to a conventional high-pressure natural gas combustion turbine generating facility based on the preliminary design and the equipment supplier's budgetary information. Specific code editions, permit conditions, and design values will be confirmed at final design. The summary is to be reviewed, completed, and sealed by the licensed third-party Professional Engineer approved by Finney County.

13.0 NGES – WATER USAGE

NGES SUP Requirements:

[*Finney County, NGES Use-Specific Attachment, Section 13, ver. 20 April 26*]

Due to water shortages in Western Kansas, systems and technology that minimize water usage are strongly preferred. The applicant should provide information on: the NGES technology proposed and its potential water usage, including provide a water use analysis prepared by competent individuals, and any maximum daily or other periodic water consumption; a plan to utilize water with maximum efficiency, including but not limited to water conservation efforts and water recycling; and water sourcing, including a water use agreement between applicant and all providers of water that might be used by the NGES (if County is proposed to be an involved party then the water use agreement will be added to the County Agreements required by Base Application Section B.23).

Proposed Applicant Response:

See Section 7 of this application addressing Section B.7 of the Base SUP requirements for the response regarding water usage.

14.0 NGES – AIR QUALITY

NGES SUP Requirements:

[*Finney County, NGES Use-Specific Attachment, Section* 14*, ver. 20 April 26*]

Air Quality. Applicant provide information on any potential air quality impact of the NGES and its power supply.

Proposed Applicant Response:

The Applicant has engaged in the air permitting process with KDHE pending results. The results of the air permit, including any requirements set by KDHE, will be implemented into the final design of the Natural Gas project and will be provided with the Building Permit application.

The NGES is anticipated to have up to 14 simple cycle 50 MW natural gas combustion turbines and is planned to be located in an area currently designated as attainment or unclassifiable for the National Ambient Air Quality Standards (NAAQS). The potential emissions will be maintained below the major source threshold for Prevention of Significant Deterioration (PSD) permitting through operational limits and emission control technologies. The Applicant will obtain a construction permit application pursuant to the Kansas Administrative Regulations 28-19-304(b)(1).

The KDHE minor source air quality application development would include the following:

- Emissions Inventory: Development of the emissions inventory for the natural gas turbines for criteria pollutants, hazardous air pollutants, and greenhouse gas emissions for both steady state and startup and shutdown operations (assuming cold, warm and hot startup scenarios). Evaluation of operating restrictions to achieve minor source status with respect to PSD.
- Regulatory analysis: Development of regulatory review including confirmation and enforceability of the minor modification status with respect to PSD permitting and federal and state regulatory applicability analyses.
- Control Technology Review: Analysis of the proposed control technology for the natural gas combustion turbines (including impacts on that control due to startup and shutdown activities) and auxiliary equipment necessary to achieve minor source status.
- NAAQS Demonstration: Development of qualitative ambient air quality analysis for compliance with the NAAQS.
- Required Forms: Preparation of KDHE forms including agency requested information for specific emissions units.
- Application submittal in the Kansas Environmental Informational Management System.

The Applicant will apply for a Class I operating permit (Title V), the application for which is due within 12 months of start of Facility operation as described under Kansas Administrative Regulations 28-19-510).

15.0 NGES – PIPELINES AND STORAGE

[*Finney County, NGES Use-Specific Attachment, Section 15, ver. 20 April 26*]

Pipelines and Storage. All NGES pipelines and storage shall be engineered to, compliant with, installed to, and/or built to all national, state and local environmental laws, regulations, codes, and standards that have been adopted and promulgated by subject matter expert agencies or groups. It shall be the burden of Applicant to demonstrate compliance with all national, state, and local pipeline and storage laws, regulations, codes, and standards through a third-party engineer. The complete and exact NGES pipeline and storage requirements are subject to the Governing Body receiving further education.

Proposed Applicant Response:

Natural gas pipeline and fuel delivery. Natural gas will be delivered to an aboveground flanged connection at the Project boundary. The natural gas pipeline and any lateral serving the Project will be engineered, constructed, tested, and operated in accordance with DOT PHMSA regulations (49 CFR Parts 191, 192, and 199) and ASME B31.8 (Gas Transmission and Distribution Piping Systems), including line pipe to API 5L, welding to API 1104 and ASME Section IX, integrity management per ASME B31.8S as applicable, MAOP establishment and pressure testing, and corrosion control / cathodic protection per 49 CFR 192 Subpart I and AMPP National Association of Corrosion Engineers practice.

Storage. On-site storage includes raw and demineralized water tanks and wastewater tanks (designed and inspected to API 650 / API 653), aqueous ammonia storage for the SCR system (NFPA 400, with secondary containment and vapor mitigation), and lubricating-oil storage (NFPA 30 with SPCC containment per 40 CFR 112). Pressure vessels associated with the fuel gas and plant systems will be designed and stamped to ASME BPVC Section VIII. The Applicant's third-party engineer will demonstrate that all pipelines and storage are engineered, installed, and built to the applicable national, state, and local laws, regulations, codes, and standards.

SECTION C. APPLICANT VERIFICATION AND CERTIFICATION

C. Applicant Verification and Certification

VERIFICATION and CERTIFICATION OF APPLICANT

STATE OF OREGON)
) ss.
COUNTY OF MULTNOMAH)

On behalf of the undersigned Applicant, I do hereby certify upon my oath, or affirm, that:

1. Applicant is the lawful owner or possesses a real estate interest and sufficient rights in and to the described property as required pursuant to Article 36.040(B)(2).

2. Applicant acknowledges and agrees to and with the terms of this Application, including the financial obligations imposed by the Application.

3. I have read the entire application including all attachments, exhibits and other supplemental materials, and I know the contents thereof to be true, correct, and complete. Any contents prepared by a third party other than Applicant have been certified for both Applicant's and County's reliance as true, correct and complete.

4. I am authorized to sign and bind the Applicant to this application.

Applicant:

SHERLOCK GENERATION LLC,
a Delaware limited liability company

By: _____

Printed Name: Ryan Leonard

Title: Chief Operating Officer

Signed and sworn to (or affirmed) before me on this 18th day of June, 2026 by Ryan Leonard, as Chief Operating Officer of Sherlock Generation LLC, a Delaware limited liability company, on behalf of the company.

OFFICIAL STAMP
MEGAN HOLLEY SANSERI
NOTARY PUBLIC - OREGON
COMMISSION NO. 1064183
MY COMMISSION EXPIRES DECEMBER 04, 2029

_____
Notary Public—State of Oregon

Printed Name: Megan Holley Sanseri

My commission expires: 12/4/2029

ATTACHMENT 1: BASE SUP AND NGES SPECIAL USE-SPECIFIC ATTACHMENT REQUIREMENTS

Attachment 1. Base SUP and NGES Special Use-specific Attachment Requirements

Requirement	Location in this permit application	Requirement status	Anticipated final requirement document to be provided	Estimated timing for providing final requirement document
Base SUP Requirements				
Section A. Applicant, Use and Project Overview				
1) Section A. Form	Page 1.	Applicant, Use and Project Overview form filled out	Applicant, Use and Project Overview form filled out	Provided with initial submittal of NGES SUP
Section B. Use and Project Information; Required Accompanying Exhibits; Future Application and SUP Terms; Changes; Applicant Acknowledgements and Agreements				
1) Certified Property Owner and Mailing Address List	Page 2	A list from a title company or abstractor licensed in Kansas; sufficient for the County to accomplish both the (a) notice required by, and (b) review of any protest petitions pursuant to, Article 36.040(D); and as otherwise required by Article 36.040(B)(1).	A list from a title company or abstractor licensed in Kansas; sufficient for the County to accomplish both the (a) notice required by, and (b) review of any protest petitions pursuant to, Article 36.040(D); and as otherwise required by Article 36.040(B)(1).	Provided with initial submittal of NGES SUP
2) Project Land	Page 3	A boundary map as required by Article 36.040(B)(2), including the length of each boundary line; and the total amount of acres of land within the project boundary.	A boundary map as required by Article 36.040(B)(2), including the length of each boundary line; and the total amount of acres of land within the project boundary.	Provided with initial submittal of NGES SUP
3) Participating Land Authorization	Page 4	The land proposed to be subject to the SUP is sometimes referred to as "participating" or host land. Sufficient proof (as determined by the Zoning Administrator, which might include verifications directly from landowners) that the Applicant has authority on behalf of all of the owners of the application's subject property to submit the application and to carry out all of the uses, construction, operations and terms that Applicant requested or describes in the application, as required by Article 36.040(B)(3).	The land proposed to be subject to the SUP is sometimes referred to as "participating" or host land. Sufficient proof (as determined by the Zoning Administrator, which might include verifications directly from landowners) that the Applicant has authority on behalf of all of the owners of the application's subject property to submit the application and to carry out all of the uses, construction, operations and terms that Applicant requested or describes in the application, as required by Article 36.040(B)(3).	Provided with initial submittal of NGES SUP
4) Participating Land Definitions	Page 5	Additional land beyond the SUP perimeter boundaries might also be considered "participating" land for some or all purposes of use of that term within this application if all the owners of that land have granted Applicant sufficient rights and authority regarding the subject matter and purpose of the use of "participating." (example: if land outside of the SUP perimeter waived all setback rights, then a setback requirement only applicable to non-participating land will not apply to that land).	Additional land beyond the SUP perimeter boundaries might also be considered "participating" land for some or all purposes of use of that term within this application if all the owners of that land have granted Applicant sufficient rights and authority regarding the subject matter and purpose of the use of "participating." (example: if land outside of the SUP perimeter waived all setback rights, then a setback requirement only applicable to non-	Provided with initial submittal of NGES SUP

Requirement	Location in this permit application	Requirement status	Anticipated final requirement document to be provided	Estimated timing for providing final requirement document
		For any land outside of the SUP perimeter to qualify as "participating" Applicant will identify the application instances for which it desires that land to qualify as "participating" and provide sufficient proof (as determined by the Zoning Administrator, which might include verifications directly from landowners) of Applicant's relevant rights and authority.	participating land will not apply to that land). For any land outside of the SUP perimeter to qualify as "participating" Applicant will identify the application instances for which it desires that land to qualify as "participating" and provide sufficient proof (as determined by the Zoning Administrator, which might include verifications directly from landowners) of Applicant's relevant rights and authority.	
5) Use and Project Statement:	Page 6	Information as required by Section B.5 of the SUP Application Base Form is provided with this narrative document.	Information as required by Section B.5 of the SUP Application Base Form is provided with this narrative document	Provided with initial submittal of NGES SUP
6) Preliminary Site Plan	Page 13	Preliminary Site Plan is provided and includes a table highlighting information that is provided with the Preliminary Site Plan provided with the initial submittal	Final Site Plan including required Preliminary Site Plan information and other information as determined necessary to be provided by Finney County during the Planning Commission and Board of County Commissioners Meetings.	Will be provided with Building Permit application
7) Services	Page 16	Preliminary information on utility and public services required for construction and operation of the NGES is provided.	Confirmed information for utility and public services required for construction and operation of the NGES provided along with evidence of written communication from a representative of the service provider with knowledge of service availability.	Will be provided with Building Permit application
8) Operations and Maintenance	Page 18	Preliminary information regarding security measures including lighting, access control, staffed hours, and complaint response protocol (service levels and response times) are provided	Confirmed information detailing security measures including lighting, access control, staffed hours, and complaint response protocol (service levels and response times)	Will be provided with Building Permit application
9) Vegetation and Groundcover	Page 19	Preliminary information regarding seed mix and vegetation establishment, management and maintenance schedule. Preliminary plans to utilize low-water seed mixes, where appropriate, in the project boundary. Preliminary plan for ongoing control of dust, weeds and other noxious plants	Confirmed information regarding seed mix and vegetation establishment, management and maintenance schedule. Preliminary plans to utilize low-water seed mixes, where appropriate, in the project boundary. Preliminary plan for ongoing control of dust, weeds and other noxious plants	Will be provided with Building Permit application
10) Environment, Water and Special Flood Hazard Areas	Page 20	Draft outline of how the Environment, Water and Special Hazards Areas will be addressed. Including how the 6 subcategories of the Environment, Water and Special Flood Hazard Areas will be met.	Finalized Environment, Water and Special Hazards area report will be provided and will include requirements of the 6 subcategories of the requirement.	Will be provided with Building Permit application

