

COUNTY OF PLATTE, STATE OF WYOMING

OFFICIAL PROCEEDINGS PLANNING & ZONING COMMISSION

Call to Order – Roll Call

The Planning & Zoning Commission, Platte County, Wyoming special meeting held on August 26, 2026, at the Agriplex Building, Platte County Fairgrounds, Wheatland, WY. Chairman Shepard called the meeting to order at 1:00PM. Those present for the entirety of the meeting were, Marty Shepard, Commission Chairman; Bill Klein, Commission Vice-Chairman, Bonnie Lockhart, Planning Commissioner; Jay Collins, Planning Commissioner; Laura Bookout, County Planner, Marel Bunker Roth, legal counsel from the County Attorney's Office; Bob Brockman, Commissioner, was in attendance via telephone and participated via telephone for the entirety of the meeting; Malcolm Ervin, County Clerk.

Declaration of Conflicts of Interest: Chairman Shepard asked if any commission members had conflicts of interest to declare. No conflict of interest was voiced by the commissioners. Chairman Shepard stated, per legal counsel, he has no conflict of interest, and he will be participating in the discussion and the voting.

Approval of Public Hearing Rules: Chairman Shepard asked Planner Bookout to read the rules of the meeting. Planner Bookout read the following: Whereas, the Planning & Zoning Commission ("Commission") will consider the following rules for the hearing held August 26, 2026; and, Whereas, the Commission must weigh the public's interest in providing comments on the items to be considered while also weighing the public's interest in proceeding on the matters in an efficient manner. Whereas, the Commission expects significant public participation in this matter, the Commission may consider certain rules to ensure each attendee has reasonable time to make comment to the Commission, and that the Commission has adequate time to consider the comments made. Now, therefore, the Commission will consider adoption of the following rules for use during the public hearing conducted on August 26, 2026, for the purpose of considering Rezoning land from Ranching, Agricultural, and Mining to Industrial. 1.General Decorum Guideline: a. Commission members, staff, speakers and audience members will conduct themselves in a civil and respectful manner at all times during the public hearing. b. Failure to conduct themselves in a civil and respectful manner may result in removal from proceedings pursuant to W.S. § 16-4-406. c. The Commission will consider Rezoning land from Ranching, Agricultural and Mining to Industrial. 2.Rules for Speakers in the Public Comment portion of the hearing: a. Speakers must write their name and affiliation legibly on the Public Comment Sign In sheet prior to providing public comment (W.S. § 16-4-403(b)). i. Platte County Planner, Laura Bookout, will need to document each individual providing public comment. ii. Each speaker must state their first and last name while at the podium prior to addressing the Commission. b. Speakers are requested to refrain from making disruptive comments that are: i. indecent or obscene; ii. intended to incite unlawful action or may put the safety of others at risk; iii. derogatory toward others, such as personal criticism, ridicule or name calling; and iv. intended to promote contests, lotteries, products, services, private enterprise, political candidates or ballot measures. c. Each speaker will be limited to three (3) minutes. Speakers are required to keep comments related to the application presented. i. Commission members may ask questions at any time. When a Commission member initiates a question of a speaker, that time will not be considered as part of the speaker's three (3) minute allotted time. ii. This will be timed and strictly enforced. 3.Rules for Audience: a. Audience members shall refrain from distracting side conversations or speaking out during meetings. b. Audience members shall refrain from shouting, booing or other similar unruly behavior that impedes or disrupts the orderly conduct of the meeting. c. Audience members shall not approach the Commission table. 4.Enforcement of Decorum Rules: a. The Chair will request that a person who is violating a rule of decorum cease their behavior. b. If the behavior continues, the Chair will warn the person that he or she will be removed from the building if the behavior continues. c. If the behavior continues, the Chair will order the person to leave the building and may request law enforcement assistance to effectuate removal if necessary. d. Refusal to remove oneself from the meeting room when ordered to do so may result in criminal prosecution pursuant to W.S. 6-6-303.e.Pursuant to W.S. § 16-4-406, continued disruption may result in the Commission recessing the meeting and reconvene in another location. Chairman Shepard informed the audience that the only person who can call for point of order are the Clerk, the Secretary or the Board Members(Commissioners). Planner Bookout reminded the Chairman that the commission do need to vote to approve the rules of the hearing. Chairman Shepard asked for a motion to approve the rules for the meeting. Commissioner Collins so moved and Vice Chairman Klein seconded. No further discussion, Chairman Shepard voted all in favor, none opposed, motion carried. Chairman Shepard stated for those that may not have heard, Commissioner Brockman voted in favor.

