

MINUTES OF THE MEETING OF THE LINCOLN COUNTY PLANNING COMMISSION HELD IN THE CITY HALL COUNCIL CHAMBERS ON THE 9th DAY OF JUNE 2026. CHAIR ROGGOW CALLED THE MEETING TO ORDER AT 5:30 P.M.

MEMBERS PRESENT: Brent Roggow, Judy Pederson, Lee Davies, Zak Eickhoff, Aaron Edwards, Chuck Boden, Vern Friesen

MEMBERS ABSENT: Marlene Flaming, Russ Miller, Roger Merritt, Mitch Moorhead

STAFF MEMBERS PRESENT: Judy Clark, County Planner; Michelle Bain, Recording Secretary, Tyler Volkmer, Deputy County Attorney

Notice of the meeting was given in advance thereof, by posting on in at least three places in the City as follows: North Platte Public Library, Lincoln County Courthouse, and City Hall offices.

Notice of the meeting was given to the Chairman and all members of the Planning Commission. Availability of the agenda was communicated in the advance notice and in the notice to the Chairman and members of the Commission. All proceedings thereafter shown were taken while the convened meeting was open to the attendance of the public.

1. Roll Call.

Chair Roggow stated that a current copy of the open meetings act of Nebraska is posted at the back of the room.

2. Edwards moved and Eickhoff seconded the motion to approve the order of the agenda. Roll call vote: "Aye": Roggow, Pederson, Edwards, Davies, Eickhoff, Boden, Friesen. "Nay": None. Absent: Miller, Flaming, Moorhead, Merritt. Motion carried.
3. Davies moved and Boden seconded the motion to approve the minutes of the May 12, 2026 meeting. Roll call vote: "Aye": Roggow, Pederson, Edwards, Davies, Eickhoff, Boden, Friesen. "Nay": None. Absent: Miller, Flaming, Moorhead, Merritt. Motion carried.
4. ~~Public Hearing File No CU26-009 Discuss and consider action on an application by Great Plains Towers, lessee, and Jeffrey and Kristin Harm, lessor, for a conditional use permit to allow construction of a 250' guyed telecommunication tower and associated equipment located north of US Highway 30 approximately 2.5 miles east of the Dawson County line in a A-1 Agricultural District on property described as part of the SW ¼ of Section 27, Township 12 N, Range 26 W of the 6th P.M., Lincoln County, Nebraska. (Pulled from the agenda at the request of the applicants).~~
5. Discussion of possible future amendments to the Lincoln County Zoning Regulations Section 8.22 Data Centers.

Judy stated that no formal action will be taken at this meeting. On Monday, June 1, 2026, the Lincoln County Board of Commissioners met and discussed data center regulations. As a result of that discussion, the board has directed the Lincoln County Planning Commission to review the current regulations. As part of the conversation, a representative from NPPD has been invited to attend the meeting to allow the commission to ask questions about data centers such as the capacity for energy, preferred locations, how these work with the existing electrical grid and simply to provide information on what a data center is and what they mean to a community. This representative is meant to be a resource for information gathering purposes. Planning staff has been researching these facilities for quite some time and has gathered information from sitting commission members, community members, other communities, the State of Nebraska, NACO and NPZA that will be available and discussed at the meeting. While researching information, Planning Commission Members will want to take a look at legislation that has been passed at the State level. The most recent legislation that directly affects data center development are LB1010 and LB1261, along with LB663 which discusses conditional uses. All of these State regulations will need to be considered regarding data center regulations. Items Planning Staff is considering for discussion are listed but not limited to:

- Type (enterprise onsite, colocation, edge, hyperscale)

- Site Compatibility (surrounding uses, residences, agriculture)
- Power and Water (major electric capacity needs, cooling- water demand/source)
- Noise and Visual (setbacks, landscaping, fencing, lighting controls)
- Roads and Emergency (construction traffic, fire protection, hazmat response)
- Economics (tax base, infrastructure costs, local stimulus, grid modernization, job creation)
- Road Agreements
- Community Benefit Agreements
- Decommissioning

There are regulations currently in the zoning regulations but they are pretty generic and more information has been gathered since then.

Judy discussed through a PowerPoint presentation issues such as data center definitions, reasons to consider amending zoning regulations, how other communities are regulating data centers and what regulations to consider.

She further explained when working in planning and zoning things cannot be outright banned, but they can be regulated where to allow them and how they're regulated.

Nicole Sedlacek, Economic Development Manager, Nebraska Public Power District, gave a presentation outlining different types of data centers and the power they would need to run those data centers. She explained that countries are competing to be the global leader in AI. There is rapid growth because of the need for AI facilities which are asking for hundreds of megawatts of power. Nebraska offers reliable energy, competitive electric rates, available land, strong transmission system and central US location. NPPD is working on a large load rate to protect existing rate payers up front such as entering into a construction agreement and providing security deposits etc. Public Power must be involved in the review process.