Requirement	Location in this permit application	Requirement status	Anticipated final requirement document to be provided	Estimated timing for providing final requirement document
11) Aesthetics	Page 25	A report will be provided that identifies primary materials and colors and provides representative visual aids that show exterior views of existing similar NGES infrastructure to that proposed will be provided. The report will identify the location of the closest existing comparable infrastructure for the County or public to visit to understand the proposed use aesthetics and explain the differences between the sample infrastructure and the proposed use. The report will identify the amount of surface land area that will be removed from agricultural use and the impact of that land use change on the Finney County economy. A map will be provided that shows distance from non-participating land (private and public) and any occupied residences thereon to the nearest proposed project above-ground infrastructure will be provided and accompanied by a table listing those distances.	A report will be provided that identifies primary materials and colors and provides representative visual aids that show exterior views of existing similar NGES infrastructure to that proposed will be provided. Visual aids showing proposed elevations for the NGES infrastructure will be included with the final report provided. The report will identify the location of the closest existing comparable infrastructure for the County or public to visit to understand the proposed use aesthetics and explain the differences between the sample infrastructure and the proposed use. The report will identify the amount of surface land area that will be removed from agricultural use and the impact of that land use change on the Finney County economy. A map will be provided that shows distance from non-participating land (private and public) and any occupied residences thereon to the nearest proposed project above-ground infrastructure will be provided and accompanied by a table listing those distances.	Will be provided with Building Permit application
12) Neighborhood and Community Outreach and Harmony	Page 30	Summary of neighborhood and community outreach and harmony that has occurred prior to the initial submittal of the application. An open house was hosted on May 19, 2026, available to the public and a summary of that event was included. More public open houses will be held over the next few months and as they occur summaries will be added.	Finalized summary of neighborhood and community outreach and harmony will be provided that will summarize all neighborhood and community outreach and harmony events that have occurred up to the point that a building permit is provided.	Ongoing. Final report will be provided with Building Permit application
13) Governmental Coordination	Page 38	Draft Governmental Coordination document that consists of a table that identifies each county representative contacted by or on behalf of the Applicant regarding potential required approvals, notices and coordination to develop and operate	Finalized Governmental Coordination document that includes the required coordination identification table, supplemented with applicable coordination post-application submission.	Ongoing. Final report will be provided with Building Permit application

Requirement	Location in this permit application	Requirement status	Anticipated final requirement document to be provided	Estimated timing for providing final requirement document
		the project, the purpose(s) and topic(s) of that communication, all information from that representative on which Applicant is relying, and all information from or on behalf of the County that Applicant remains wanting to verify for Applicant's reliance.		
14) Contingencies (other anticipated permits)	Page 40	Draft Permit Matrix that includes anticipated and potentially applicable permits from local, state, and federal agencies. Permit matrix to include name of permit, review agency for permit, trigger for permit, and anticipated permit review times	Finalized Permit Matrix of anticipated authorizations and schedule.	Will be provided with Building Permit application
15) Wildlife Review	Page 42	Summary of communications that have occurred between the Applicant and KDWP by time of first submittal.	A written document from KDWP indicating the Applicant has contacted the agency regarding the proposed SUP use and the document shall state KDWP has been contacted by the Applicant regarding the proposal and has reviewed or is currently reviewing the proposal for any concerns regarding threatened or endangered species.	Will be provided with Building Permit application
16) Fire and Safety and Emergency Readiness Plan (ERP)	Page 43	Draft outline of items that could be addressed by the ERP including items listed within the 4 subcategories of the ERP section.	Final ERP based on outline provided with initial submittal.	Ongoing. Final ERP to be provided with Building Permit application
17) Road Use and Transportation Plan	Page 52	Draft haul route and access location provided along with draft outline of items that might be provided with the Road Use and Transportation Plan.	Road Use and Maintenance Agreement	Final Road Use and Transportation Plan to be provided with Development Agreement
18) Decommissioning and Restoration Plan	Page 55	Draft decommissioning plan language included with this application. No agreement language is included in the draft Decommissioning Plan.	Final agreement between the Applicant and Finney County to be provided on forms and terms acceptable to Finney County.	Provided with Development Agreement
19) Economic Impacts Report (EIR)	Page 58	The Preliminary EIR provided by Finney County Economic Development provided with the first submittal.	A final EIR that utilizes the Finney County Economic Development template with updated language specific to the Project, as developed with Finney County.	Two weeks before the first day of the County Planning Commission public hearing.
Base SUP Materials to be provided no later than two weeks before the first day of the Planning Commission public hearing				
20) All Reports, Plans and Other Documentation Provided to County for county's reliance	Page 59	Response provided in this application.	Response provided in this application.	Response provided in this application.

Requirement	Location in this permit application	Requirement status	Anticipated final requirement document to be provided	Estimated timing for providing final requirement document
related to the sup, will include sufficient reliance documentation acceptable to the zoning administrator				
21) Special Use Permit Terms and Conditions	Page 60	To be provided two weeks prior to Planning Commission public hearing	SUP terms and conditions document as agreed upon by County and Applicant	Agreed upon at Board of County Commissioners Meeting
22) Evaluation Criteria	Page 61	Evaluation Criteria language provided in narrative document	Complete analysis of the Article 36.050 evaluation criteria as Section 6.2 of final narrative document	Two weeks before the first day of the Planning Commission public hearing
23) County Agreements	Page 70	Response provided in this application.	Response provided in this application.	Response provided in this application.
24) Monitoring and reporting after sup resolution	Page 71	Response provided in this application.	Response provided in this application.	Response provided in this application.
25) project changes: expansions; modifications; re-powering; sup duration; assignment or other transfers	Page 72	Response provided in this application.	Response provided in this application.	Response provided in this application.
26) Color-Coded Content	Page 73	Response provided in this application.	Response provided in this application.	Response provided in this application.
27) Prompt Updates	Page 74	Response provided in this application.	Response provided in this application.	Response provided in this application.
28) Pre-Hearing Deadlines	Page 75	Response provided in this application.	Response provided in this application.	Response provided in this application.
29) Additional county diligence, study and deliberation; additional SUP terms and conditions	Page 76	Response provided in this application.	Response provided in this application.	Response provided in this application.
30) Costs	Page 77	Response provided in this application.	Response provided in this application.	Response provided in this application.

Requirement	Location in this permit application	Requirement status	Anticipated final requirement document to be provided	Estimated timing for providing final requirement document
Base SUP Materials to be finalized as part of the Development Agreement				
Decommissioning Agreement	Draft Decommissioning Plan included in section B.18, page 55	Draft decommissioning plan language included with this application. No agreement language is included in the draft Decommissioning Plan.	Final agreement between the Applicant and Finney County to be provided on forms and terms acceptable to the County.	Will be provided with finalized Development Agreement prior to building permit approval.
Road Use and Maintenance Agreement	Draft Language included in Section B.17, page 52	Draft language included with this application. Draft language includes the preliminary haul route anticipated to be used for construction.	Final agreement between the Applicant and Finney County to be provided on forms and terms acceptable to the County.	Will be provided with Development Agreement prior to building permit approval.
Community Benefit Agreement (CBA)	Not included with the first submittal of the NGES SUP Application	Applicant will work with Finney County Economic Development Corporation (FCEDC), county and city officials and other local organizations to ensure local benefits are provided over the project lifetime.	Final CBA between the Applicant and Finney County to be provided	Will be provided with Development Agreement prior to building permit approval.
Special Use-Specific Attachment (NGES Special Use-Specific Attachment)				
1) Use and Project Statement	Included as Section B.5, page 79	Information as required by Section 1.a-c of the NGES Use-Specific Attachment are provided with this narrative document.	Information as required by Section 1.a-c of the NGES Use-Specific Attachment are provided with this narrative document.	Provided with initial submittal of NGES SUP.
2) NGES Site Plan; Dimensional Criteria	Included in Special Use-Specific Attachment Section 2, page 81	A draft map depicting a possible layout of NGES infrastructure include the number and location of all NGES infrastructure, including pipelines and connection points. Typical minimum spacing around each NGES structure and any other lot open space, landscaping, or other aesthetic elements will be included with the preliminary layout	A final general arrangement map depicting the proposed layout of NGES infrastructure including the number and location of all NGES infrastructure, including pipelines and connection points. Minimum spacing around each NGES structure will be specified and the map will include any other lot open space, landscaping, or other aesthetic elements that are included with the layout	Draft provided. Final site plan will be provided with Building Permit application
3) Setbacks	Included in Special Use-Specific Attachment Section 2, page 81	A setback table including the required setbacks within each parcel considered for the NGES SUP.	Setbacks will be added to the map and displayed on the final site plan sheets.	Draft provided. Final site plan will be provided with Building Permit application
4) Height	Included in Special Use-Specific Attachment Section 2, page 81	Height requirements will be included in a table.	Maximum heights proposed will be included with the map as a table within the cover sheet.	Draft provided. Final site plan will be provided with Building Permit application
5) Exterior Lighting.	Included in Special Use-Specific Attachment Section 2, page 81	Preliminary information on lighting provided.	Lighting specifications will be provided as a detail sheet.	Draft provided. Final site plan will be provided with Building Permit application

Requirement	Location in this permit application	Requirement status	Anticipated final requirement document to be provided	Estimated timing for providing final requirement document
6) Fencing	Included in Special Use-Specific Attachment Section 2, page 81	Preliminary information regarding the type of fencing provided. Any outdoor storage will also be detailed.	Fencing details and fence locations will be included as detail sheets and will be shown on the final site plan sheets.	Draft provided. Final site plan will be provided with Building Permit application
7) Sound	Included in Special Use-Specific Attachment Section 7, page 83	Preliminary sound study analyzing the parcels considered for the NGES SUP.	Final sound study based on final location of NGES will be provided.	Provided with Building Permit.
8) Agriculture	Included in Special Use-Specific Attachment Section 8, page 87	Information pertaining to agriculture included within section 4.0 of this narrative	Information pertaining to agriculture included within section 4.0 of this narrative	Provided with initial submittal of NGES SUP
9) Decommissioning	Included in Special Use-Specific Attachment Section 9, page 88	Preliminary draft responses to how the requirements specified within Section 9.a-d of the NGES Use-Specific attachment will be met are included.	Final agreement between the Applicant and Finney County to be provided on forms and terms acceptable to the County.	Will be provided with Development Agreement prior to building permit approval.
10) Signage	Included in Special Use-Specific Attachment Section 2, page 81	Signage is not included with the initial submittal of the NGES SUP	Final location of signage compliant with Article 24 will be included as a detail sheet and location of signage will be shown on the final site plan sheets	Draft provided. Final site plan will be provided with Building Permit application
11) Fire Safety and Emergency Plan (ERP)	Included in Special Use-Specific Attachment Section 11, page 89	Information will be included as required by Section 11.a-b of the NGES Use-Specific attachment.	Final ERP based on outline provided with initial submittal.	Final ERP to be provided with Building Permit application
12) Engineering, Safety, and Compliance	Included in Special Use-Specific Attachment Section 12, page 90.	A summary, prepared by a third-party engineer to be approved by the County, of how the facility will remain compliant with industry accepted codes and standards. Information on ERP compliance will be included in Appendix L with discussion on compliance with best industry practices being discussed in Appendix R.	A summary, prepared by a third-party engineer to be approved by the County, of how the facility will remain compliant with industry accepted codes and standards. Information on ERP compliance will be included with discussion on compliance with best industry practices being. The Applicant will engage with County staff as the Project progress through the SUP process to construction to provide information on current industry best practices	Ongoing through construction and construction reporting requirements.
13) Water Usage	Included in Special Use-Specific Attachment Section 13, page 96	In addition to the Base SUP requirements included in Section 2.0, information specific to the NGES use is included in Section 2.0 discussing water usage.	In addition to the Base SUP requirements included in Section 2.0, information specific to the NGES use is included in Section 2.0 discussing water usage.	Provided with initial submittal of NGES SUP
14) Air Quality	Included in Special Use-Specific Attachment Section 14, page 97	A draft air permit with the State of Kansas is provided	Final air permit with the State of Kansas	Ongoing. Final will be provided with Building Permit application

Requirement	Location in this permit application	Requirement status	Anticipated final requirement document to be provided	Estimated timing for providing final requirement document
15) Pipelines and Storage.	Included in Special Use-Specific Attachment Section 15, page 108.	In addition to the requirements detailed in item 15, information on pipeline standards and storage are included.	In addition to the requirements detailed in item 15, information on pipeline standards and storage are included.	Ongoing through construction and construction reporting requirements.

