

From: [PSC Public Comment](#)
To: [Amy Cobb](#)
Subject: RE: Lost City Renewables Case# 2024-00406
Date: Tuesday, June 17, 2025 2:18:00 PM

Case No. 2024-00406

Thank you for your comments on the application of Lost City Renewables LLC. Your comments in the above-referenced matter have been received and will be placed into the case file for the Commission's consideration. Please cite the case number in this matter, 2024-00406 in any further correspondence. The documents in this case are available at [View Case Filings for: 2024-00406 \(ky.gov\)](#).

Thank you for your interest in this matter.

From: Amy Cobb [REDACTED]
Sent: Thursday, June 12, 2025 12:40 PM
To: PSC Public Comment <PSC.Comment@ky.gov>
Subject: Lost City Renewables Case# 2024-00406



Case # 2024-00406

June 12, 2025

Dear Ladies & Gentleman of the KY PSC Board:

I have previously written a couple of letters concerning the proposed 1,413-acre industrial solar complex in the Dunmor & Penrod communities. In those letters, I have shared information on Lost City and cited sources. But today, I want to share some backstory with you on why my family chose to live in Dunmor.

About 22 years ago, my family lived in the nearby community of Rosewood. The house there was where I grew up and lived my entire life, and it was located on about 2 acres of land. At that time, my children were very young, but we knew we wanted to find more land in order for them to explore forests and to run through fields chasing fireflies under a canopy of stars and to catch bullfrogs out of the pond. We began the search to find such a place, and we looked at several that didn't seem quite right.

One day, I came across a newspaper listing for a parcel of land in Dunmor. I told my husband about it, adding that I did NOT want to live that far out in the country. Even so, the description sounded like the kind of place we had been looking for, and my family traveled from Rosewood over to Dunmor to see the farm we'd read about in the newspaper. We turned down a one-lane road, then ventured out a tree-lined gravel

road. Once we reached the end of the driveway, it expanded into a wide-open field with the most beautiful tree-topped ridge towering over it that I had ever seen in my life. The farm needed a ton of TLC as there was a dilapidated farmhouse, acres of waist-high weeds, and several abandoned vehicles that would have to be towed away.

That night, my husband & I could not stop thinking of the Dunmor farm. It would be a LOT of work! But we were young then, in our late twenties, and we were up to the task. We had to take out a loan to borrow money to pay for the farm and for the home we built, where we have now lived since 2004. My husband has worked 2 jobs at times to finance our home, while I raised our children and worked part-time, but it has been worth it.

You see, we found the place we had been dreaming of all those years ago. Our children, now young adults, have explored every inch of the forests here, hiking through the woods & swinging from grapevines high up on the ridge. They have spent many nights chasing fireflies in the fields and picking out constellations in the night sky. And even now, they delight in spotting tadpoles in the pond that grow into harumphing bullfrogs each summer.

It's our home. It's the place—on all of the planet—that means the most to us and is dearest to our hearts. It's the piece of ground that when we venture away from, we can't wait to return to again and again. It's the home & the farm that we hoped to peacefully enjoy well into our aging years. And then we want to be able to pass it on to our children for them to be able to enjoy with their children. We hope to be able to continue this passing of our farm, from one generation to the next, for centuries to come.

Please help us protect the rural integrity of the community that built our family. It is my sincere hope that you hear our pleas for your assistance in preserving the rural way of life that is all too quickly disappearing from Kentucky's landscape. Please ensure Lost City adheres to the required 1,000-foot setback from non-participating adjoining properties as set forth in KRS 278.704.

I sincerely appreciate your time and earnest consideration of the detrimental impacts such a project would mean for the next 3-4 decades for the residents of Dunmor & Penrod.

All best,

Amy Cobb

[REDACTED]

Dunmor, KY 42339

From: [PSC Public Comment](#)
To: [REDACTED]
Subject: RE: Lost City Solar
Date: Tuesday, June 17, 2025 2:19:00 PM

Case No. 2024-00406

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Thank you for your interest in this matter.


