

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 August 11, 2026, in the Commissioner's Room in the Platte County Courthouse, Wheatland, Wyoming. Chairman Shepard called the meeting to order at 7:00PM. 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.

Bob Brockman, Planning Commissioner, was not present at the meeting.

Declaration of Conflicts of Interest: Chairman Shepard asked if any commission members had conflicts of interest to declare. Bill Klein, Vice-Chairman stated he had a conflict of interest with the Special Use Permit with Rocky Mountain Tower wireless communication tower and stated he would abstain from the vote on the cell tower.

Approval of Minutes from July 14, 2026: Chairman Shepard asked if everyone had a chance to read the minutes from the July 14, 2026, meeting. Chairman Shepard asked if there are no edits or additions needed, he would entertain a motion to approve the minutes. **Decision:** Member Lockhart moved to approve the minutes. Member Collins seconded the motion. Vote: Unanimous Approval. Motion carried.

New Business: Chairman Shepard moved onto new business. Rebecca Cohorn, from Goshen County, disrupted the meeting and said she came here for "the cell tower thing" then accused the commissioner of an illegal meeting. Chairman Shepard attempted to reply, at that time additional people disrupted the meeting (no names presented/announced). Chairman Shepard moved on to new business. Planner Bookout presented the Special Use Application for Rocky Mountain Tower to construct, operate and maintain a wireless communications facility at 82 Antelope Gap Rd, Wheatland WY, Pt NE1/4SW1/4, Sec 18, T24N, R67W, Platte County, Wyoming. A more detailed description of the facility was provided. Planner Bookout was interrupted by disruptive people in the hallway and Rebecca Cohorn. There were no adjacent landowner comments or public comments prior to the meeting. Emergency Management and WYDOT had no issues with the proposed project. The Town of Wheatland, Town Council unanimously approved the SUP with the attached 8 conditions at their August 10, 2026, meeting. Matt Carberry, the Town Planner, attested to this. The Planner recommended approval with the following 8 conditions: 1. FAA "Determination of No Hazard to Air Navigation" letter with the correct height of tower and approval. 2. Prior to construction, the applicant/permittee is to provide the Planning Office with the final survey and legal description prepared by a licensed Wyoming State surveyor for review and approval. 3. Tower location will be setback 110% of full tower height from property lines. The facility, as a whole, will be setback 30 feet from public roadway easements or rights-of-way and 10 feet from adjacent property lines. 4. Platte County reserves the right to place emergency communications equipment on the tower, or within the leased area of the tower site, contingent to a license agreement between applicant/permittee and Platte County; and that Platte County equipment may not interfere with existing equipment on the tower; and that Platte County equipment may not hinder the tower's structural integrity. 5. That this installation is in compliance with, and has approval from, all required Federal and State agencies. 6. The applicant/permittee must notify the Planning Department of any structural, locational, or operational changes to the installation. 7. This approval is for the facility outlined in the above referenced application. Any additional structures may require another application. 8. This request to be reviewed on a complaint basis only. There were disruptive comments in the room and in the hallway by people who did not give their names. Chairman Shepard asked Dena and Pete, representing the applicant, if the company agreed to the conditions, Dena replied yes. Chairman Shepard opened up to public comment for the "cell phone tower". Ed and Mary Meyer gave paperwork and made a long presentation as to why they, as adjacent landowners, did not want the tower. Chairman Shepard had to hold the meeting because of disruptive people in the hallway. Member Collins asked the applicants if they had any data in regard to comments made by the Meyer's. Dena replied with some basic information and offered to have a Third Party RF report presented if they would like to see the data from the professionals. Member Collins then entertained a motion to pass with the conditions presented. Chairman Shepard announced a motion is now the floor to approve permit, does he have a second. Member Lockhart seconded. Chairman Shepard voted, all in favor, none opposed. Motion carried. Vice Chairman Klein did not vote.

Chairman Shepard moved onto the next item on the agenda. The consideration for proposal for Platte County Land Use Rules and Regulation changes to incorporate Data Centers and hold a public hearing and comment for the subject on September 16, 2026 at 1pm at the AgriPlex. Planner Bookout read the Platte County Planning & Zoning by-laws that state "Matters referred to the Commission by the Board shall be placed on the agenda for consideration and action at the first meeting of the Commission after such reference". After the Board of County Commissioner's meeting on Tuesday August 4, 2026, Planner Bookout was approached by the Commissioners and they want to incorporate some form of data centers into our current regulations. They, the Commissioners, believe there might be some loopholes that incorporating the requirement for a special use permit for data centers could fix. Planner Bookout reiterated she is presenting per the Planning & Zoning by-laws and restated the proposal as listed on the agenda. Public notice was going out in the August 12, 2026, newspaper. Planner Bookout pulled up the sample of what she understood was requested of the planning office. The skeleton she worked up added a definition of "data center"; in RAM, Industrial and Commercial added "data centers"; in each of those chapters; add "all data centers are required to obtain a special use permit" in each of the three chapters. Planner Bookout reiterated that was just an example and in no way was what was to be proposed. Chairman Shepard reiterated why he

August 11, 2026

COUNTY OF PLATTE, STATE OF WYOMING

OFFICIAL PROCEEDINGS PLANNING & ZONING COMMISSION

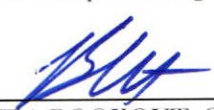
believes incorporating data centers to the existing regulations is a good idea. Vice Chairman Klein spoke to the audience and encouraged them to come with ideas as to how to regulate data centers, etcetera, at the September 16, 2026, public meeting. Uncontrolled heated discussion was had between the Commissioners and the public in attendance (no one provided their names before speaking). Vice Chairman Klein made a motion to further the endeavor for the proposed changes to the rules and regulations. Member Lockhart seconded. With no further discussion, Chairman Shepard voted, all in favor, none opposed. Motion passed.

Public in the room interrupted the meeting again demanding notes from a meeting with Taft Love and data centers. No one in the public audience introduced themselves and continued to disrupt the meeting. Chairman Shepard attempted to have controlled conversation, but the public in the room remained aggressive and disrespectful of the Commission. Chairman Shepard allowed Jill Kaufman and Lucinda Houchins to speak, but they were very disrespectful and accusatory of the entire Commission. This went on for quite some time.

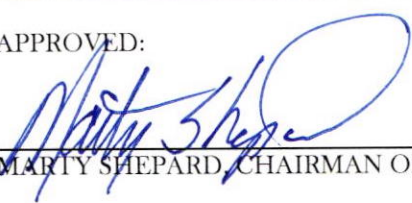
Chairman Shepard moved onto old business. There was none.

Adjournment

With no further business, Chairman Shepard adjourned the meeting at approximately 8:22 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

August 11, 2026