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Angela Rivera, Planning Technician
DATE: August 20, 2026
RE: GC2026-4 Replat of Golden Plains Third Addition

ISSUE:

The Planning Commission is asked to consider and recommend approval of the replat for Golden Palins Third Addition.

BACKGROUND:

Palmberg Land Surveying Services is requesting approval of the Golden Plains Third Addition replat on behalf of the property owner, Golden Plains Credit Union. The property is generally located along Pats Drive and Nelson Street and is zoned "R-3" Multiple Family Residential District. The plat combines four existing lots into one lot and includes the necessary utility easements and right-of-way dedications along Pats Drive and Nelson Street to accommodate existing and future infrastructure.

The property owner intends to construct additional parking for employees. The project will be required to go through the Site Plan Review process and will also require a rezoning and Conditional Use Permit for the proposed parking lot, as parking lots are not a permitted use within the R-3 Multiple-Family Residential District.

The plat was originally presented to the Planning Commission on March 19, 2026, at which time approval was recommended. However, additional right-of-way was dedicated, resulting in changes to the plat and requiring it to return to the Planning Commission for reconsideration.

The third submittal was received on July 24, 2026, and the Following comments were declared:

PLANNING

1. The additional right-of-way dedication proposed requires the Planning Commission's reconsideration. Since we have not received an official site plan for this location, Staff cannot verify that the proposed right-of-way dedication is final. As a result, the plat cannot be considered by the PC until an official site plan is submitted and the right-of-way dedication area is confirmed.

ENGINEERING

1. Prior to approval of the plat we will need to see the revised site plan, and site plan will need to be advanced to a stage far enough in the review process that there is not a likehood the right-ofway need will change.

ALTERNATIVES:

1. The Planning Commission may recommend approval of the Golden Plains Third Addition replat.
2. The Planning Commission may not recommend approval of the Golden Plains Third Addition replat.

RECOMMENDATION:

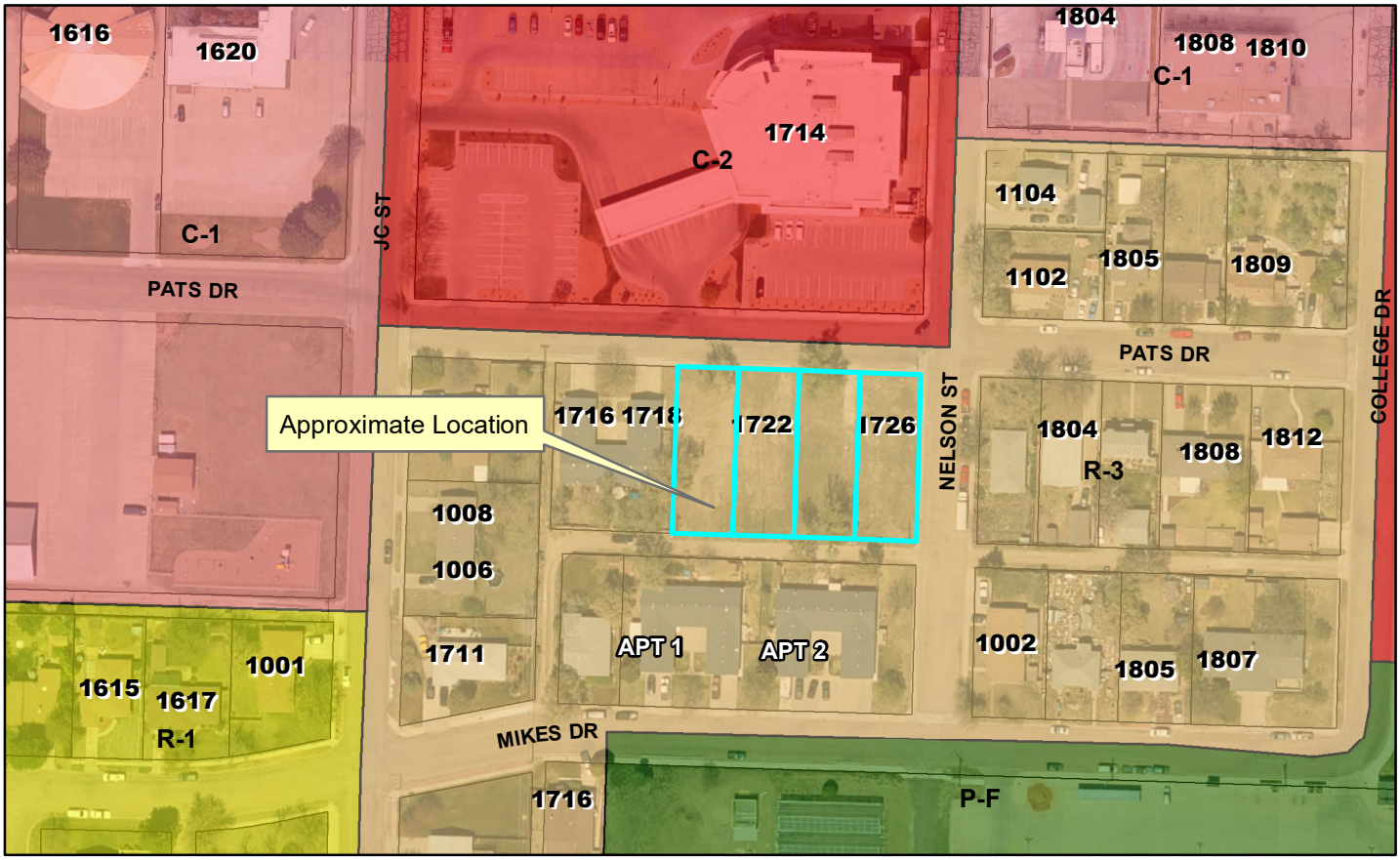
Staff recommends that the Planning Commission recommend approval of the Golden Plains Third Addition replat.

FISCAL NOTE:

There is no fiscal impact.

ATTACHMENTS:

GC2026-4 Vicinity Map
GC2026-4 Plat



Case Number: GC2026-4 Replat of Golden Plains Third Addition
Applicant: Palmberg Land Surveying Service, LLC
Address: 1720 Pats drive
Request: Replat of Golden Plains Third Addition



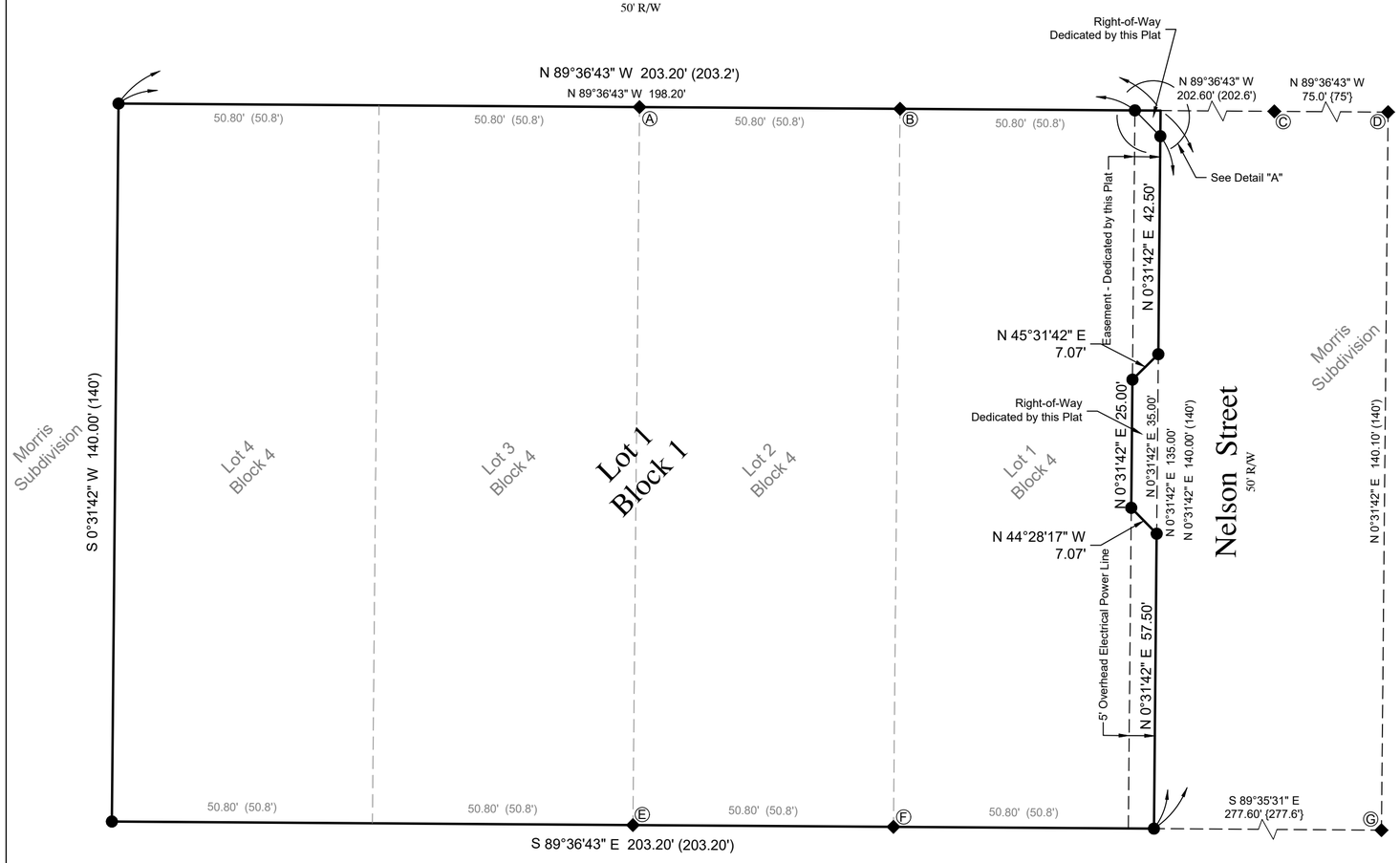
Golden Plains Third Addition

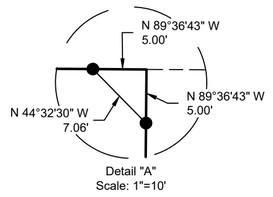
A Replat of Lots 1 - 4, Block 4, Morris Subdivision
Garden City, Finney County, Kansas



Vicinity Map
Not to Scale

Golden Plains Second Addition





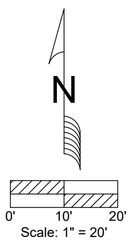
Area Calculations

Lot 1 Block 1	28,435.5 sq.ft.
Dedicated R/W	12.5 sq.ft.
TOTAL	28,448.0 sq.ft.

Building Setback Note:
Setback for this are in accordance with R-3 Multiple Family Residential District Zoning Regulations.

