

COUNTY OF PLATTE, STATE OF WYOMING

OFFICIAL PROCEEDINGS  
PLANNING & ZONING COMMISSION

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THE PLANNING & ZONING COMMISSION, PLATTE COUNTY, WYOMING, met on the 9<sup>th</sup> day of September 2025 in the county seat of Wheatland. Those present for the meeting were Marty Shepard, Commission Chairman; Bill Klein, Commissioner; Bonnie Lockhart, Commissioner; Jay Collins, Commissioner; Bob Brockman, Commissioner; and Malcolm Ervin, County Clerk.

Chairman Shepard asked board members whether there were any conflicts of interest, but none were noted. Chairman Shepard continued by saying the lone item on the agenda was to review proposed changes to Chapter 13.20 (Wind Energy Siting and Facilities). The changes were proposed by residents of the County and were reviewed in Planning & Zoning Commission workshops on August 20<sup>th</sup> and September 4<sup>th</sup>.

The Commission agreed that certain definitions needed to be added to the code. Namely, "Aircraft Detection Lighting Systems (ALDS)", "Industrial Siting Council", "Nacelle", "Non-Commercial WECS", "Parent Company" and "Setback". The Commission then held significant conversations regarding setback distances. Through that discussion, the Commission agreed that setback distances from public road rights-of-way, state parks, residential zoning districts, platted subdivisions, third-party transmission lines, communications towers and incorporated municipalities should remain unchanged. However, the Commission agreed that the setback distance from property lines, which was listed as 1.10 times the turbine height, should be increased. Eventually, it was suggested that the setback distance from adjacent property lines be no less than one-quarter (1/4) mile, but no less than three-times the turbine height. County Clerk Ervin requested leeway to cleanup the setback distance section to allow for a more simplified section. The Commission agreed to that request.

The Commission also agreed that signage requirements should be enhanced to allow for emergency responders to identify specific towers and should also provide contact information for the turbine operators. Additionally, the signage requirements included that each turbine should have a sign affixed to its base, a sign at the perimeter fence entrance (if the turbine was contained in a fence), and the location where the turbine is accessed from a public right-of-way.

Suggested changes also accepted were certain aspects of a fire protection plan. Mainly, that plan would require working with local agencies to identify potential risks and create plans to mitigate those risks. Additionally, the Commission agreed that a timeframe should be include for tower operators to respond to complaints – it was agreed that the operator should have to respond within 30 days of receiving the complaint. Similarly, the Commission agreed that any non-functional turbines should be removed by the operator at their expense and that any solid or hazardous waste should be disposed of according to Federal, state and county laws and regulations.

Finally, the Commission agreed that any change of ownership or operation for Wind Energy Conversion Systems (WECS) needed to be sent to the Planning office 45 days prior to any such change taking place and that evidence of said transfer should be provided within 20 days after the transfer is complete.

The Commission then discussed how to proceed with their suggested changes. Commission Member Klein suggested the Commission review solar regulations in Chapter 13.15 at their regular October meeting. Upon completing review of solar regulations, Commission Member Klein suggested that any proposed changes to wind and solar be packaged together and scheduled for a public hearing. Upon completion of the public hearing for wind and solar regulation changes, the Commission would then begin work to create regulations for Battery Energy Storage Systems (BESS).

Keith Miller, Chugwater-area resident, asked whether lands used for solar arrays would need to be rezoned to an Industrial zoning district, or whether those arrays would qualify for a Special Use Permit within Ranching, Agriculture and Mining (RAM) zoning districts. Chairman Shockley informed Mr. Miller that would be a discussion for their regular meeting to be held October 14, 2025.

There being no further business for board consideration, the meeting adjourned at approximately 10:00 PM. This proceeding was recorded by Clerk Ervin pursuant to Wyoming statute §18-5-202(a).

APPROVED:

  
MARTY SHEPARD, CHAIRMAN OF THE BOARD

  
MALCOLM ERVIN, COUNTY CLERK  
& CLERK OF THE BOARD

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September 9, 2025