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 September 16, 2026, in the AgriPlex (4-H Building), 59 Antelope Gap Rd, 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; Malcolm Ervin, County Clerk. Not in attendance was Bob Brockman, Planning Commissioner.

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.

Approval of Public Hearing Rules: Chairman Shepard asked Planner Bookout if there was a need to touch on the rules. Planner Bookout did not believe there was a need to, as they are the rules the commission is in the process of adopting in their By-Laws and the same rules that have been used in the past during Special Meetings. Vice- Chairman Klein moved to adopt the rules, Member Collins seconded. Chairman Shepard voted, all in favor, none opposed. Motion carried.

New Business: Chairman Shepard moved onto new business, and the only business on the agenda, "a public hearing to accept public comments on proposed changes to incorporate data centers into the existing Platte County Land Use Rules and Regulations dated January 20, 2026. Planner Bookout reminded the commission that she was approached by the Board of County Commissioners to incorporate data centers into the exiting land use rules and regulations; it is not to create a new chapter on data centers. The end result desired is to require data centers to apply for a special use permit. The sections in the rules and regulations that would be affected and were advertised are the Table of Contents, Chapter 2 Definitions, Chapter 6 Commercial classification, Chapter 7 Industrial classification and Chapter 8 Ranching, Agricultural and Mining (RAM). Upon further review of the rules and regulations she believes Chapter 3 Procedures for Rezoning and Special Use Permit Applications, page 16, there is a sentence that may need to be removed from the rules and regulations. Planner Bookout had not had time to work up any proposed changes, so an example was all that was published for public viewing. She believes that a somewhat generic, all encompassing, data center definition would be most beneficial. A definition that would cover all data centers, regardless of size and type; all data centers should be required to apply, and receive, special use permit from the county. Chairman Shepard reviewed the Table of Contents adding data centers to Chapters 2, 6, 7, and 8. Planner Bookout provided two pages of potential definitions for data centers for discussion. Chairman Shepard opened the meeting to public comment on definitions of a data center. Comments made by Milo Stevens on the definitions. Josh Martines made comments unrelated to definitions or the rules and regulations. Kathryn Stevens commented on the definitions, the simpler the better. Amy Bates commented to add "as defined but not limited to" at the beginning of the definition. Jill Kaufman made comments unrelated to definitions and did not sign in. Chairman Shepard asked Jill to sign in and she refused, as result she is no longer allowed to speak. Letitia Lane commented on the definition, simpler the better. Rick Cronk made comment on definition. Morton Tillman made comment on definition. Chairman Shepard closed public comment and brought it before the commission for discussion. Member Collins said simpler is better and this document is changeable in the future. Chairman Shepard liked the same definition but did like the verbiage Amy Bates addition. **"Data Center: As defined, but not limited to, a physical facility or building that houses networked computer servers, data storage drives, and IT infrastructure used to store, process, and share digital information."** Voting was held until later in the meeting.

Planner Bookout went onto Chapter 6. She recommended changes in *6.05.10 Purpose* to be more cohesive verbiage in the Industrial classification chapter and to read: "These regulations specify minimum requirements for development of Class III land to allow…"; adding data centers to *6.05.020 Allowed Uses*; adding data centers to *6.05.030 Off-Street Parking*; and adding *6.10.000 Data Centers* with 4 points in that section of the chapter. Chairman Shepard opened the meeting to public comment. Kathryn Stevens commented about ISD and what she understood with data centers. Lucinda Houtchens commented on ISD exemption letter and talked with Planner Bookout. Milo Stevens made comments on verbiage in Chapter 6. Kayla Mantle commented on the *6.10.000 Data Center* and requested that another point be added for that section. Josh Martines commented on special permits and data centers and demanded to see non-public documentation. Chairman Shepard closed public comment and brought it before the commission for discussion. Chairman Shepard read Kayla's suggestion, "1. A special use permit requirement applies regardless of how the property is subdivided or platted, including an industrial park and regardless of the term used to describe the use on any application, plat or lease. 2. Any subsequent expansion of an approved data center's server capacity, power draw, or cooling infrastructure beyond what was *approved* in the original SUP requires a new or amended SUP." Discussion was had between the commissioners, Planner and Kayla about her suggestions for section 6.10.000. County Clerk Ervin made a suggestion regarding the formatting to *.030 Allowed Uses* section and to create a section *.080 off street parking* requirement. Off street parking and data centers discussion among the Planner, Clerk and Commissioners. Vice Chairman Klein made a motion to adopt the following changes to Chapter 6 (as attached in Exhibit B to these minutes). Member Collins seconded. Chairman Shepard called a vote. All were in favor, none opposed, motion passed.