Morris Subdivision

PROPERTY CORNER MONUMENTATION TABLE		
ITEM	DESCRIPTION	LOCATION
A	Fd 1/2" Rebar w/Pink Plastic Cap (Palmberg PS1382) PLSS Job 2022-064 12/03/2022	NW Cor Lot 2, Block 4
B	Fd 1/2" Rebar w/Pink Plastic Cap (Palmberg PS1382) PLSS Job 2022-064 12/3/2022	NE Cor Lot 2, Block 4
C	Fd 1/2" Rebar (R.H. Jones LS-521)	NW Cor Lot 3, Block 3
D	Fd 3/8" Rebar (R.H. Jones LS-521)	NE Cor Lot Split Block 3
E	Fd 1/2" Rebar w/Pink Plastic Cap (Palmberg PS1382) PLSS Job 2022-064 12/03/2022	SW Cor Lot 2, Block 4
F	Fd 1/2" Rebar w/Pink Plastic Cap (Palmberg PS1382)-Disturbed PLSS Job 2022-064	SE Cor Lot 2, Block 4
G	Fd 1/2" Rebar (R.H. Jones LS-521)	SE Cor Lot Split Block 3



LEGEND

- △ Section Corner
- ■ Concrete Monument
- ◆ Previous Survey Points Found and Used
- ● Set 1/2"x24" Rebar w/Pink Plastic Cap (Palmberg PS1382)
- Not To Scale
- ( ) Platted Distance
- { } Deed Distance
- < > GLO Distance

Survey Review
I, hereby certify, that this plat was reviewed by me and that it is in compliance with K.S.A. 58-2005 and the Kansas Minimum Standards for Boundary Surveys.

David J. Matthews Licensed LS-1114 Kansas Land Surveyor

I hereby certify, that this drawing represents the results of a field survey completed by me on February 7, 2026.

DUANE K. PALMBERG LICENSED LS-1382 KANSAS LAND SURVEYOR

Palmberg Land Surveying Services, LLC
901 W. Mary Street Garden City, KS 67846
Garden City Office (620)277-2002 Ashland Office (620)255-9530
duane@plss-ks.com www.plss-ks.com

Notes:
1. No Improvements are shown by agreement with Client
2. Easement and Setback are Not shown by agreement with Client, unless required by local jurisdiction
3. The Basis of Bearings is the S line of Pats Drive, assumed to be N 89°36'43" W.
4. Error of Closure: >1:1,000,000 0.00'@N 0°00'00" E

Golden Plains Third Addition
A Replat of Lots 1 - 4, Block 4, Morris Subdivision
Garden City, Finney County, Kansas

File Name: 2026-011	Job Number: 2026-011	Date: 2/7/2026

RECEIVED
City of Garden City, KS
Project Number: SPGC26-09
Received by: SR
Date: 21Jul2026 1(PLAT)
No. of Pages: 1 PLAT
3rd Submittal

Boundary Description of Record

Lot One (1), Lot Two (2), Lot Three (3) and Lot Four (4), Block Four (4), Morris Subdivision of a tract located in the NE/4 of the NE/4 of Section 17, Township 24 South, Range 32 West of the 6th P.M., in the City of Garden City, Finney County, Kansas

Owner's Certification

State of Kansas)
) ss:
County of Finney)

I, Rosa Saenz, President of Golden Plains Credit Union, being the owner of the property described hereon, have caused the same to be surveyed and subdivided.

Rosa Saenz, President
Golden Plains Credit Union

Notary Acknowledgment

State of Kansas)
) ss:
County of Finney)

This dedication was acknowledged before me, the undersigned officer, by Rosa Saenz, President of Golden Plains Credit Union, this ___day of _____ , 2026.

Lynda Turner, Notary Public
for Rosa Saenz, President
Golden Plains Credit Union

Holcomb - Garden City - Finney County
Area Planning Commission Approval

The Replat described herein has been reviewed and considered by the Holcomb - Garden City - Finney County Area Planning Commission, this___day of _____ 2026, and same is hereby recommended for final approval.

Jeana Anliker, Chair

Trent Maxwell, Director
Neighborhood Development Services

City of Garden City

State of Kansas)
) ss:
County of FInney)

These rights-of-ways and easements accepted by the Governing Body of the City of Garden City, Kansas, as shown on said plat, are hereby dedicated this ___ day of _____, 2026.

Tam "Tom" Nguyen, Mayor

Attest: Celyn Hurtado,City Clerk

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Angela Rivera, Planning Technician
DATE: August 20, 2026
RE: GC2026-30 Campus Plaza North Addition

ISSUE:
The Planning Commission is asked to consider and recommend approval for the Campus Plaza North Addition #2

BACKGROUND:

ProStake Surveying is requesting approval of the Campus Plaza North Addition #2 on behalf of the property owner, Kimbell Investments, LLC. The property is generally located along North Campus Drive and East Kansas Avenue and is zoned (C-2) General Commercial District.

The proposed plat consists of approximately +/- 0.55 acres and replats the existing lot, with approximately +/- 0.03 acres of right-of-way dedication along North Campus Drive. An existing electric easement is also identified along the northeast portion of the property.

The replat is intended to establish the property boundaries, right-of-way dedication, and easements necessary to accommodate the property and future City infrastructure.

The second submittal was received on July 13, 2026, for review by City staff. The plat was reviewed and determined to meet requirements on July 16, 2026.

ALTERNATIVES:
1. The Planning Commission may recommend approval of the Campus Plaza North Addition #2.
2. The Planning Commission may not recommend approval of the Campus Plaza North Addition #2.

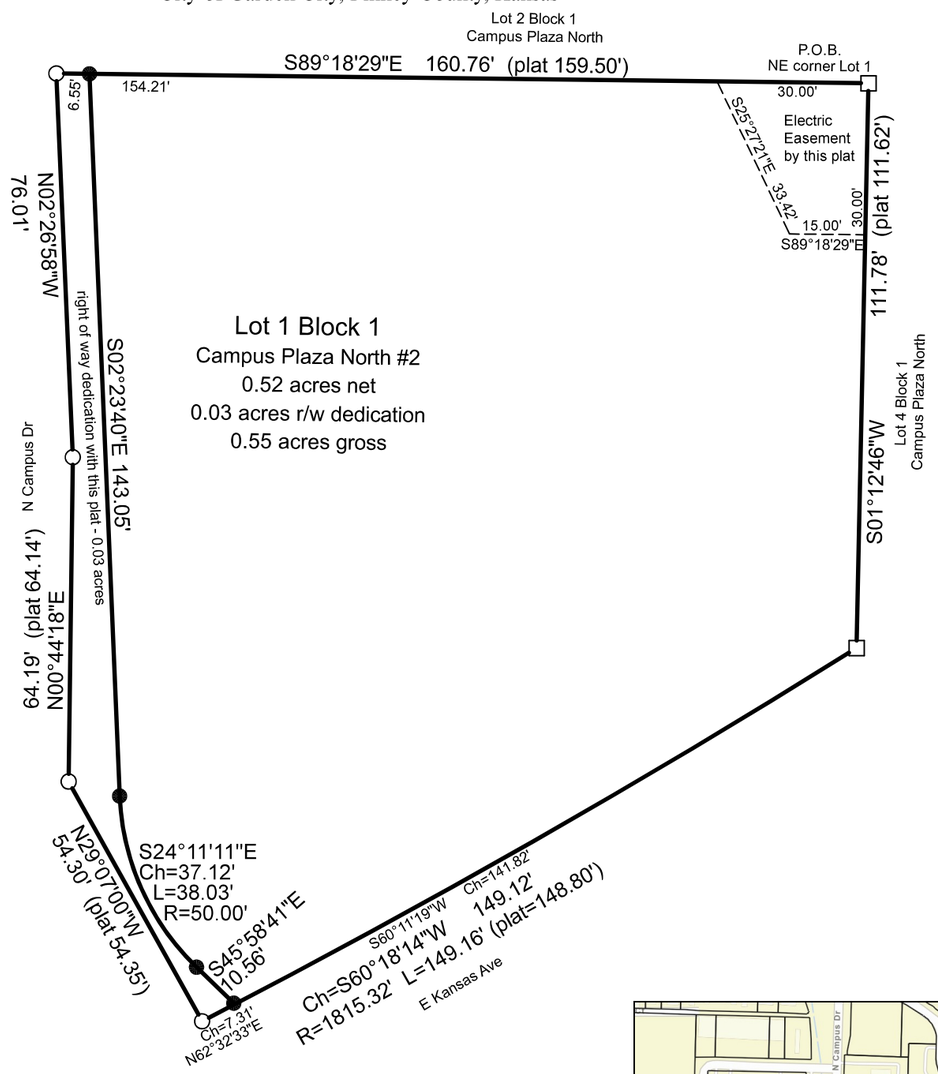
RECOMMENDATION:
Staff recommends that the Planning Commission recommend approval of the Campus Plaza North Addition #2.

FISCAL NOTE:
There is no fiscal impact

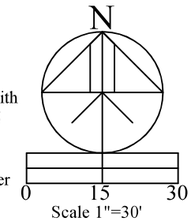
ATTACHMENTS:
GC2026-30 PLAT
2026-30 Vicinity Map

Campus Plaza North Addition #2

a Replat of Lot 1, Block 1, Campus Plaza North Addition, part of Section 9, Township 24 South, Range 32 West of the 6th P.M., City of Garden City, Finney County, Kansas

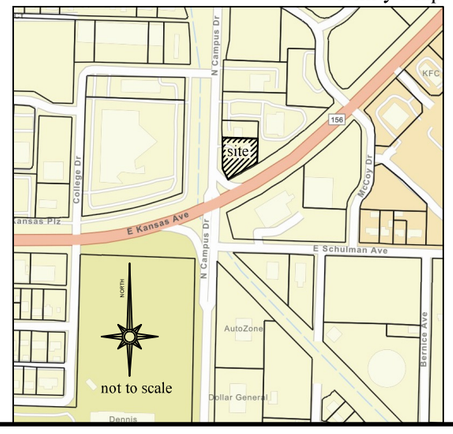


Legend
- set 1/2"x24" rebar with plastic cap CLS305
- found 1/2" rebar of unkown origin
- found nail and washer LS321
- P.O.B. point of beginning



NOTES:
1-Buildings are not shown. Please refer to the site plan.
2-This property falls in regulated zone X, 0.2% annual chance of flooding.
3-This property is zoned **C-2 General Commercial District.** Please refer to the Garden City Zoning regulations for setbacks and restrictions.
4-Measured distances are shown. Record plat dimensions are shown in parenthesis.
5-We relied on First American Title Company Commitment 1688802 dated 1-26-26 for all issues relating to title. Easements shown in the commitment do not affect the property or are not described well enough to plot on a map.
6-Bearings are based on observed GPS measurements.

Vicinity Map



DEDICATION
KNOW ALL MEN BY THESE PRESENTS: that Kimbell Investments, LLC, is the owner of that land included on the plat shown hereon, and that it is the only entity whose consent is necessary to pass clear title to said land and that it hereby consents to the making and recording of said plat and does hereby dedicate said plat to the public.

IN WITNESS WHEREOF this dedication is executed this _____ day of _____ , 2026.

_____
Michael Kimbell for Kimbell Investments, LLC
PO Box 22845, Oklahoma City, OK
303-718-9249

NOTARY ACKNOWLEDGEMENT
State of)
County of) ss
This dedication was acknowledged before me, the undersigned notary public, by Michael Kimbell for Kimbell Investments, LLC,

this _____ day of _____ , 2026.

_____ _____
Notary signature Notary printed name

HOLCOMB-GARDEN CITY-FINNEY COUNTY AREA PLANNING COMMISSION
The Replat described hereon has been reviewed and considered by the Holcomb Garden City Finney County Area Planning Commission at its regular meeting held

this _____ day of _____ , 2026, and the same is hereby recommended for approval.

