

COUNTY OF PLATTE, STATE OF WYOMING

OFFICIAL PROCEEDINGS PLANNING & ZONING COMMISSION

Call to Order – Roll Call

The Planning & Zoning Commission, Platte County, Wyoming regularly scheduled meeting held on July 14, 2026, in the county seat of Wheatland. Those present for the entirety of the meeting were, Bill Klein, Vice Chairman acting as Chairman; Bonnie Lockhart, Planning Commissioner; Jay Collins, Planning Commissioner; Bob Brockman, Planning Commissioner; Laura Bookout, County Planner. Not in attendance was Chairman Marty Shepard.

Acting Chairman Klein called the meeting to order at 7:00 PM in the Commissioner Room, Platte County Courthouse, Wheatland, WY.

Declaration of Conflicts of Interest: Acting Chairman Klein asked if any commission members had conflicts of interest to declare. None were noted.

Approval of Minutes from June 9, 2026, Meeting: Acting Chairman Klein asked if everyone had a chance to read the minutes from June 6, 2026, meeting. Acting Chairman Klein asked if there are no edits or additions, he would entertain a motion to approve the minutes. **Decision:** Member Jay Collins moved to approve the minutes. Member Bonnie Lockhart seconded the motion. Vote: Unanimous Approval. Motion carried.

New Business: Acting Chairman Klein moved onto new business with Planner Bookout. Planner Bookout's new business included the following four items:

First: Planner Bookout introduced Carson Ryan with Geronimo Power, who was there to answer any questions. Request by Geronimo Power for a Special Use Permit for a temporary Meteorological (MET) Station on Ranching, Agricultural and Mining land located on Pt E1/2SE1/4 Section 12, T25N, R68W. This is to collect accurate, real-time environmental and atmospheric data to inform final site design, equipment selection, interconnection planning, and operational forecasting for a proposed solar facility. The temporary MET station is less than 9 feet above ground and uses solar and battery for power. There is no permanent grading or foundation needed. Access to the temporary MET station will be on the existing encroachment used for that parcel off of E Johnson Rd. The duration of the project is approximately 2 years (24 months) with 18 months of constant data collection needed. Geronimo is requesting that the 2-year time limit for the Special Use Permit begin when the temporary MET station is installed. There is a recorded Memo of Lease in the Platte County Land Records, Document No 729796 Book 583, Page 779. There was one agency comment from the Emergency Management Coordinator stating there was no problem with the plan at this time. The Planner made the following recommendations: Approval with 5 conditions of: 1. The tower location is to be a minimum distance of 110 percent of its height from the nearest property line and/or road right of way. 2. The temporary MET station to be installed and maintained in compliance with all Federal and State regulations. 3. GPS coordinates be provided to the Planning Office once the temporary MET station is moved onto the property. 4. The duration of this Special Use Permit shall be twenty-four (24) months from the date the temporary MET station is moved onto the property. Notification shall be provided to the Planning Office by condition 3, above. 5. If a permanent MET station is to be installed a new Special Use Permit will be required. Acting Chairman Klein opened it to public comment and then proceeded to talk with the landowner in attendance, Richard, Johnson. No other public comment. Acting Chairman Klein had one concern, without a date as to when the MET station would be put up, would the SUP have no expiration date. Member Lockhart and Member Lockhart shared the concern. When Carson was asked when they expected to have the unit installed, he said "right way", hoping for the end of the month, August at the latest. After conversation, the Commissioners agreed upon a 6th condition: The temporary MET station is to be installed within 6 months of the Special Use Permit approval. Member Brockman made a motion to Approve subject to the 5 conditions and now we have a 6th condition. Planner Bookout verified verbiage of the new 6th condition. Member Lockhart seconded the motion. Acting Chairman Klein asked and all were in favor, none opposed, motion passed.

Second: Planner Bookout presented a 24-month extension on an existing temporary Meteorological (MET) station as requested by Chugwater Energy Project/NextEra from file PC-SUP-24-33 that will expire September 17, 2026. The original permit was issued with no conditions, but the approval was specific to the solar meteorological station outlined in the referenced application. The applicant self-imposed a deadline for the permit when they stated that the station would be in use for up to 24 months. Planner Bookout explained that this is only a temporary MET station and that when the construction of the solar project is done a permanent tower will be installed in a specific area and at that time, the applicant will need to apply for a Special Use Permit for that permanent MET station. The Planning office recommends approval of the 24 month extension. Acting Chairman Klein opened it up to public comment. One persons wanted clarification one more time what the extension was for. Anthony Bianchini with Chugwater Energy Project/NextEra explained what the project was and for how long. Conversation was had between the commissioners and the applicant. Acting Chairman Klein closed the public comment and asked the board if they had additional comment; none was had and acting Chairman Klein asked for a motion. Member Lockhart made a motion to approve the extension for 24 months, seconded by Member Collins. Acting Chairman Klein asked and all were in favor, none opposed, motion passed.

Third: Planner Bookout stated that the Board of County Commisisoner's official approved Bonnie (Member Lockhart) and Bill (Acting Chairman Klein). Discussion on term, ended on 3 year term. Time to elect new Chairman and Vice Chairman. Member Brockman nominated Marty Shepard to be Chairman and Bill Klein to be Vice Chairman. Member Collins seconded. After discussion, Acting Chairman Klein voted, all in favor, none opposed, motion passed.

Fourth: Acting Chairman Klein stated the next meeting will be August 11th. Planner Bookout noted that meeting will be for a Special Use Permit for a wireless communication tower, because of location it is joint with Town of Wheatland. Planner Bookout said there will be another meeting that just got rescheduled today for the Rezoning of land from Ranching, Agricultural and Mining to

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Industrial due to applicant request for larger venue. The new meeting date will be August 28, 2026 at the AgriPlex, at 1PM. Discussion was had over dates and events during August meetings.

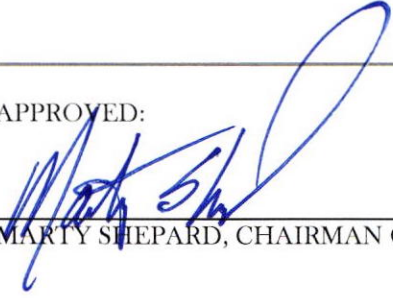
Acting Chairman Klein opened up for Old Business. Member Collins inquired about progress on the BESS rules and regulations. Planner Bookout explained that she has a good skeleton, but due to several unforeseen projects that have come to her office, she had to put the committee meeting and BESS on hold until August or so. Discussion was had between Commissioners and Planner.

Adjournment

With no further business, Acting Chairman Klein adjourned the meeting at approximately 7:20 PM. 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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