Planner Bookout asked to go back to Chapter 2 and vote on the proposed changes. Vice-Chairman Klein moved to accept the first definition and adding "as defined and not limited to" at the beginning of the definition and Member Lockhart seconded. Chairman Shepard called a vote and all in favor, none opposed, motion passed.

Chairman Shepard moved onto Chapter 7. Planner Bookout recommended changes to add *7.05.050 Address* to be more uniform with other chapters; add *7.10.000 Data Centers*; and with those changes correcting numbering of the chapter sections; remove the note in *7.05.030 Allowed Uses* which states "Note: Projects in existing Industrial Districts which were underway prior to adoption of these regulations do not require a Special Use Permit to develop." and add Data centers to this section; add to current section *7.05.050* A.c. "Federal and" and A.e.i.3. "habitual structures" and A.e.iv. "including secondary containment measures" and A.f. "one" and B.c. "Federal and"; add all of section *7.10.000 Data Centers* similar to section 6.10.000 with a recommendation to have this section match what was approved on 6.10.000. Chairman Shepard opened the meeting to public comment. Lucinda Houchens commented on verbiage in 7.10.000. Josh Martines commented on misc. power and misc. permitting. Milo Stevens commented on verbiage in 7.10.000. Discussion was had among the commissioners and the public at this time regarding power generation. Kathyrn Stevens commented on setbacks and other restrictions to impose. Teresa Baker commented on water wells and industrial zone vs industrial park. Chairman Shepard explained that the county has no authority/regulation over water, it is all through the state. Brandon Gebhart is over the water and he is with the State of Wyoming. Morton Tillman commented on water. Again, Chairman Shepard directed to the state agency, not the county. Vice-Chairman Klein and Member Collins added personal knowledge of their own wells and their monitoring and discussion points. Lucinda Houtchens commented on water monitoring. Josh Martines commented on the water. Rick Cronk commented on water. Milo Stevens commented on water. Letitia Lane asked to have the proposed note removed as presented by the Planner. Planner Bookout replied. Chairman Shepard closed public comment and brought it before the commission for discussion. Chairman Shepard responded to Member Lockhart, we are going to incorporate the last point from Chapter 6 Section 6.10.000 into Chapter 7 Section 7.10.000 to be consistent and will wait to make a motion on Chapter 7 and an amended motion on Chapter 6 until we are done with Chapter 8 to avoid another amendment.

Chairman Shepard moved onto Chapter 8. Planner Bookout recommended these changes: clean up language on the first page of Chapter 8; on the first page of Chapter 8.05; add section *8.05.060 Data Centers*; section 8.05.010 Q add, "excluding Data Centers"; section 8.05.020 make C "Data Centers"; and finally add section *8.05.060 Data Centers* and have this match Industrial and Commercial for more uniform regulations. Chairman Shepard opened the meeting to public comment. Milo Stevens asked what subsurface record storage is. Planner Bookout replied by reading an AI definition. Kayla Mantle commented on Laramie County's PUD. Milo Stevens commented on the master plan idea. Chairman Shepard closed public comment and brought it before the commission for discussion. Member Collins is happy with the changes that have been made and does like the idea of being consistent across the zoning classifications. Chairman Shepard would entertain a motion to make the changes for Chapter 7 and 8 (as shown in attached Exhibits C and D attached to these minutes), respectively. Member Collins made a motion, Vice Chairman Klein seconded. Chairman Shepard called a vote. All in favor, none opposed, motion passed.