_____ _____
Jeana Anliker, Chairperson Date

_____ _____
Trent Maxwell, Secretary Date

GARDEN CITY COMMISSION
This Replat approved and all right of way and easement dedications shown hereon accepted by the Garden City Commission, Garden City, Kansas.

Dated this _____ day of _____ , 2026.

_____
Mayor, Tam "Tom" Nguyen

ATTEST:_____
City Clerk, Celyn Hurtado

REGISTER of DEEDS

REPLAT EXTERIOR LEGAL DESCRIPTION: Lot 1, Block 1, Campus Plaza North Addition, located in Section 9, T24S, R32W of the 6th P.M., Garden City, Finney County, Kansas, the exterior of which is described by Ben Rumbaugh, PS1601, on 6-24-2026, as Beginning at the Northeast Corner of said Lot 1, Block 1, Campus Plaza North Addition, THENCE S01°12'46"W 111.78 feet, THENCE along a non-tangent curve to the right having a radius of 1815.32 feet and an arc length of 149.16 feet with a chord of S60°18'14"W 149.12 feet, THENCE N29°07'00"W 54.30 feet, THENCE N00°44'18"E 64.19 feet, THENCE N02°26'58"W 76.01 feet, THENCE S89°18'29"E 160.76 feet to the Point of Beginning. This description contains 0.55 acres.
CLOSURE: This exterior description closes by 0.01 over 697' feet for a ratio of 1:60,000.

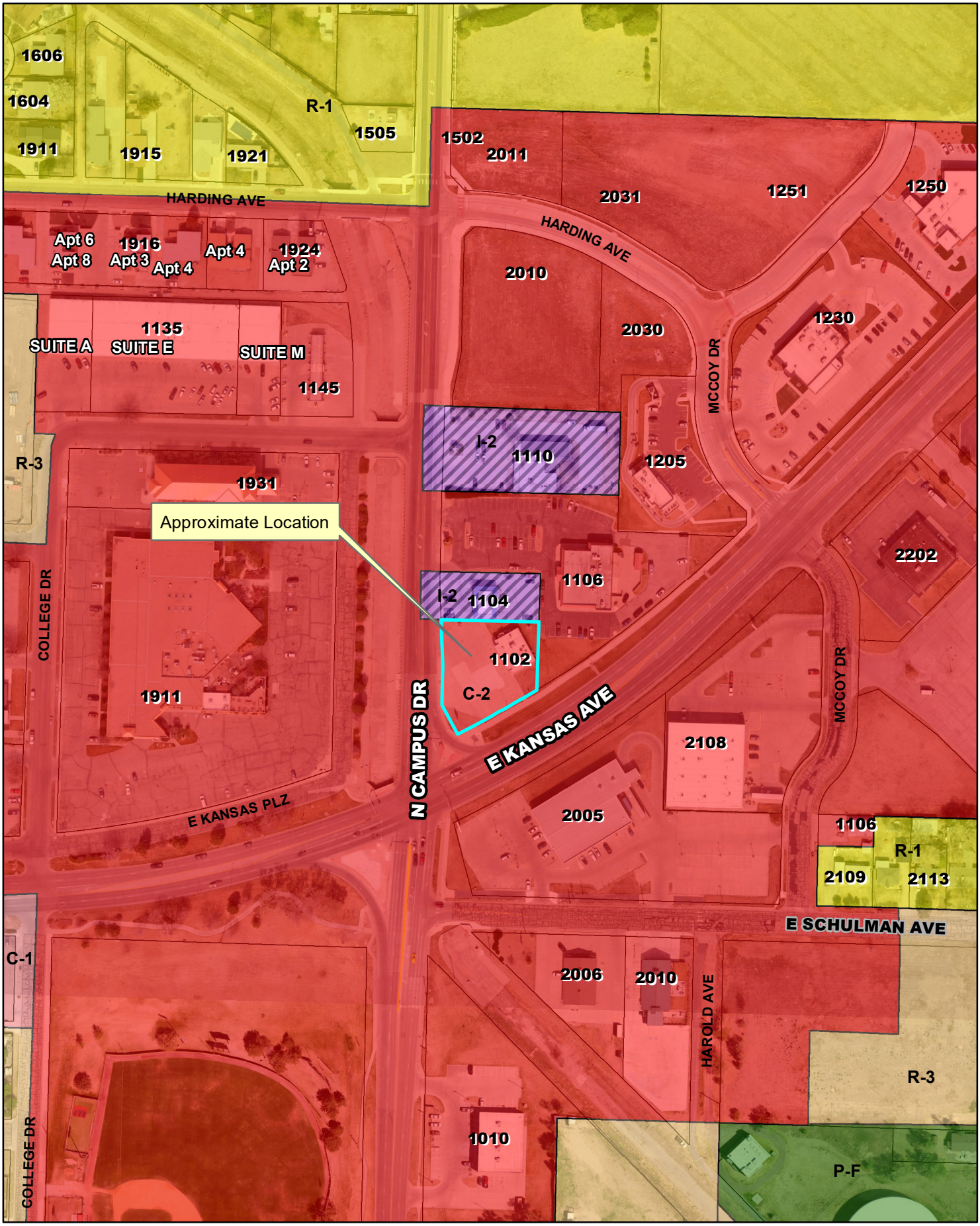
SURVEYOR
I, Benjamin A. Rumbaugh, do hereby certify that I am a Professional Land Surveyor in the State of Kansas and that the property described hereon was surveyed under my supervision on 6-24-2026, and all of the monuments shown exist and their positions are correct to the best of my knowledge.

FINNEY COUNTY
REVIEW SURVEYOR
I, hereby certify, that this survey plat was reviewed by me and that it is in compliance with K.S.A. 58-2005 and the Kansas Minimum Standards for Boundary Surveys.

MEETS REQUIREMENTS
City of Garden City, KS
Project Number: SPGC26-23
Approved by: SR
Date: 16Jul2026
No. of Pages: 1(Plat)
2nd Submittal

RECEIVED
City of Garden City, KS
Project Number: SPGC26-23
Received by: SR
Date: 13Jul2026
No. of Pages: 1(Plat)
2nd Submittal

ProStake Surveying
PO Box 2324,
Garden City, KS 67846
620-385-0547
7-10-2026 rev2 Sheet 1 of 1


1606
1604
1911
1915
1921
R-1
1505
1502
2011
2031
1251
1250
HARDING AVE
HARDING AVE
Apt 6
Apt 8
1916
Apt 3
Apt 4
Apt 4
1924
Apt 2
2010
2030
1230
MCCOY DR
1135
SUITE A
SUITE E
SUITE M
1145
I-2
1110
1205
R-3
1931
Approximate Location
2202
COLLEGE DR
I-2
1104
1106
1102
C-2
1911
N CAMPUS DR
E KANSAS AVE
MCCOY DR
2108
E KANSAS PLZ
2005
1106
R-1
2109
2113
E SCHULMAN AVE
C-1
2006
2010
HAROLD AVE
R-3
1010
P-F
COLLEGE DR

N

218

GARDEN CITY
— KANSAS —

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Abigail Jarmer, Planning Technician
DATE: August 20, 2026
RE: FC2026-24: Parcel Plat of the NW5 Addition

ISSUE:
The Planning Commission is asked to consider and provide a recommendation for the NW5 Addition Parcel Plat.

BACKGROUND:
The applicant, Burt West with Pro Stake Surveying, LLC, on behalf of the property owner, Andrew E. Larson Jr., of the A&J Larson Family Irrevocable Trust II, is requesting to plat the NW5 Addition, generally located at 3510 N. Little Lowe Rd., Finney County, Kansas. The property is zoned "A" Agricultural District, and the plat contains one lot totaling +/- 3.32 acres. There is a single-family home and two large accessory buildings on the property. The applicant is requesting to plat the property to separate the house from the agricultural land. The applicant must complete the site plan review and rezone process before the Board of County Commissioners will consider approval of the parcel plat.

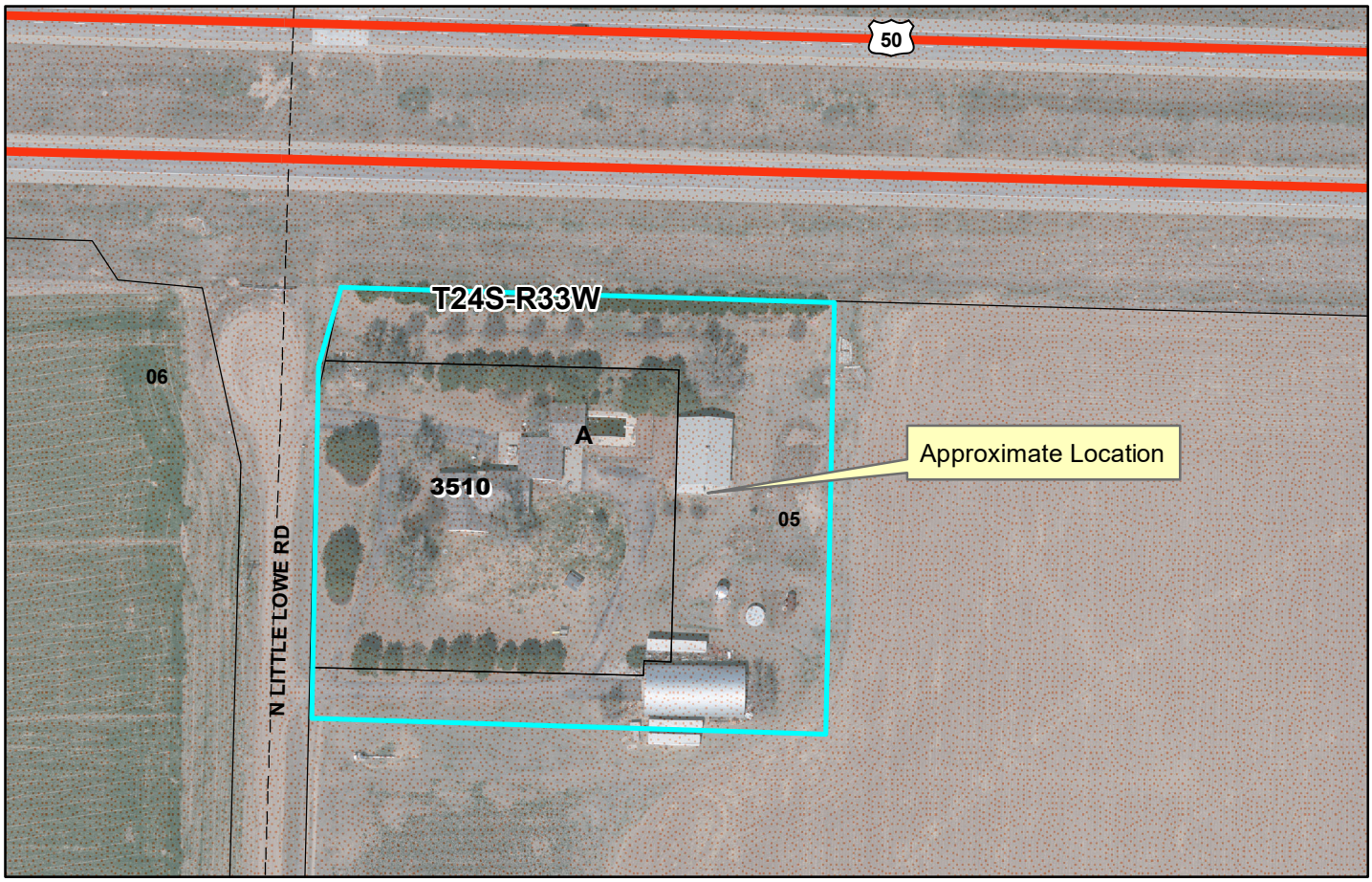
A review of the second submittal was performed on August 11, 2026 and was found to meet the minimum standards of the Finney County Zoning and Subdivision Regulations.