When asked what happens if a company goes bankrupt, Ms. Sedlacek responded there is no risk to existing rate powers because of how the structures are made. They are made to protect existing rate payers. Today if a data center built its own power plant, the agreements would be designed to protect the rate payers.

Judy asked if the power from the power plant they build themselves could be sold to NPPD.

Ms. Sedlacek stated all entities would have to agree to that arrangement.

Judy asked the new load process request and what the timeframe is.

Ms. Sedlacek stated it depends, if they start in January, by April they may have been through the process. Larger loads take more time so the NPPD study could take anywhere from 6 to 9 months.

Pederson asked if they are working on zero emissions.

Ms. Sedlacek stated their end goal is to be lower emissions.

Ann Dimmitt, Twin Platte NRD Integrated Management Plan Manager, spoke about water usage. She explained there are ground water regulations and in 2004 the state designated Twin Platte NRD as over-appropriated. They have been under a moratorium since then so there can be no new ground water development. There can be no new large-capacity wells unless they offset them or dry them up somewhere else. A data center would have to provide that offset.

Judy stated current regulations are pretty standard/generic. For example they don't differentiate between size. Those need to be defined in the regulations and perhaps treated differently.

There was discussion on what other regulations might be needed such as defining different types of data centers, requiring developers to provide evidence of sufficient water, electricity, etc., perhaps they provide a copy of

agreements. A community benefit agreement should maybe be provided on a local level. Also to be considered are noise regulations, traffic studies, road agreements, setbacks, sound, temperature, visual appearance, buffers, decommissioning, light pollution, type of cooling system, etc. A pre-application submittal meeting could be required, following certain steps before even applying.

Judy stated that currently data centers require conditional use permits in most districts, but they are permitted in industrial districts. It was discussed that data centers should be conditional use permits in all districts. She has a community benefit agreement (approximately 32 pages) that could help with writing regulations.

6. Public Comment Period.

Martin Mora, Lincoln Co. Resident with 30 years in IT including building a private data center, spoke from a technical perspective. He feels the Planning Commission is on the right track strengthening Sec. 8.22 in the current Zoning Regulations and feels if Lincoln County attracts a development they should negotiate using strength.

William Wood, Lincoln Co. Resident, stated these cannot be banned but he thinks a community benefit analysis could be an opportunity for long term sustainable tax relief. The regulations need to be scrutinized.

Faith Colburn was present and asked if they will regulate light pollution and carbon emissions.

Nancy Nelson, Sutherland, stated she would like to see studies on wildlife and light pollution. She supports applications being public record, is concerned about taking away ag land and would like to see a decommissioning plan state that ground goes back to what it was prior to the data center. She is concerned about what a neighbor can do if they experience problems such as cattle not producing or wells going bad.

Gary Person, President, North Platte Area Chamber and Development Corporation, stated they are one of the first to go-to when companies look at North Platte or Lincoln County. He doesn't want to close the door to someone until they are fully vetted. He has to sign a confidentiality agreement because they don't want competing companies to hear about it until they have their projects together and site secured. He agrees with all concerns. They do have to figure out the water equation and will respect the policy put into place. This could potentially be generational relief for a long time.

Beth DeFreece, Hidden Lake Subdivision, asked about non-compliance and who is the watch dog and fines, maybe they could partner with Nebraska EPA. She asked the Planning Commission to do a moratorium on applications until they finish the regulations.

Susan Steel, North Platte area, also asked about a moratorium. She does have the concern come July 18th if an application shows up before the regulations are finished.

Judy asked the Attorney if the moratorium has to come from the governing body.

Attorney Volkmer stated a moratorium does have to come from the Board of Commissioners.

Judy explained there are regulations in place so the county does have the ability to go through the process. If something does get filed there would be conditions for the conditional use permit but it could be done.

Duane McClain wants to see the county take advantage of an opportunity if it is presented but he encouraged continuing to gather information. He would like to see a private power source have to be placed adjacent to the site or onsite.

Clarine Eickhoff, citizen of the county, stated there could be scaled back versions of data centers proposed. She would like to see consideration of where smaller scale centers could be located within commercial structures.

Judy handed out a copy of a letter from Lana Klein and Edwards handed out comments from Paige Zogg who spoke at the commissioner meeting.

7. Old Business. There was no old business.

8. New Business.

Chair Roggow stated this is a tough topic and there is a long way to go. He appreciates the information gathered at this meeting and will gather more information to help make these regulations. He thinks it's positive being proactive. He feels comfortable there are steps in place to take on one.

9. Adjourn. Chair Roggow adjourned the meeting at 7:56 p.m.

Submitted by,

Michelle Bain
Recording Secretary