Chairman Shepard went back to revisit Chapter 6 to amend the language in section *6.10.000 Data Centers.* Planner Bookout asked if the commission could make a motion specifically "to match the approved language in Chapters 8 in the *8.05.060 Data Center* section. Vice Chairman Klein made a motion as stated by the Planner. Member Lockhart officially made the motion to amend the changes in Chapter 6 section *6.10.000 Data Centers* to reflect the same language approved in Chapter 8 section *8.05.060 Data Centers*. Member Collins seconded. Chairman Shepard called a vote. All in favor, none opposed, motion passed.

Planner Bookout mentioned Chapter 3, on page 16, the last sentence of section *3.05.010 When Required* she recommends it to be removed. It reads "The Planning Office shall allow the new allowed use without requiring any special use permit and will maintain the record of the new allowed use.". This came to her attention very recently and she sees this statement as a way out of obtaining Special Use Permits. Chairman Shepard opened the meeting to public comment. Josh Martines commented on keeping the county in control. Barb Fletcher commented on her appreciation to have the sentence removed. Milo Stevens commented on his support for removing the sentence. Chairman Shepard closed public comment and opened up commission discussion and if no discussion he would entertain a motion. Member Collins made the comment, our Rules and Regulations are a type of living document. Member Collins made a motion to remove the last sentence (as shown in Exhibit C attached to these minutes), and Member Lockhart seconded. Chairman Shepard called a vote. All in favor, none opposed, motion passed.

Planner Bookout asked County Clerk Ervin when the approved changes made today by the Planning & Zoning Commission would be presented to the Board of County Commissioners. Clerk Ervin explained the process and stated the absolute soonest the meeting could be is October 7, 2026. Clerk Ervin said he would have to make some calls before he could set a date. Planner Bookout asked where the notice could be seen. Clerk Ervin stated that it will be published in the newspaper and on the county website.

Adjournment

With no further business, Chairman Shepard adjourned the meeting at approximately 3:29PM. 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

"Exhibit A"

CHAPTER 2 - DEFINITIONS

2.05.010 – Meaning of Terms

Section 2.05.010 – Meaning of Terms

The following terms are defined to these regulations:

A. Accessory Structure: Any structure which is clearly incidental or subordinate to the principal structure and which is located on the same plot. Any building or structure attached to a primary building or structure is deemed to be part of such primary building or structure in applying the Zoning Regulations.

B. Adjacent: Land in the immediate vicinity which shares a boundary line with the land in question or which would share a boundary line were it not for the separation caused by an existing roadway.

C. Agricultural: Land used in the production of food and fiber.

D. Agricultural Support Business:

   a. Fertilizer, irrigation equipment, seed, grain or farm implement sales, and feed storage and sales operations.
   b. Irrigation facilities and structures.
   c. Livestock and crop shipping facilities.
   d. Crop storage facilities.

E. Appeal: The request for a review of the County's interpretation of any provision of these regulations or a request for a variance.

F. Area of Special Flood Hazard: Land in the flood plain subject to a 1% or greater chance of flooding in a given year designates as a Zone A on the Flood Hazard Boundary Map.

G. Bed and Breakfast Facility: A facility in an owner or manager occupied dwelling that offers temporary accommodation to lodging guests for a fee.

H. Billboard: A sign structure advertising an establishment, a message, merchandise, service, or entertainment, which is not located, sold, produced, manufactured or furnished at the property on which the sign is located.

I. Board: The Board of County Commissioners of Platte County, Wyoming.

J. Construction Certificate: A permit required for a project built, placed or erected within Platte County. (See 1.05.070)

K. Commercial: Land used predominantly for the sale of non-agriculture products and services.

L. Cul-De-Sac: A street open at one end only and providing at the other end special facilities for the turning around of vehicular traffic.