ALTERNATIVES:
1. The Planning Commission may recommend approval of the parcel plat.
2. The Planning Commission may not recommend approval of the parcel plat.

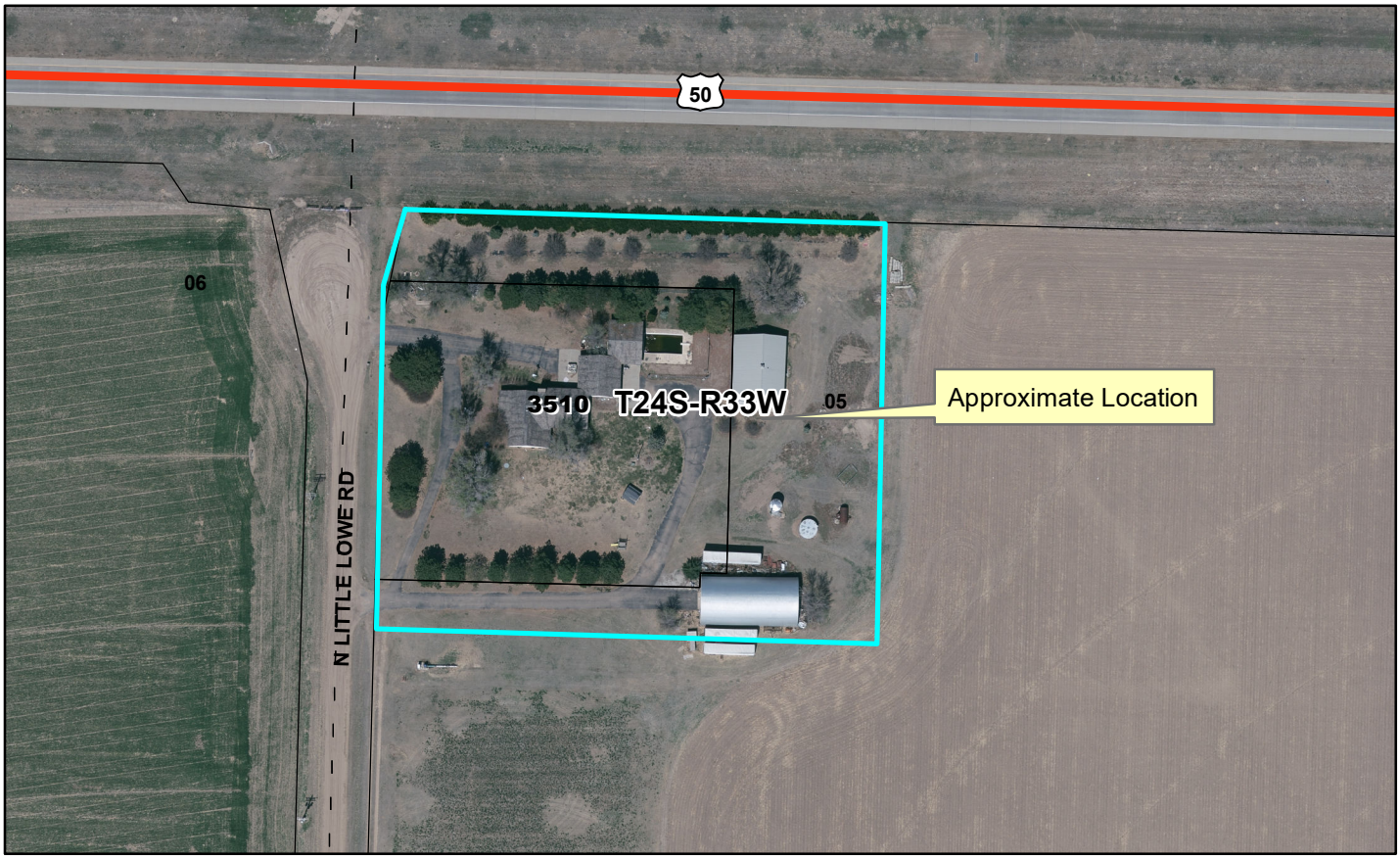
RECOMMENDATION:
Staff recommends Alternative 1, the Planning Commission recommend approval of the parcel plat.

FISCAL NOTE:
There is no fiscal impact.

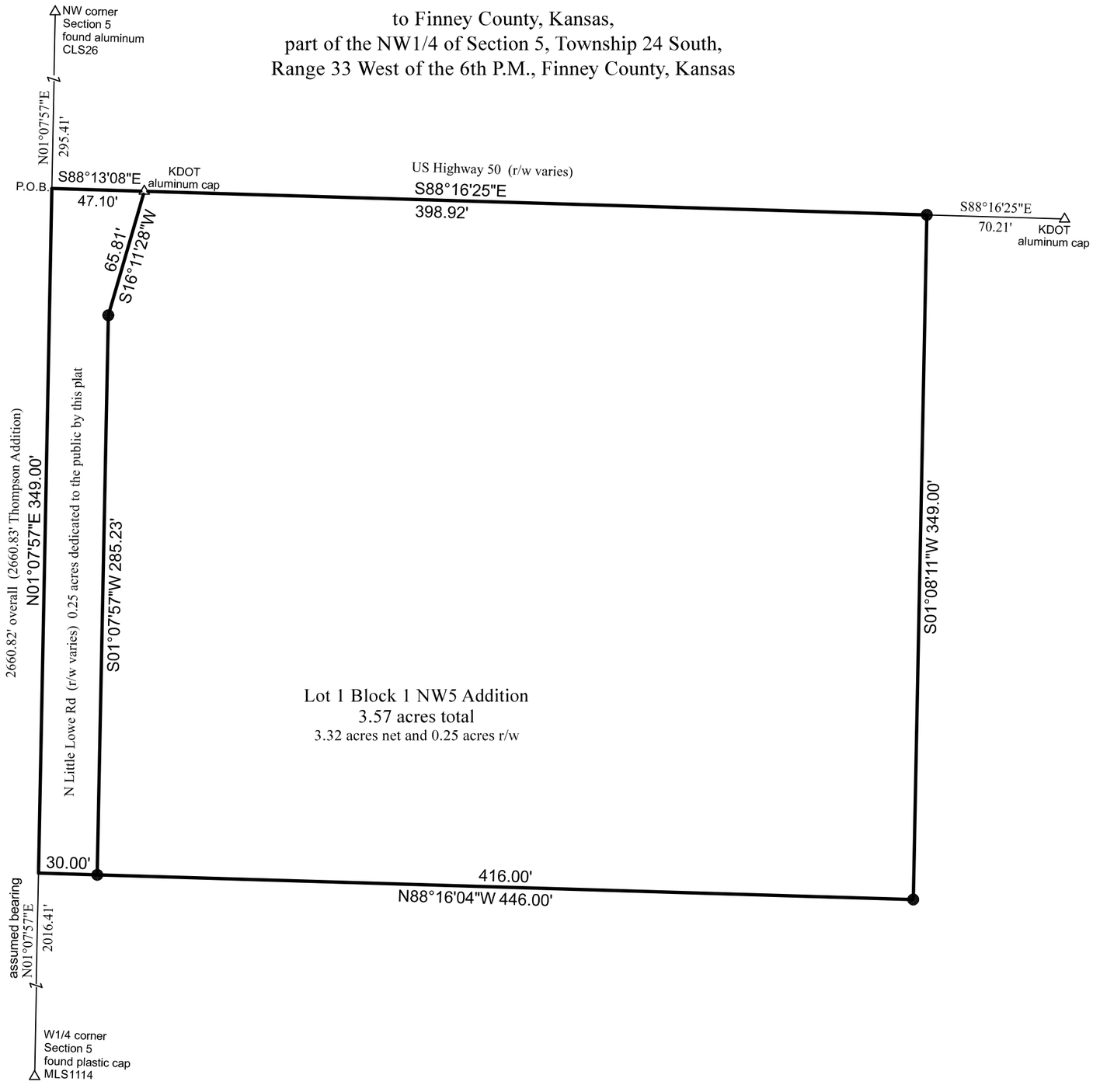
ATTACHMENTS:
FC2026-24 Vicinity Map
FC2026-24 Parcel Plat



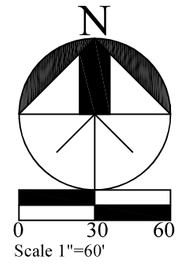
Case Number: FC2026-24
Applicant: Burt West with Pro Stake Surveying, LLC
Location: Generally located at 3510 N. Little Lowe Road, Finney County, Kansas.
Request: Parcel Plat of the NW5 Addition.



Parcel Plat of
NW5 Addition
to Finney County, Kansas,
part of the NW1/4 of Section 5, Township 24 South,
Range 33 West of the 6th P.M., Finney County, Kansas



Legend
- ● set 1/2"x24" rebar with plastic cap CLS305
- △ found corner as noted
- ⁄ line foreshortened



NOTES:
1-This property is zoned R-R Rural Residential District. Please consult the Finney County Planning and Zoning Regulations for yard setbacks, height restrictions, and permitted uses.
2-Bearings are based on an assumed bearing between found monument along the west line of the NW1/4 as shown.
3-Some improvements and setbacks are not shown by agreement with the client. Easements are shown if known.
4-Flood plain does not affect this property, it lies in Zone X, a 0.2% annual chance of flood, formerly known as a 500 year flood plain.



ProStake Surveying
PO Box 2324
Garden City
Kansas 67846
620-385-0547

Date 6-13-2026
Revisions
8-3-2026
Sheet 2 of 2

Parcel Plat of
NW5 Addition
to Finney County, Kansas,
part of the NW1/4 of Section 5, Township 24 South,
Range 33 West of the 6th P.M., Finney County, Kansas

DEDICATION
KNOW ALL MEN BY THESE PRESENTS: that Andrew E Larson Jr and A&J Irrevocable Trust II are the owners of that land included on the plat shown hereon, and that they are the only persons whose consent is necessary to pass clear title to said land and that they hereby consent to the making and recording of said plat and it hereby dedicate said plat to the public.

IN WITNESS WHEREOF this dedication is executed

this _____ day of _____ , 2026.

_____
by Andrea J. Tauscher, power of attorney
for Andrew E Larson Jr estate
3565 W Jones Ave, Garden City, KS
620-804-0343

NOTARY ACKNOWLEDGEMENT
State of Kansas)
County of Finney) ss
This dedication was acknowledged before me, the undersigned notary public, by by Andrea J. Tauscher, power of attorney for Andrew E Larson Jr estate

this _____ day of _____ , 2026.

_____
Notary Public

_____
by Andrea J. Tauscher, power of attorney
for A&J Irrevocable Trust II
3565 W Jones Ave, Garden City, KS
620-804-0343

NOTARY ACKNOWLEDGEMENT
State of Kansas)
County of Finney) ss
This dedication was acknowledged before me, the undersigned notary public, by by Andrea J. Tauscher, power of attorney for A&J Irrevocable Trust II,

this _____ day of _____ , 2026.

_____
Notary Public

HOLCOMB-GARDEN CITY-FINNEY COUNTY AREA PLANNING COMMISSION
The Parcel Plat described hereon has been reviewed and considered by the Holcomb Garden City Finney County Area Planning Commission at its regular meeting held

this _____ day of _____ , 2026,
and the same is hereby recommended for approval.

_____ _____
Jeana Anliker, Chairperson Date

_____ _____
Trent Maxwell, Secretary Date

FINNEY COUNTY COMMISSION
This plat approved and all dedications shown hereon accepted by the Board of Commissioners of Finney County, Kansas.

Dated this _____ day of _____ , 2026.

_____
Vicki Germann, Chairman

ATTEST:_____
County Clerk, Dori Munyan

FINNEY COUNTY REVIEW SURVEYOR
I, hereby certify, that this survey plat was reviewed by me and that it is in compliance with K.S.A. 58-2005 and the Kansas Minimum Standards for Boundary Surveys.