From: PSC Consumer Inquiry <PSC.Consumer.Inquiry@ky.gov>
Sent: Friday, June 13, 2025 7:35 AM
To: PSC Public Comment <PSC.Comment@ky.gov>
Subject: FW: Lost City Solar

[REDACTED]

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From: Sudiith Whitney [REDACTED]
Sent: Tuesday, June 10, 2025 2:45:11 PM
To: PSC Public Information Officer <PSC.Info@ky.gov>
Subject: Lost City Solar

[REDACTED]



I am contacting PSC in regard to case # 2024-0046. I am concerned about the proposal to set up a solar farm in Dunmor, KY. I moved to the area for the peace, quiet and wildlife. I am concerned that the land, wildlife, air quality and water will be affected in a negative way. I have also heard from a reliable source that the power generated will not benefit our county but will be going to Logan Aluminum power plant in Logan County. Please consider the effects and concerns of the citizens of the county and especially those of Dunmor and Penrod. I am not against solar but I feel there is enough waste land from mining and that may be a better choice and use of the land. I am asking for regulations and at least 2000 feet set back from all property lines so at least we will not see or hear the noise from the solar farm. Thank you for your time and consideration.

Sudith Morris

From: [PSC Public Comment](#)
To: [Rhonda Wood](#)
Subject: RE: Case 2024-00406
Date: Tuesday, June 17, 2025 2:19:00 PM

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Thank you for your interest in this matter.

From: Rhonda Wood [REDACTED]
Sent: Friday, June 13, 2025 10:55 AM
To: PSC Public Comment <PSC.Comment@ky.gov>
Subject: Case 2024-00406

[REDACTED]

[REDACTED]

To the Siting Board

June 13, 2025

Case 2024-00406

I am Rhonda Wood from Greenville Kentucky. I own property adjacent to the proposed solar facility. According to Lost City's filings, my husband and I will have 4,995 linear feet of our farm bounded by a 6ft metal fence topped by three strands of barbed wire. That's almost one mile with only a 25 ft setback.

A common theme in the filings and messaging from Lost City officials is that the required KRS setback is 2,000 feet but this is NOT PRACTICAL for a solar power plant. In fact, in its final report, Elliott Engineering reveals the Lost City setbacks will be

- 100' from all occupied structures
- 25' from non-participating parcels

This gaslighting could have been avoided if the word PROFITABLE had been used instead of PRACTICAL. Lost City could have honestly said the KRS setback is not PROFITABLE for a solar power plant.

Since 2019, solar developers applying for permits in KY have had setbacks ranging from 100 ft from property lines as in the Horseshoe Bend project to a decreased 25 ft setback in this project. The irony of this is that the General Assembly has not changed the law. But when left to the financial whim and interpretation of solar developers, the law essentially does not exist. In fact, no law exists without enforcement.

The crime here is that the value of our property is being stolen from us by setting such meager setbacks. Research has shown that two factors determine the impact of a solar project on property values. One is the size of the project (the amount of power it will produce) and the second is the distance properties are located from the facility. In fact, data that compares paired sales for a

project that will generate 250 MW electricity may be nonexistent in KY since this project will be the largest in the state.

The one paired sale in Garrard County that refutes diminutive property values could not be applied to Muhlenberg County since The Wilderness Trace Solar project in Garrard produces only about 70 MW.

Yet, the Solar Energy Industries Association publish the statement “Large scale solar arrays have NO measurable impact on the value of adjacent properties and in some cases may even have positive effects.”

And that phrase is copied and pasted over and over by solar developers and those “Experts” in this study who are paid by Lost City to argue its case for a construction permit.

Other efforts to deceive the public that there is no diminution of property values has occurred in states like Wisconsin, Indiana, and Ohio where developers under the guise of Good Neighbor policies have purchased

adjacent properties from complaining owners and they have made upfront payments equal to 10% of appraisal plus annual payments to keep adjoining property owners quiet.

When Kirkland states in Lost City's filings there is no negative impact on property values, the distance between the facility and the project plus the size of the facility is not even considered. To state there are hundreds of similar studies ignores the fact that every site is different and every property within the site is different. Industrial scale solar farms is relatively recent and data is limited.

However, it is well established that a home's value will be increased if a high-quality scenic vista is enjoyed from the property. But when a desirable view is blocked, the question of damages is often a question to rights to air, light, view, visibility and access.