M. Data Center: As defined, but not limited to, a physical facility or building that houses networked computer servers, data storage drives, and IT infrastructure used to store, process, and share digital information.

M. Day Care:

a. *Child daycare*: Any person who operates a business to keep or care for any minor at the request of the parents, legal guardian or an agency which is responsible for the child.

b. *Adult daycare*: Any facility not otherwise licensed or certified that is engaged in the business of providing activities of daily living, support and supervision services based on a social model for four (4) or more persons 21 years of age or older with physical or mental disabilities.

N. Derelict Vehicle: A bus, truck, or passenger car, that is inoperable (unable to move under its own power); or is partially or totally dismantled; or has all or portions of its body work missing or substantially damaged.

O. Farming: The cultivation of land, growing of crops and/or the raising of livestock including production of livestock products.

P. Feedlot: Any operation greater than 1,000 animal units where the density exceeds 1 animal unit per 100 square feet and where animals are fed more than 45 days.

Q. Flood Hazard Boundary Map: The official map on which FEMA has designated areas of special flood hazard.

R. Home Occupation: Any nonresidential use conducted entirely within a dwelling or its accessory building and which is clearly incidental and secondary to the use of the dwelling for dwelling purposes and does not change the character thereof.

S. Industrial: Land to be used for manufacturing or refining of products.

T. Junkyard: An open or enclosed area where any waste, junk or used second hand materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled commercially, including, but not limited to scrap iron and other metals, paper, rags, rubber tires and bottles. A junkyard also includes the storage or keeping of derelict vehicles for commercial purposes.

U. Lagoons:

a. *Municipal*: A water storage facility to hold effluent (human waste) collected by the municipal sewage system.

b. *Industrial*: A water storage facility to hold effluent (industrial waste) for future disposal of containment.

c. *Agricultural*: A water storage facility designed to hold effluent (animal waste) for future disposal or containment.

V. Land Use Districts: The geographical area defined in the "Land Use District Map" which identifies the uses for which the land contained therein can be utilized.

W. Livestock: Cattle, bison, mules, burros, llamas, (domestic) rabbits, horses, swine, sheep, goats, poultry, rabbits.

X. Manmade: Constructed by man.

MLS

"Exhibit B"

CHAPTER 6 – CLASS III COMMERCIAL CLASSIFICATION

6.05.010 – Purpose
6.05.020 – Allowed Uses
6.05.030- Uses Allowed with Special Use Permits
~~6.05.030 – Off-Street Parking Requirements~~
6.05.040 – Minimum Lot Areas
6.05.050 – Building Setback Requirements
6.05.060 – Addresses
6.05.070 – Building Height
6.05.080- Off-Street Parking Requirements
6.10.000- Data Centers

Section 6.05.10 – Purpose

These regulations specify ~~development~~ minimum requirements ~~on lots in commercial districts~~ for development of Class III land to allow for firefighting capability, good circulation, parking and a compatible living and working environment and may include multiple dwellings in separate housing or incorporated within the business structure in support of the business. When additional uses are requested, but not listed in Section 6.05.020, the Planning Commission and the Board of Commissioners will determine whether the use meets the intent of Section 6.05.020 below.

Section 6.05.020 – Allowed Uses

A. Retail store or shop; business center development
B. Office building for financial institution, real estate or insurance office, professional services such as lawyer, doctor, dentist, studio or agency; medical office buildings or hospital
C. Barber shop, beauty shop, self-service laundry or dry cleaning establishment or pick-up agency, tailor or dressmaking shop or other personal service shops
D. General appliance servicing and appliance repair shop
E. Restaurant, café, tavern or other place servicing food and beverage
F. Membership club, theater, churches
G. Day care centers, nursing, rest and convalescent homes
H. Hotels, motels and lodges
I. Automotive service station, repair garage, repair shop and similar type uses
J. Warehouse, distribution center, terminal, lumber yard
K. Drive-in theaters
L. Travel trailer court; mobile home or trailer courts
M. Printing and publishing establishments
N. Car washing facilities, bus passenger station

mcg

O. Storage of derelict vehicles for use in support of the commercial business
P. Bed and Breakfast
~~P.~~

Section 6.05.030 Uses Allowed with Special Use Permit (including but not limited to)