REGISTER of DEEDS

PARCEL PLAT EXTERIOR LEGAL DESCRIPTION:
a tract of land in the Northwest Quarter of Section 5, Township 24 South, Range 33 West of the 6th P.M., Finney County, Kansas, more particularly described on 6-13-2026 by Ben Rumbaugh, PS1601, as Commencing at the Northwest corner of said NW1/4, thence south along the west line of said NW1/4 on a bearing of S01°07’57”W for 295.41 feet to the POINT OF BEGINNING, THENCE S88°13'08"E for 47.10 feet, THENCE S88°16’25”E for 398.92 feet, THENCE S01°08’11”W for 349.00 feet, THENCE N88°16’04”W for 446.00 feet to the west line of said NW1/4, THENCE along said west line N01°07’57”E 349.00 feet to the POINT OF BEGINNING, containing 3.57 acres more or less, including right of way, with a closure ratio of 1:1,000,000.

SURVEYOR
I, Benjamin A. Rumbaugh, do hereby certify that I am a Professional Land Surveyor in the State of Kansas and that the property described hereon was surveyed under my supervision on 6-13-2026, and all of the monuments shown exist and their positions are correct to the best of my knowledge.

ProStake Surveying
PO Box 2324
Garden City
Kansas 67846
620-385-0547

Date 6-13-2026
Revisions
8-3-2026
Sheet 1 of 2

GARDEN CITY
KANSAS

MEMORANDUM

TO: Holcomb - Garden City - Finney County Area Planning Commission Agenda
THRU: Trent Maxwell, Neighborhood and Development Services Director
FROM: Abigail Jarmer, Planning Technician
DATE: August 20, 2026
RE: FC2026-32: Parcel Plat of the Finney County Jail Addition

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ISSUE:
The Planning Commission is asked to consider and provide a recommendation for the Finney County Jail Addition Parcel Plat.

BACKGROUND:
The applicant, Derek Ramos, Finney County Administrator, on behalf of Finney County, is requesting to plat the Finney County Jail Addition, generally located at 2460 W. Kansas Ave., Finney County, Kansas. The property is zoned "I-1, I-2" Light to Medium Industrial District, and the plat contains one lot totaling +/- 15.10 acres. The lot is currently used for agricultural purposes and is the planned location for the new Finney County jail facility. The "I-1, I-2" Zoning District allows government facilities as a permitted use, so a rezone is not required.

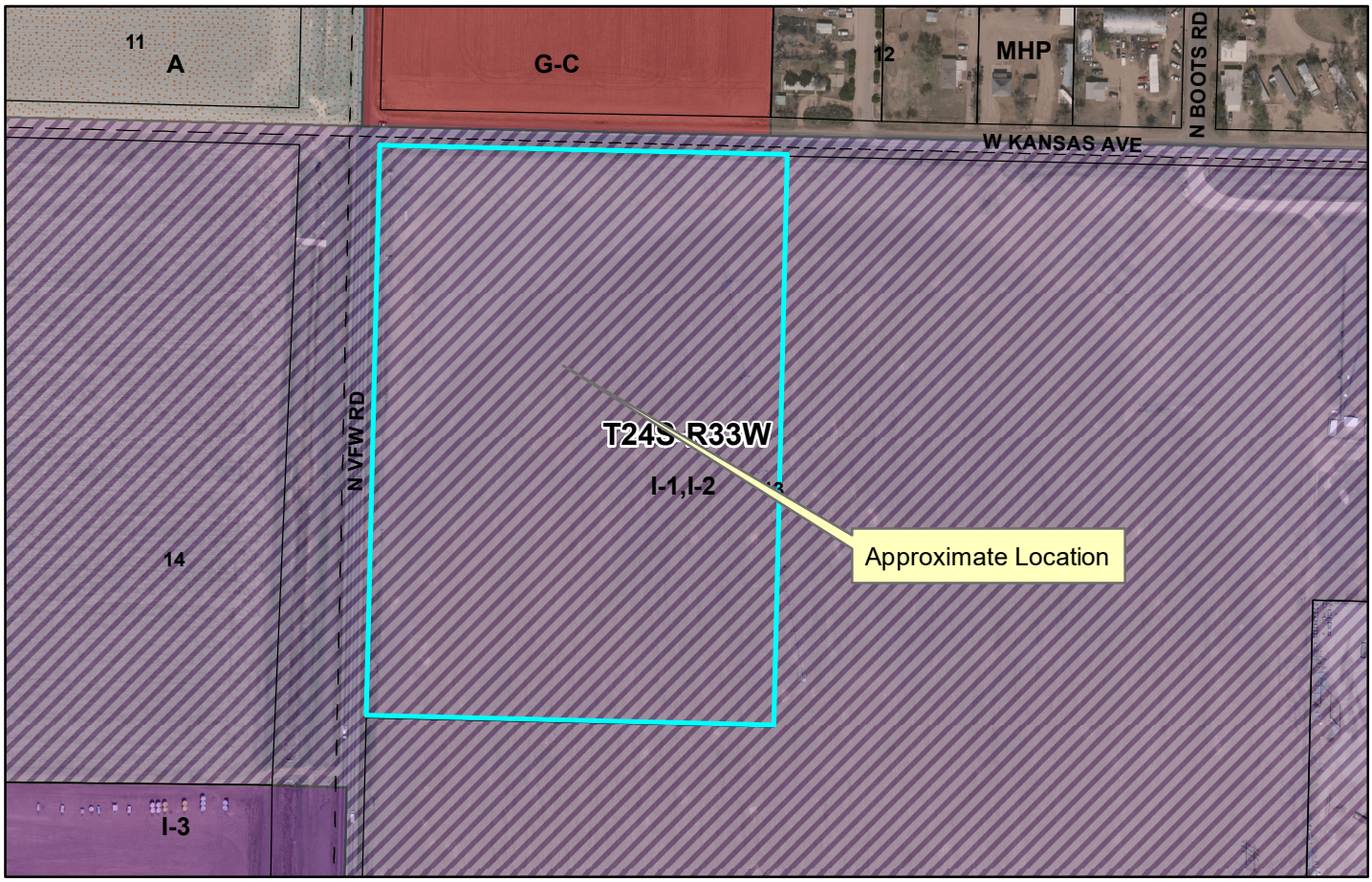
A review of the second submittal was performed on August 13, 2026, and was found to meet the minimum standards of the Finney County Subdivision and Zoning Regulations.

ALTERNATIVES:
1. The Planning Commission may recommend approval of the parcel plat.
2. The Planning Commission may not recommend approval of the parcel plat.

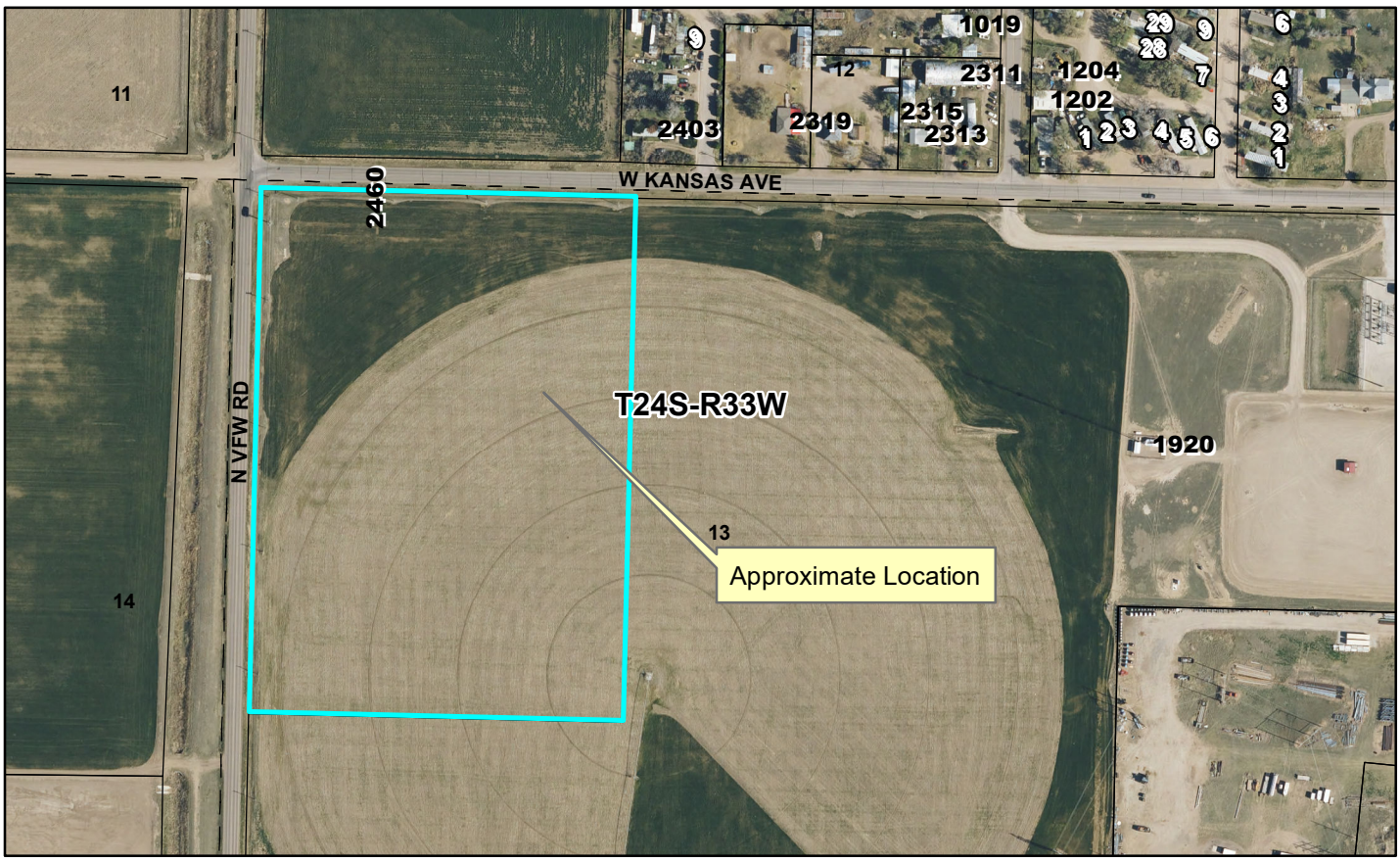
RECOMMENDATION:
Staff recommends Alternative 1, the Planning Commission recommend approval of the parcel plat.

FISCAL NOTE:
There's no fiscal impact.