New Business: Chairman Shepard moved onto new business. Planner Bookout read the following: Application: 26-26-Rezone-SL4 Applicant: Ian Marcus on behalf of Site Layer 4, Ian is not here today, on his behalf is Blake Marcus will be here on behalf of Site Layer 4, along with Stephanie Blochowiak and Ben Gager with SWCA, and Jeff Pope with Holland & Hart Location: Sec 4, SE1/4 Sec 5, SE1/4 Sec 7, S1/2 & NE1/4 Sec 8, All of Sec's 9, 17, 18, 19, 20, 21, N1/2NW1/4 Sec 29, Township 23 North, Range 65 West AND S1/2 Sec 33, Township 24 North, Range 65 West, Platte County, Wyoming. A map of the "Project area proposed industrial zoning", is on the screen for you at this time. The land is currently zoned Ranching, Agricultural and Mining (RAM) Meeting Dates: Today and the next meeting will be the Board of County Commissioners: Wednesday, September 2, 2026, 1pm, AgriPlex. Site Layer 4 requests a Rezone of land from Ranching, Agricultural and Mining (RAM) to Industrial. The parcel of land for the requested Rezone is located within a single parcel owned by Lazy V Six and totals 5,344 acres. The purpose of the rezone is to create a utility-scale co-located energy generation, storage and data center campus to support US energy independence and America's modern computing action plan. The applicant states: Transitioning the proposed project area from RAM to Industrial would result in less than 0.5% change in acres dedicated to ranching and agriculture in Platte County. The project area has been selected specifically because it enables development of a unified, co-located facility, limiting potential sprawl of infrastructure and associated regional impacts from sprawl. The project area has access to critical grid interconnection and other necessary existing infrastructure, is separated from

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residential uses and public spaces and is visually buffered (via topography) from the community of Wheatland. The project area has access to existing commercial electrical transmission and natural gas utilities. Site Layer 4 would generate the necessary power for the data center on-site and would use existing utilities for supportive facilities such as on-site substations and operations and maintenance buildings. The data center would rely on a closed-loop cooling system. The cooling system would be filled by a commercial supplier. A small amount of water would be used from on-site wells for potable drinking water and wastewater (kitchenette, bathrooms, etc.). The approval of the Rezone would expedite the applicant's ability to develop the project and proceed with permitting. The project would provide substantial public benefits including a significant increase in funding, supporting local services as well as create short- and long-term jobs and economic diversification. The project would be designed in compliance with Wyoming Executive Order 2026-03 and all applicable local, state and federal safety, environmental, and engineering standards to avoid physical hazards and protect the public health, safety, welfare and economic strength of Platte County. If approved, Site Layer 4 would be developed over multiple years, with infrastructure strategically scaled to meet market demands. The Project would incorporate all necessary stormwater, drainage, and other environmental controls consistent with local, state and federal requirements and prioritize environmental protection and effective mitigation of potential environmental impacts. As a reminder, this is not a permit application, it is only an application for a Rezoning of Ranching, Agricultural and Mining land to become zoned as Industrial land. Platte County Land Use Rules and Regulation state: "The purpose of rezoning is to change the zoning of the land and allow uses specifically allowed in a Land Use District." Notifications: Adjacent property owners and the landowner were notified of the application via certified mail first on July 6, 2026, and then on July 15, 2026, due to the request of the applicant to have the public hearing at a larger venue. Public notice was published in the Platte County Record Times on July 8, 2026, and again on July 22, 2026, due to rescheduling at the request of the applicant for a larger venue. And finally, Public Notice signs were posted on Thursday, August 6, 2026 at three locations on either Platte County road easements or on the landowners property. Some public comments were received by the noon August 20, 2026, deadline. They are attached and will not be presented at the meeting due to time constraints. Have you had time to read through those public comments prior to this meeting? All commissioners said they had read these comments prior to the meeting. Platte County Weed and Pest stated that Site Layer 4 did not address the Preble's Meadow Jumping Mouse, which is listed as threatened by the US Fish and Wildlife, in their application. Platte County Road and Bridge Department has no issues with the application to Rezone. If this project should move forward a Road Use Agreement will be required. The Planning & Zoning Office recommends Approval. Due to the uniqueness and size of this Rezone request the Planning Office would like to impose conditions for the Rezoning. The Planner did consult with the County Attorney, and we can impose conditions on Rezoning of land as long as all parties involved agree. The Planner stated she is aware that all parties involved have agreed to the 3 conditions she will be presenting. The following 3 conditions are proposed by the Planning Office: 1. The Rezoned land will revert to Ranching, Agricultural and Mining (RAM) land "if construction of the Site Layer 4 has not commenced within 5 years of the rezoning approval date or upon permanent decommissioning." (This is a Sunset Clause the applicant has requested, and the Planning Office agrees with, based upon the following definition of sunset clause. Sunset Clause: a set part of a law, rule or contract that has an expiration date. It says the rule will stop working on a specific day or when a certain event happens, unless people in charge vote to extend it. In this case, the people in charge would be both the Planning & Zoning Commission and the Board of County Commissioners). 2. Any Industrial Park subdivision of the land is to be presented to the Board of County Commissioners for review prior to recording. The County does not have jurisdiction over large acre parcels and as a result will only be reviewing the proposed Industrial Park record of survey (plat) accompanied by any state required approvals. At this time a site plan is to be presented by the applicant/permittee for preliminary review by the Planning Office and the Board of County Commissioners. 3. Any type of development on the rezoned land must obtain a Special Use Permit. As a reminder, land classifications run with the land, not with the applicant/permittee. At this time Stephanie Blochowiak with SWCA and Blake Marcus with Site Layer 4 did a presentation for the commission. At the end of the presentation Site Layer 4 invited the landowner, Gregor Gertz with Lazy V Six, to speak on the history of the land and landowner's support of the zoning request and all the benefits a project like this could provide to Platte County. Chairman Shepard opened up the meeting to public comment. Those in favor the rezone and/or proposed project were: Tiffany Lange via Planner Bookout (The letter was received at the meeting and not read by Tiffany because she is not comfortable speaking in public. Tiffany was in attendance the entirety of the meeting.), Steve Sherard, Juan Reyes, Fred Myer, Don Hale, Josephine Young on behalf of PCED, Cindy Witt, Amy Bates, Jen Stone, Patty Franklin. Those not in favor of the rezone and/or proposed project were: Catherine Tucker, Cindy Ridenour, Teresa Baker, Jill Kaufman, Timothy Bendel, Susan Cowan, Kathryn Stevens, Milo Stevens, Junie Stevens, Kathy Moriarty, Chloe Butler, Rick Cronh, Josh Martinas, Shawn Hall, June Bacon, Rick Teeters, Letitia Lane. Those who wanted more information before they could form an opinion were: Kimm Malody, Kristen Bellinger, Amy Miller, Leslie Cox, Jackie Wallis. Jason Wright spoke on behalf of Wheatland Rural Electric Association and talked about the electric rate concerns heard by the public and informed the commission what rate tariffs are and how they work. Chairman Shepard announced that there would be a 10 minute recess. After the recess Chairman Shepard opened up question from the commission to the applicant. Thoughtful discussion was had. Chairman Shepard called Jason Wright back to the podium for clarification and detail on what he spoke on earlier. Jason talked in more detail on the electric rates and how a tariff is created and imposed and the by-product is how increases to the general membership rates would not happen if a data center came in. Vice Chairman Klein asked questions of the applicant regarding future building impact. The applicant was unable to answer due to the early nature of the project, and they would be able to provide more details with a Special Use Permit application. Jeff Pope, with Holland & Hart, legal counsel for the applicant, spoke on the Industrial Siting Council (ISC) permitting in the future for the applicant. The Commission had more discussion with the applicant regarding the future. Commissioner Collins brought it back to the Rezone in front of the commission today. Commissioner Collins made the motion to move this on with the 3 conditions presented by the Planning Office. Planner Bookout was asked to re-read the 3 conditions: 1. The Rezoned land will revert to Ranching, Agricultural and Mining (RAM) land "if construction of the Site Layer 4 has not commenced within 5 years of the rezoning approval date or upon permanent decommissioning." (This is a Sunset Clause the applicant has requested, and the Planning Office