A. Data Centers (See Section 6.10.000 for details)

~~Section 6.05.030 – Off-Street Parking Requirements~~

~~A. Hotels, motels, travel trailer parks: 1 space/unit~~
~~B. Museums: 1 space/500 sq. ft. floor area~~
~~C. Offices: 1 space/300 sq. ft. floor area~~
~~D. Retail service facilities: 1 space./200 sq. ft. floor area~~
~~E. Restaurants, cocktail lounges, etc.: 1 space/2 seats~~
~~F. Retail: 1 space/200 sq. ft. gross leasable area~~
~~G. Theaters: 1 space/2 seats~~
~~H.~~A. ~~Retail warehouses: 1 space/800 sq. ft.~~

Section 6.05.040 – Minimum Lot Areas

Ten thousand (10,000) square feet with public water and wastewater systems. If individual water or wastewater systems are proposed, the lot area shall be of adequate size for the soil to handle the effluent without causing surface or groundwater pollution, but minimum lot area shall be one-half (1/2) acre (21,680 sq. ft.). If both individual water and wastewater systems are proposed, the lot areas shall then also depend on soil capability, but minimum lot area shall be one (1) acre (43,560 sq. ft.).

Section 6.05.050 – Building Setback Requirement

All permanent buildings shall be set back at least thirty (30) feet from public roadway easements or rights-of-way and 10 feet from adjacent property lines.

Section 6.05.060 – Addresses

All buildings shall be clearly numbered so that postal, emergency and police services can easily identify them.

Section 6.05.070 – Building Height

Buildings will be subject to fire-fighting capabilities of the fire-fighting organization (no buildings over 40 feet tall) except by special permit.

Section 6.05.080 – Off-Street Parking Requirements

B. Hotels, motels, travel trailer parks: 1 space/unit
C. Museums: 1 space/500 sq. ft. floor area

D. Offices: 1 space/300 sq. ft. floor area
E. Retail service facilities: 1 space./200 sq. ft. floor area
F. Restaurants, cocktail lounges, etc.: 1 space/2 seats
G. Retail: 1 space/200 sq. ft. gross leasable area
H. Theaters: 1 space/2 seats
I. Retail warehouses: 1 space/800 sq. ft.
J. Data Centers: subject to conditions in a Special Use Permit
the

Section 6.10.000- Data Centers

- ALL data centers are required to go through the Special Use Permitting process. See Chapter 3.
-
- Data Centers may require additional setback requirements and minimum lot size requirements and/or may be required to be rezoned to Industrial.
- Any power generation and/or power storage that is constructed for the needs of a data center are required to obtain their own Special Use Permit and meet all permitting requirements of applicable Federal and State agencies.
- Any qualifying application must first obtain a Wyoming Department of Energy Quality (WYDEQ), Industrial Siting Division (ISC) Jurisdiction Exemption letter or a WYDEQ-ISC permit prior to the first Planning & Zoning Commission meeting.
- Any subsequent expansion of an approved data center's server capacity, power draw, or cooling infrastructure beyond what was approved in the original Special Use Permit, requires a new or amended Special Use Permit.

MCS

"Exhibit C"

CHAPTER 7 – CLASS IV APPLICABLE TO INDUSTRIAL CLASSIFICATION

7.05.010 – Purpose
7.05.020 – Allowed Uses
7.05.030 – Uses Allowed with Special Use Permit
7.05.040 – Building Setback Requirements
7.05.050-Addresses
7.05.0650 – Minimum Submittal Requirements for Approval of a Special Use Permit
7.10.000-Data Centers

Section 7.05.10 – Purpose

These regulations specify minimum requirements for development of Class IV land and may include multiple family dwellings in separate housing or incorporated within the business structure in support of the business. When additional uses are requested, but not listed in Sections 7.05.020 or 7.05.030, the Planning Commission and the Board of Commissioners will determine whether the use meets the intent of either Section 7.05.020 or 7.05.030 below.