ATTACHMENTS:
FC2026-32 Vicinity Map
FC2026-32 Finney County Jail Addition - Parcel Plat



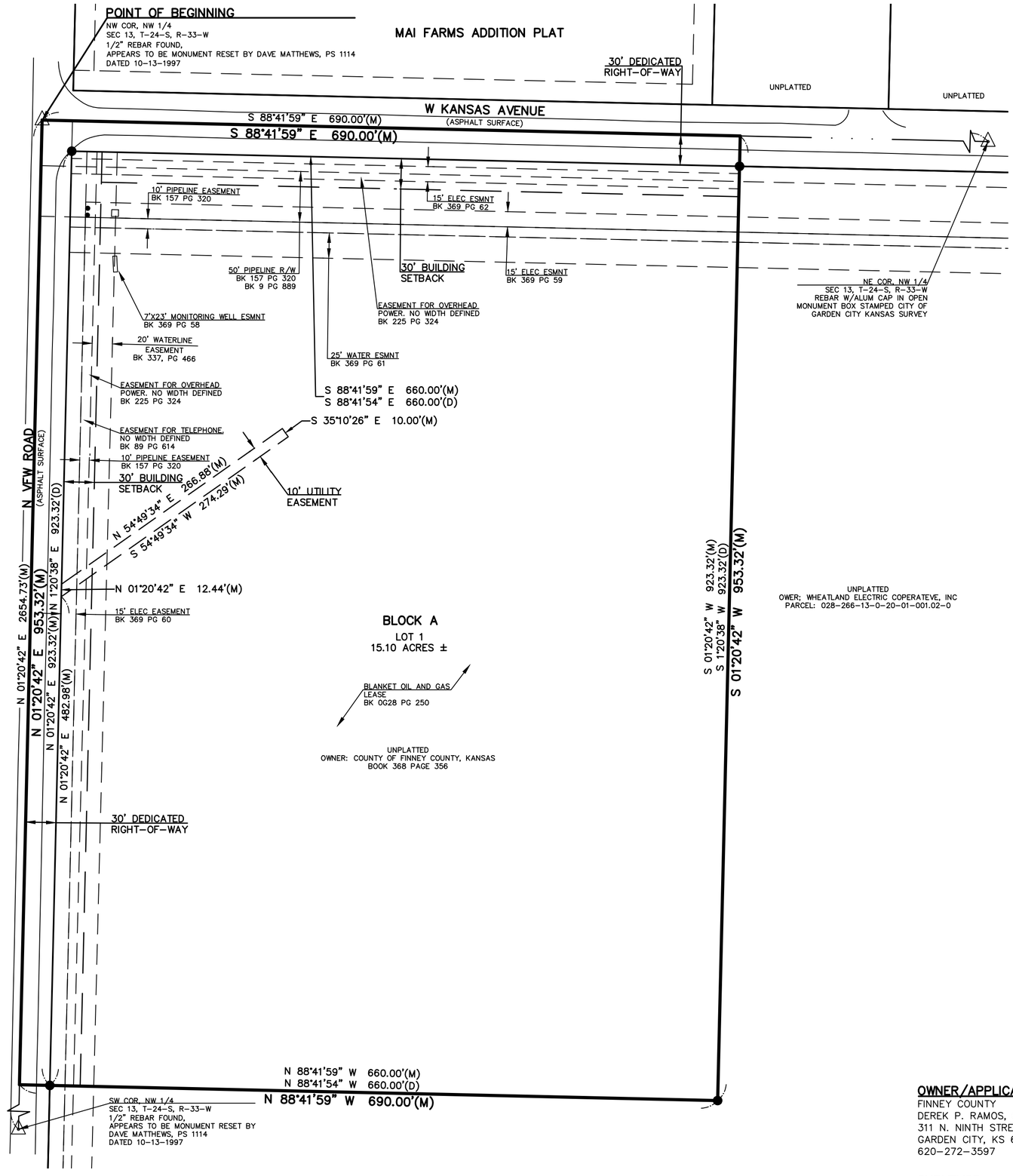
Case Number: FC2026-32
Applicant: Derek Ramos, Finney County Administrator
Location: Generally located at 2460 W. Kansas Ave., Finney County, Kansas.
Request: Parcel Plat of the Finney County Jail Addition.



PARCEL PLAT OF

THE FINNEY COUNTY JAIL ADDITION

NW 1/4, SEC 13, T-24-S, R-33-W
GARDEN CITY, FINNEY COUNTY, KANSAS



0 40 80 160

SCALE: 1" = 80'

EXISTING LEGEND

- △ SECTION CORNER FOUND
- ● 1/2" X 24" REBAR SET W/YELLOW PLASTIC CAP STAMPED KVE CLS 20
- (D) DESCRIBED PER BOOK 368 PAGE 356
- (M) MEASURED
- LINE NOT DRAWN TO SCALE

PLAT BOUNDARY DESCRIPTION:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 13; THENCE S 88°41'54" E A DISTANCE OF 30.00 FT, THENCE S 1°20'37" W A DISTANCE OF 30.00 FT, TO THE POINT OF BEGINNING. THENCE S 88°41'54" E A DISTANCE OF 660.00 FT, THENCE S 1°20'38" W A DISTANCE OF 923.32 FT, THENCE N 88°41'54" W A DISTANCE OF 660.00 FT, THENCE N 1°20'38" E A DISTANCE OF 923.32 TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

1. KANSAS ONE-CALL TICKET #26194120 AND 26056542.
2. SEE APPLICABLE COUNTY CODES FOR CONDITIONS THAT MIGHT AFFECT THE DEVELOPMENT OF THIS SURVEYED PARCEL.
3. BEARINGS AND DISTANCES SHOWN WERE MEASURED BY INSTRUMENT ON THE GROUND.
4. RECORD DESCRIPTION IS RECORDED AS DEED BOOK 368, PAGE 356.

CERTIFICATION:

I, JASON R. LOADER, BEING A DULY LICENSED SURVEYOR UNDER THE LAWS OF KANSAS, HEREBY CERTIFY THAT THIS PLAT OR MAP IS A TRUE REPRESENTATION OF A SURVEY PERFORMED ON THE GROUND BY ME OR UNDER MY DIRECT SUPERVISION, IS IN ACCORDANCE WITH THE CURRENT KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS, AND IS CORRECT TO THE BEST OF MY BELIEF AND ABILITY.

DATE OF SURVEY: JUNE 3, 2026

(AN ORIGINAL SEAL WITH SIGNATURE IN BLUE INK SIGNIFIES THE CERTIFICATION OF THE ENTIRE FACE OF THIS DOCUMENT AND ALL OF ITS CONTENT)

OWNER/APPLICANT

FINNEY COUNTY
DEREK P. RAMOS, COUNTY ADMINISTRATOR
311 N. NINTH STREET
GARDEN CITY, KS 67846
620-272-3597

SURVEYOR

JASON R. LOADER
KAW VALLEY ENGINEERING 2319
NORTH JACKSON
JUNCTION CITY, KS 66441
785-762-5040

PRELIMINARY

JASON R. LOADER
1462
loaderj@kveng.com

2319 NORTH JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040
jc@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING

PROJECT NO.	H25_0174
DRAWN BY	BKR
CHECKED BY	JRL
CFN	0174PP
SHEET	1 OF 2

PROJECT:
FINNEY COUNTY DETENTION CENTER
VFW ROAD AND KANSAS AVENUE
GARDEN CITY, KS 67846

PREPARED FOR:
FINNEY COUNTY, KANSAS
311 N NINTH STREET
GARDEN CITY, KS 67846

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/26

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.

PARCEL PLAT OF

THE FINNEY COUNTY JAIL ADDITION

NW 1/4, SEC 13, T-24-S, R-33-W
GARDEN CITY, FINNEY COUNTY, KANSAS

OWNER'S CERTIFICATE AND DEDICATION

STATE OF KANSAS }
COUNTY OF FINNEY } SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED OWNER(S) OF THE LAND DESCRIBED IN THE LAND SURVEYOR'S CERTIFICATE HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED ON THE ACCOMPANYING PLAT INTO LOTS AND BLOCKS UNDER THE NAME OF "THE FINNEY COUNTY JAIL ADDITION", FINNEY COUNTY, KANSAS. THAT ALL STREETS, EASEMENTS AND PUBLIC SITES AS DENOTED ON THE PLAT ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC FOR THE LIMITED PURPOSE OF CONSTRUCTING, OPERATING, MAINTAINING AND REPAIRING PUBLIC IMPROVEMENTS AND FRANCHISE UTILITIES WITHIN THE CITY OF GARDEN CITY; AND FURTHER THAT THE LAND CONTAINED HEREIN IS HELD AND SHALL BE CONVEYED SUBJECT TO ANY APPLICABLE RESTRICTIONS, RESERVATIONS AND COVENANTS NOW ON FILE OR HEREAFTER FILED IN THE OFFICE OF THE REGISTER OF DEEDS OF FINNEY COUNTY, KANSAS.

UTILITY EASEMENTS ARE HEREBY GRANTED TO THE PUBLIC AS INDICATED FOR THE CONSTRUCTION AND MAINTENANCE OF ALL PUBLIC UTILITIES.

ALL RIGHTS-OF-WAYS ARE HEREBY DEDICATED TO AND FOR THE USE OF THE PUBLIC.

ANY PLAT OR PART THEREOF OR STREET, ALLEY OR OTHER PUBLIC RESERVATION, INCLUDING, WITHOUT LIMITATION, EASEMENTS, DEDICATED BUILDING SETBACK LINES, AND ACCESS CONTROL, WHETHER ESTABLISHED BY INSTRUMENT, CONDEMNATION OR EARLIER PLATS, SHALL BE VACATED BOTH AS TO USE AND AS TO TITLE WITHOUT ANY FURTHER PROCEEDINGS UPON THE FILING AND RECORDING OF THIS PLAT BY VIRTUE OF K.S.A. 12-512B, AS AMENDED.

_____
DEREK P. RAMOS, COUNTY ADMINISTRATOR

NOTARY CERTIFICATE

STATE OF KANSAS }
COUNTY OF FINNEY } SS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME, THIS ____ DAY OF _____, 2026, BY DEREK P. RAMOS, COUNTY ADMINISTRATOR.

_____, NOTARY PUBLIC

MY COMMISSION EXPIRES: _____.

PLANNING COMMISSION CERTIFICATE

THIS PARCEL PLAT OF "THE FINNEY COUNTY JAIL ADDITION", COUNTY OF FINNEY, KANSAS, HAS BEEN SUBMITTED TO AND APPROVED BY THE HOLCOMB-GARDEN CITY-FINNEY COUNTY AREA PLANNING COMMISSION, GARDEN CITY, KANSAS. APPROVED THIS ___ DAY OF _____, 2026.

_____, CHAIRPERSON
JEANA ANLIKER

_____, SECRETARY
TRENT MAXWELL

SURVEY REVIEW CERTIFICATE

THIS PLAT HAS BEEN REVIEWED AND IT IS IN COMPLIANCE WITH K.S.A. 58-2005 AND THE KANSAS MINIMUM STANDARDS FOR BOUNDARY SURVEYS. REVIEWED ON THIS ____ DAY OF _____, 2026.

_____
DAVID MATTHEWS, P.S. #1114
COUNTY SURVEY REVIEWER
FINNEY COUNTY, KS.

GOVERNING BODY CERTIFICATE

I, DORI MUNYAN, CLERK OF THE BOARD OF COUNTY COMMISSIONERS OF FINNEY COUNTY, KANSAS, HEREBY CERTIFY THAT SAID BOARD ON _____ DAY OF _____, 2026, ACCEPTED ON BEHALF OF THE PUBLIC THE FORGOING DESCRIBED PARCEL OF REAL ESTATE AND PUBLIC UTILITY EASEMENTS FOR PUBLIC USE.

_____,CHAIRPERSON
VICKI GERMANN

ATTEST:

_____,CLERK
DORI MUNYAN

REGISTER OF DEEDS CERTIFICATE

PRELIMINARY

JASON R. LOADER
1462
loaderj@kveng.com

2319 NORTH JACKSON | P.O. BOX 1304
JUNCTION CITY, KANSAS 66441
PH. (785) 762-5040
jc@kveng.com | www.kveng.com
KAW VALLEY ENGINEERING

PROJECT NO.	H25_0174
DRAWN BY	BKR
CHECKED BY	JRL
CFN	0174PP
SHEET	2 OF 2

PROJECT:
FINNEY COUNTY DETENTION CENTER
VFW ROAD AND KANSAS AVENUE
GARDEN CITY, KS 67846

PREPARED FOR:
FINNEY COUNTY, KANSAS
311 N NINTH STREET
GARDEN CITY, KS 67846

KAW VALLEY ENGINEERING, INC., IS AUTHORIZED TO OFFER SURVEYING SERVICES BY KANSAS STATE CERTIFICATE OF AUTHORIZATION NO. LS-20. EXPIRES 12/31/26

THIS DRAWING SHALL NOT BE UTILIZED BY ANY PERSON, FIRM, OR CORPORATION IN WHOLE OR IN PART WITHOUT THE SPECIFIC PERMISSION OF KAW VALLEY ENGINEERING, INC.