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agrees with, based upon the following definition of sunset clause. Sunset Clause: a set part of a law, rule or contract that has an expiration date. It says the rule will stop working on a specific day or when a certain event happens, unless people in charge vote to extend it. In this case, the people in charge would be both the Planning & Zoning Commission and the Board of County Commissioners). 2. Any Industrial Park subdivision of the land is to be presented to the Board of County Commissioners for review prior to recording. The County does not have jurisdiction over large acre parcels and as a result will only be reviewing the proposed Industrial Park record of survey (plat) accompanied by any state required approvals. At this time a site plan is to be presented by the applicant/permittee for preliminary review by the Planning Office, Planning & Zoning Commission (added by Planner and Chairman Shepard agreed) and the Board of County Commissioners. 3. Any type of development on the rezoned land must obtain a Special Use Permit. Vice Chairman Klein moved to second. Chairman Shepard asked if there was any further discussion, hearing none he asked for all those in favor to state "I" (all commissioners stated "I"), none opposed. Motion passed.

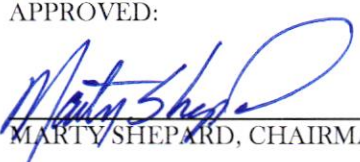
Adjournment

With no further business, Chairman Shepard adjourned the meeting at approximately 4:10PM. This proceeding was recorded by Laura Bookout pursuant to Wyoming Statue §18-5-202(a).



LAURA BOOKOUT, COUNTY PLANNER

APPROVED:



MARTY SHEPARD, CHAIRMAN OF THE BOARD

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