Section 7.05.020 – Allowed Uses

The following uses are examples of uses allowed in Class IV Districts:

A. Warehousing
B. Saw/Lumber Mills (except when as an accessory use on a tree farm)
C. Building material storage
D. Manufacturing (except those listed in Section 3, below)
E. Assembly plants
F. Research and development
G. Bakery plants
H. Meat packing (without slaughtering)
I. Concrete Batch Plant
J. Storage of derelict vehicles for use in support of the business

Section 7.05.030 – Uses Allowed with Special Use Permit (including but not limited to)

~~(Note: Projects in existing Industrial Districts which were underway prior to adoption of these regulations do not require a Special Use Permit to develop.)~~

A. Storage of any Waste Products
B. Commercial slaughterhouses

C. Mineral production processing facilities (except oil and gas wells)
D. Crushing plants
E. Rendering plants
F. Cement manufacture
G. Fertilizer manufacture
H. Tanneries
~~H.~~I. Data Centers (See Section 7.10.000 for details)
~~I.~~J. Commercial Junkyards, Recycling and Salvage Yards
a. May require screening
~~J.~~K. Other industries, which emit significant dust, smoke, odor, or noise beyond property lines, as determined by Platte County Planning Commission or the Board.

Section 7.05.040 – Building Setback Requirements

All permanent buildings shall be set back at least thirty (30) feet from public roadway easements or rights-of-way and 10 feet from adjacent property lines.

Section 7.05.050 – Addresses

All buildings shall be clearly numbered so that postal, emergency and police services can easily identify them.

Section 7.05.0~~6~~50 – Minimum Submittal Requirements for Approval of a Special Use Permit

A. The following minimum submittal requirements shall be met prior to approval of a special use permit. The Planning Commission will return any incomplete application submitted, for completion prior to scheduling any official review.
a. Completed permit application.
b. A letter stating purpose and intent of Special Use Permit application.
c. A copy of all approved permits needed to meet the requirements of Federal and Wyoming State Agencies for their review of proposed development (i.e. Department of Environmental Quality).
d. An engineering design report developed by a qualified engineer licensed to practice in Wyoming which specifies the proposed design for the facility.
e. The engineer's report shall at a minimum also specify the following areas:
i. A description of facility site and location along with a scaled map(s) which will depict at a minimum the following:
1. Present & proposed facility property boundaries;
2. Present & proposed access to a public road, street or highway;
3. A vicinity map showing distance from current ~~habitations~~ habitable structures within one (1) mile;
4. Prevailing wind direction;

5. Proposed fencing and/or security improvements;
6. Topographic features and contours with indicated datum;

7. On a vicinity map, landowners within one mile of facility property;
8. Location of existing permitted wells within one mile of facility property.

ii. A detailed description of the proposed water supply including, but not limited to, quantifying the amount of water needed for consumption and other uses;

iii. A detailed description of the proposed technique for effluent and solids, if applicable. For lagoons, indicate whether the discharge (if any) is a seasonal or non-seasonal discharge;

iv. Measures to be employed for ground and surface water protection, including secondary containment measures, if applicable;

v. Measures designed to mitigate climatic conditions;

vi. Odor control features, if applicable;

vii. Traffic impact analysis;

viii. Estimated work force for the facility.

f. Notification to property owners shall include those within ~~one quarter~~ one mile radius of the property's boundaries.

