

OFFICIAL PROCEEDINGS

BOARD OF PLATTE COUNTY COMMISSIONERS, WYOMING

THE BOARD OF COUNTY COMMISSIONERS, PLATTE COUNTY, WYOMING, met in a special session on the 7th day of October 2026 in the county seat of Wheatland. Notice of this special session was provided by the Office of the County Clerk pursuant to Wyoming Statute § 16-4-404(b). Those present for the meeting were Steve Shockley, Commission Chairman; Ian Jolovich, Commissioner; John “Jeb” Baker, Commissioner; and Malcolm Ervin, County Clerk. The purpose of the meeting, as advertised pursuant to W.S. § 16-4-404(b), was to conduct interviews for the Road & Bridge Superintendent vacancy and to hold a public hearing to accept public comment on proposed changes to the Platte County Land Use Rules & Regulations.

Chairman Shockley called the meeting to order at 9:00 AM. Commissioner Jolovich motioned, seconded by Commissioner Baker, to approve the agenda as presented. The motion carried.

Executive Session: At 9:31 AM, Commissioner Jolovich motioned, seconded by Commissioner Baker, to call for an executive session for personnel matters pursuant to Wyoming Statute 16-4-405(a)(ii). The motion carried. At 11:58 AM, Commissioner Jolovich motioned, seconded by Commissioner Baker, to adjourn executive session where no decisions were made. The motion carried.

Public Hearing – Land Use Rules & Regulations: Chairman Shockley called a public hearing to order at 1:00 PM for the purpose of accepting public comment on proposed changes to the Platte County Land Use Rules & Regulations. Laura Bookout, County Planner, presented the recommended changes, which she said were recommended for approval by the Planning & Zoning Commission on September 16, 2026. The changes affected chapters 2, 3, 6, 7 & 8, respectively. In short, those changes defined “Data Centers” and required that each of those centers obtain a Special Use Permit regardless of the zoning district they are proposed to be built in. Planner Bookout reported that the County Attorney’s Office recommended a definition for “Data Center”. She said the County Attorney’s Office cited the definition of “Data Center” developed by Laramie County saying it was more complete and would provide more statewide consistency. Chairman Shockley opened the meeting to public comments. The following comments were received:

- Josh Martines spoke regarding proposed amendments he delivered to the Board on October 1, 2026. Mr. Martines asked that the Board hold additional hearings and address specific development regulations. He also encouraged that the Board take more time to develop more detailed regulations.
- Kathryn Stevens said she believed the proposed regulations were not bad in nature, but that they were incomplete. Mrs. Stevens asked the Board to urge the Planning & Zoning Commission to develop more complete regulations like those developed for wind and solar development.
- Kristen Rahn urged the Board to reconsider the definition of data center and ask that it not mimic Laramie County’s definition. She also urged that the regulations become more specific and that a Platte County-specific definition be developed. She asked that the Board take a step back and consider more thorough land use regulations.
- Junie Stevens urged more descriptive regulations, which she said would protect landowners who live nearby.
- Dan Hagel encouraged the Board to consider regulations for data centers developing onsite power generation. Mr. Hagel spoke to the thermal efficiency of simple-cycle and combined-cycle natural gas powerplants. He believes regulations for onsite power generation are important to ensure responsible use and management of resources like natural gas.
- Lucinda Houtchens encouraged the Board to add more specific regulations, which she believes would add “long term protections”. She also expressed concerns that a deviation from the definition proposed by the Planning & Zoning Commission because there was not sufficient time for the public to be aware of that potential change in definition.
- Jill Kaufman said she believes any regulations should address spills and potential pollution. She also urged that the regulations require engagement with surrounding communities that may be impacted by data center development.
- Rick Cronk asked that the regulations require a more robust plan for addressing. He expressed concerns that emergency responders may have difficulty in finding the correct building and as such the regulations should require more description. Mr. Cronk expressed concern that the construction of data centers could attract undesirable neighbors and said the County was “losing its heritage”.
- Shawn Hoffman asked whether spills and water consumption are currently regulated by federal or state agencies. She believed those concerns were already addressed by other entities.
- Amy Bates spoke about the definition of “Data Center” saying she recommended a broader definition during the Planning & Zoning Commission hearing. That broader definition would include a “not limited to” clause in the definition.
- Cindy Witt discouraged developing more specific regulations, saying there was so much unknown regarding their development that it would be premature to develop more specific regulations. She expressed support that the Board utilize special use permits to regulate data center development on a case-by-case basis.
- John Moore asked that the Board hold meetings in larger venues, which were paid for by taxpayers. He and Mr. Martines also encouraged that the Board hold meetings outside of business hours, which they believed were

At 2:03 PM, Commissioner Jolovich motioned, seconded by Commissioner Baker, to call for an executive session for legal advice pursuant to Wyoming Statute § 16-4-405(a)(iii). The motion carried. At 2:11 PM, Commissioner Jolovich motioned, seconded by Commissioner Baker, to adjourn executive session where no decisions were made. The motion carried.

Chairman Shockley brought the matter before the Board. Chairman Shockley expresses support that the regulations, as proposed, be approved saying he believed the flexibility afforded by special use permits allows the Board to address each data center individually. However, he said the Planning & Zoning Commission should continue to develop more specific regulations to ensure broad safety standards are adopted. Commissioner Jolovich recommended approval, saying the regulations close a loophole, which may allow data centers to be built without any regulatory oversight. Furthermore, he believed those regulations should focus more attention on data centers developed with collocated power generation. Commissioner Baker said he believed a developer may be able to begin construction unless a regulation was passed requiring each of those data centers obtain a special use permit. As such, he encouraged passage to ensure no data center could be constructed without first obtaining a permit.

October 7, 2026

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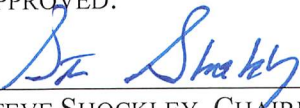
Planner Bookout spoke about the process to develop new amendments to the Land Use Rules & Regulations, which she said would require numerous months of work and coordination. The Board agreed that the recommended regulations were not final actions on the matter, but instead a beginning point for future regulation development.

Commissioner Jolovich motioned, seconded by Commissioner Baker, to approve the recommended amendments to the Land Use Rules & Regulations. Prior to voting, Commissioner Jolovich motioned, seconded by Commissioner Baker, to amend the original motion to include the grammatical changes, and minor changes proposed by Planner Bookout. The motion carried. The Board then voted on the original motion, which carried.

Commissioner Jolovich motioned, seconded by Commissioner Baker, to authorize Clerk Ervin to offer the Road & Bridge Superintendent position to Mark Bolin. The motion carried.

There being no further business for board consideration, the meeting adjourned at approximately 2:52 PM. This proceeding was recorded by Clerk Ervin pursuant to Wyoming statute §18-3-402(a)(i)(C).

APPROVED:


STEVE SHOCKLEY, CHAIRMAN OF THE BOARD


MALCOLM ERVIN, COUNTY CLERK
& CLERK OF THE BOARD