In their first public hearing in October, 2024, Lost City parroted the statement that there was NO loss of property values but that there might be exceptions such as the project participants and a few other directly neighboring landowners. The representative ended with

“Of course, that can be litigated.” In the second public meeting on May 5, a representative once again assured the crowd that there would be NO reduction in property values but if questioned, the issue could be taken to appellate court.

What was the message? Lost City knows there will be a loss in property values and if we property owners do not like it, we can hire an attorney and take it to court and even onto appellate court if necessary!

These statements in the Oct and May hearings was an admission of diminutive property values—a loss that might cost us legal fees plus time out of our lives to correct an injustice brought on by Lost City Solar.

I thank you for your consideration.

Rhonda Wood



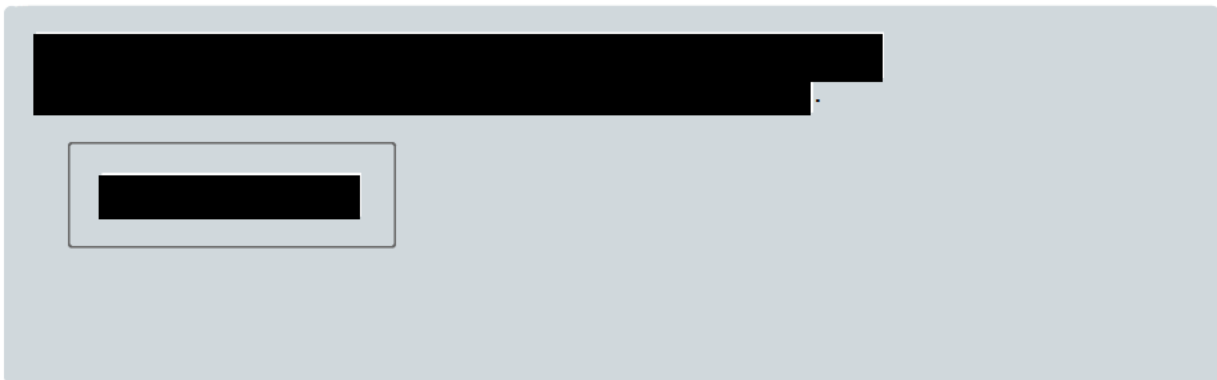
From: [PSC Public Comment](#)
To: [Dana Mitchell](#)
Subject: RE: comment on case #2024-00406
Date: Tuesday, June 17, 2025 2:19:00 PM

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Thank you for your interest in this matter.

From: Dana Mitchell [REDACTED]
Sent: Friday, June 13, 2025 11:18 AM
To: PSC Public Comment <PSC.Comment@ky.gov>
Subject: comment on case #2024-00406



Sent from my iPhone

**I am Dana Mitchell. I live at [REDACTED]
[REDACTED], Dunmor KY. As adjacent
land owners to the proposed solar farm
in the Penrod and Dunmor area, my
husband and I have several concerns.**

**A major fear is RUNOFF onto and
RUNOFF throughout our property. Our
acreage is located on a sloping hillside
below part of the proposed solar farm.
This wooded area of generational trees
and natural vegetation produces a quiet
retreat where we occasionally find
morel mushrooms.**

**What is going to happen when the
neighboring land is destroyed by bull
dozers and big machines to allow room
for 10 ft tall plastic solar panels?**

**To answer my own question— Soil
erosion will occur. When the rushing
rains come, there will be lots of erosion
and loss of valuable top soil. Even today,
one of the main challenges facing our**

streams and waterways is sediment from water runoff. Our little stream that currently runs into Clifty Creek and onto Green River above the Central City Waterworks will become even more polluted.

These contaminants that threaten our drinking water will also spoil it for the fish and wildlife who depend on it.

On April 4 of this year, we had several days of rain. Our bottom land plus a large part of the proposed solar farm was under water. More flooding occurred on February 15 and May 18 when once again the fields were covered and the creek was out of its banks.

Realizing how often this land floods now, the effects of clearing the land in this project can only bring more extreme flooding and runoff.

**I urge you to deny this permit.
thank you.**

Dana Mitchell



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