B. The continuance of a Special Use Permit for Industrial Uses shall be subject to, but not limited to, the following conditions;

a. The continued use of the premises will be limited to the uses of the facility as specified in the application for Special Use Permit. A change of use, not including increase or decrease of business activity. shall require a new application;

b. These conditions will apply to any successor of interest of the applicant;

c. The applicant is responsible to meet all permitting requirements of Federal and Wyoming State Agencies which are applicable to the development (i.e., Wyoming Department of Environmental Quality);

d. At the direction of the Board of County Commissioners, an adequate bond to cover possible clean up and/or restoration of the surface acreage may be required; and

e. All additions, expansions, or new construction beyond the initial site plan of commercial junkyards, salvage or recycling yards may be totally enclosed within a building or structure or visually screened from adjacent properties and public rights-of-way.

Section 7.10.000- Data Centers

- ALL data centers are required to go through the Special Use Permitting process. See Chapter 3.
-
- Data Centers may require additional setback requirements and minimum lot size requirements.
- Any power generation and/or power storage that is constructed for the needs of the data center are required to obtain their own Special Use Permit and meet all permitting requirements of applicable Federal and State agencies.
- Any qualifying application must first obtain Wyoming Department of Energy Quality (WYDEQ), Industrial Siting Division's (ISC) Jurisdiction Exemption letter or the WYDEQ-ISC permit prior to the first Planning & Zoning Commission meeting.
- Any subsequent expansion of an approved data center's server capacity, power draw, or cooling infrastructure beyond what was approved in the original Special Use Permit, requires a new or amended Special Use Permit.

"Exhibit D"

CHAPTER 8 RANCHING, AGRICULTURAL AND MINING DISTRICT (RAM)

8.05 RANCHING, AGRICULTURAL AND MINING

8.10 MINERAL AND OIL AND GAS EXTRACTION LAND USE PLAN

8.15 MINING PACKET/AGGREGATE EXTRACTION LAND USE PLAN

The purpose of this Chapter is to preserve historic uses and open space areas of the County while permitting ranching, agriculture, animal husbandry, and mining in a manner that attains this purpose. While ensuring that future land development is fiscally responsible, to strengthen existing communities and maximize use of services already established for police and fire protection, refuse collection, snow removal, and utility access.

Residential uses accessory to a preexisting Commercial, Industrial, or General Agricultural operation are permitted in this zone. If residential uses not covered above are desired, a zone change should be sought. The Platte County Development Plan encourages the development of new residential developments and commercial sites near municipalities and developed areas.

All the unincorporated areas of the County not otherwise zoned ~~is~~ are designated as ~~the~~ Ranching, Agriculture and Mining Zoned lands.

As adopted by the Platte County Commissioners on January 18, 2022

Chapter 8.05 – RANCHING, AGRICULTURE AND MINING

8.05.010 – Allowed Uses
8.05.020 – Special Use Permit Uses
8.05.030 – Building Setbacks
8.05.040 – Minimum Lot Area
8.05.050 – Other Regulations and Design Standards
8.05.060-Data Centers

Section 8.05.010 – Allowed Uses.

A. Agricultural Support Business; including but not limited to non-commercial nurseries and greenhouses; sales stand for products produced on the premises; meat processing facilities under 25,000 square feet, processing less than 60 head a day with proof of state and/or federal permits and only processing Wyoming raised brand inspected livestock; feed storage, processing, and shipping; riding and accessory shop; riding arena; florist; delicatessen; grain elevator with approved engineering design for safety protocols.
B. Animal Crematorium – when located on-site and accessory to an agricultural operation.
C. Cemeteries.
D. Commercial, Industrial, or General Agriculture including ranching, farming, their related uses and facilities, and relative animal husbandry.
E. Community Centers, Churches and Schools with plan approval from the State Fire Marshal per §35-9-108 https://wsfm.wyo.gov/fire-prevention/plan-review
F. Dairies, milking fewer than 500 head per day.
G. Golf Course - public, private, or miniature or driving range.
H. Habitat Management and Agricultural Research and Development.
I. Hunting camps, dude ranches, fish hatcheries, wild game refuges, game and fish farms, dwellings for family members or employed labor in support of the operation.
J. Kennels on parcels 10 acres or larger.
K. Non-industrial gravel mines and accessory facilities under two acres with proof of state permit.
L. Public Fire Department Fire Protection Facilities.
M. Public parks, playground, highway construction facilities and rest rooms.
N. Railroad Facilities including shops and yards.
O. Residential uses that are accessory to a preexisting Commercial, Industrial, or General Agricultural operation, including accessory dwelling unit(s), bed and breakfast facility, home occupation, and cottage industries.
P. Storage of derelict vehicles and equipment as necessary to support the agricultural operation.

Q. Subsurface Record Storage, excluding Data Centers. i.e., physical and microfilm records.
R. Timber production/sawmill producing fewer than 50,000 board feet per year, but not including wood pulp mills or paper processing.

Section 8.05.020 – Special Use Permit Uses.

A. Any non-agricultural support business.
B. Any structure or use not referenced in allowed uses.
~~B.~~C. Data Centers, (See Section 8.05.060 for details)
~~C.~~D. If the primary use of the land is no longer for agricultural purposes, any use which is not private, or any primary/accessory structure which is not for a single-family dwelling use. This may require a rezone by the Planning and Zoning Commission.

Section 8.05.030 – Building Setbacks.

A. All permanent buildings shall be set back at minimum distance of thirty (30) feet from public roadway easements and/or rights-of-way and 25 feet from property lines.

Section 8.05.040 – Minimum Lot Area.

A. Repealed in 2023.

Section 8.05.050 - Other Regulations and Design Standards.

A. Repealed in 2024

Section 8.05.060- Data Centers

- ALL data centers are required to go through the Special Use Permitting process. See Chapter 3.
-
- Data Centers may require additional setback requirements and minimum lot size requirements and/or may be required to be rezoned to Industrial.
- Any power generation and/or power storage that is constructed for the needs of the data center are required to obtain their own Special Use Permit and meet all permitting requirements of applicable Federal and State agencies.
- Any qualifying application must first obtain Wyoming Department of Energy Quality (WYDEQ), Industrial Siting Division's (ISC) Jurisdiction Exemption letter or the WYDEQ-ISC permit prior to the first Planning & Zoning Commission meeting.
- Any subsequent expansion of an approved data center's server capacity, power draw, or cooling infrastructure beyond what was approved in the original Special Use Permit, requires a new or amended Special Use Permit.

~~A.~~

CHAPTER 3 – PROCEDURES FOR REZONING AND SPECIAL USE PERMIT APPLICATIONS

3.05.010 – When Required
3.05.020 – Administrative Procedures
3.05.030 – Variance Procedure

Section 3.05.010 – When Required

A. A Rezoning Certificate is required from the Board of County Commissioners (referenced in this document as "Board") to change the zoning of property within Land Use Districts in the unincorporated part of Platte County and for issuance of special permits where applicable. The zoning classifications of land use are:
    a. Single-family residential
    b. Multi-family residential
    c. Commercial
    d. Industrial
    e. Ranching, Agriculture and Mining (RAM)

    Landowners shall use the unincorporated land of Platte County accordingly and only in compliance with these regulations.

B. At the sole discretion of the applicant, the applicant may begin the process for a re-zoning permit and a preliminary subdivision plat approval simultaneously.

C. The purpose of rezoning is to change the zoning of the land and allow uses specifically allowed in a Land Use District; the purpose of a special use permit is to authorize a use which is regulated in a Land Use District and may include multiple family occupation in either separate accessory structures or incorporated within the business structure for property owner/manager families and employees.

    When new allowed uses are approved for land development, the new use may be documented and an action by the commissioners may require the new use to be incorporated in the next revision of the Platte County Planning and Zoning Rules and Regulations including public review. The documentation of the new allowed use shall be forwarded to the Planning Office. ~~The Planning Office shall allow the new allowed use without requiring any special use permit and will maintain the record of the new allowed use.~~

Section 3.05.020 – Administrative Procedures