

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 January 13, 2026, in the county seat of Wheatland. Those present for the entirety of the meeting were, Bill Klein, Commission Vice Chairman; Bonnie Lockhart, Planning Commissioner; Jay Collins, Planning Commissioner; Bob Brockman, Planning Commissioner, Laura Bookout, County Planner; Malcom Ervin, County Clerk. Marty Shepard, Commission Chairman arrived at approximately 6:20 PM and instructed Co-Chairman Klein to continue the meeting. Vice Chairman Klein called to order at approximately 6:04 PM in the Commissioner Room, Platte County Courthouse, Wheatland, WY.

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

Approval of Minutes from October 14, 2025 and December 22, 2025: Vice Chairman Klein asked if everyone had an opportunity to view the Minutes. Discussion and clarification were made to make one motion to include both sets of minutes to be approved. **Decision:** Member Bonnie Lockhart made a motion to approve both sets of minutes. Member Bob Brockman seconded the motion. **Vote:** Unanimous Approval. Motion carried.

New Business: Vice Chairman Klein moved onto new business.

1.Rezone Application for Phillips 66, Wheatland Station Vice Chairman Klein asked Planner Bookout to read the report. Planner Bookout read the following: **Application:** 25-30-Rezone-Phillips 66 Wheatland Station **Applicant:** Phillips 66 Company **Address:** 389 Antelope Gap Rd, Wheatland, Platte County, Wyoming **Location:** Pt SW4 Sec 15, T24N, R67W, Platte County, Wyoming **Current Zoning:** Ranching, Agricultural, Mining (RAM) **Proposed Zoning:** Industrial **Request Details:** The applicant seeks to Rezone from RAM to Industrial per the Planning Office's request to correct the zoning classification. This property was purchased by Phillips Petroleum Company, now known as Phillips 66 Company, on May 10th, 2000. At the time of purchase, this parcel should have been rezoned from RAM to Industrial, as approximately 3.78-acre parcel of land has not been and will not be able to be used for dual use purposes in a RAM zoning area. This discrepancy was found when Phillips 66 Company requested the county planning office provide the WYDEQ with a county Planning and Zoning approval letter. There were significant upgrades done to the property this summer, but no Construction Certificate was required per Section 1.05.070. The upgrades made are as follows: now has a motorized valve installed to shut down the pipeline in case of an emergency, now has a launcher trap installed to perform pipeline inspections, now has a pre-fab EEC building to secure and protect electronic equipment supporting the station and now has other supporting pipeline appurtenances. This location has already been issued an address and as a result has GPS coordinates on file with Platte County Emergency Services departments. Upon issuance of the Rezoning Permit the Planning Office will provide WYDEQ with the requested approval letter. **Neighbor Comments:** None Received **Notification:** Adjacent property owners were notified of the application via certified mail, and a public notice was published in the Platte County Record Times and a Public Notice sign was posted at the gate entrance of the pipeline station. **Received Comments:** None Received **Agency Comments:** Wheatland Rural Electric Association: No issues with the application. WYDOT: No comment; the current approach will meet the needs shown in the plans provided. **Pros:** Formalization of Use: The change in zoning will correct the zoning of the land from RAM to Industrial to better reflect zoning parcels in Platte County. **Possible Stipulation(s)**1. Boundary Line Adjustment recorded prior to issue, not able to be recorded prior to this meeting anticipated completion prior to Board of County Commissioner meeting the following Tuesday. **Analysis:** The proposed rezoning from RAM to Industrial will better suit the use of the 3.78 acre parcel now and in the future. **Recommendation:** The Planning Office recommends approval of the request. Planner Bookout introduced Chad Polak with Phillips 66 Company. There was some discussion on the Boundary Line Adjustment of 5 feet by 300 feet. Co Chairman Klein asked if there were any public questions or concerns. There were none. **Decision:** Member Jay Collins moved to approve, barring the Boundary Line Adjustment is completed and recorded in the Platte County Clerk's Office prior to a permit being issued. Member Bonnie Lockhart seconded the motion. **Vote:** Unanimous approval. Motion carried.

2.Special Use Permit for Phillips 66, Middle Bear Station

Planner Bookout read the following: **Application:** 25-31-SUP-Phillips 66 Company Middle Bear Station **Applicant:** Phillips 66 Company **Address:** None Assigned **Location:** Pt SE4SW4 Sec 18, T28N, R68W, Platte County, Wyoming **Zoning:** RAM **Request Details** The applicant seeks a Special Use Permit to comply with Platte County's Land Use Rules and Regulations. Phillips 66 Company requested the county to provide WYDEQ with a County Planning and Zoning approval letter. With this request it was brought to the Planning Offices' attention that Phillips 66 Company did significant upgrades to the existing site in the summer of 2025 and a Special Use Permit was not on file for the location. The upgrades are as follows: now a custody transfer location, now has motorized valve installed to shut down the pipeline in case of emergency, now has a launcher trap installed to perform pipeline inspections, now has a pre-fab EEC building to secure and protect electronic equipment supporting the station, now has a meter building, now had other supporting pipeline appurtenances. With these significant upgrades no Construction Certificate was required per Section 1.05.070. Phillips Company 66 has secured an agreement with the landowner, Faessler Farms, for this .6-acre pipeline station. The pipeline station will be used to support the Powder River pipeline (Circa 1971). Upon issuance of the Special Use Permit the Planning Office will provide WYDEQ with the requested approval letter. **Neighbor Comments** None Received **Notification**

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Adjacent property owners were notified of the application via certified mail, and a public notice was published in the Platte County Record Times and a Public Notice sign was posted at the gate entrance near the pipeline station. **Received Comments** None Received **Agency Comments** Wheatland Rural Electric Association: No issues with the application. Platte County Road and Bridge: State Road so does not affect Road and Bridge. WYDOT: No response. **Pros:** Formalization of Use: The permit would provide a legal framework for the new pipeline station installed. **Cons:** No Address has been assigned to the new pipeline station and as a result, Emergency Management (EM) would not be able to locate the station in a timely manner to prevent a major catastrophe. EM would not be able to quickly enter the property to get access to the station without tearing down fencing and cutting chains and locks off. **Possible Stipulation(s)** Require the applicant to complete the addressing process of the Middle Bear Station. This will provide an address, access point and GPS coordinates for emergency services in and around Platte County. With the lock and chained gate, this I see as the landowner's right to keep. By having the lock and chain the landowner takes on the responsibility if emergency services must enter the property quickly and causes damage to the fence or gates. Planner Bookout explained that the fees and addressing application were provided by Phillips 66 earlier that afternoon and she will get the addressing done before the Board of County Commissioners meeting and see no need to keep the initially proposed stipulation. **Analysis** The proposed Special Use Permit for the new pipeline station will help enhance the safety of the new equipment and the current and surrounding landowners. With addressing, it will provide emergency services with accurate GPS coordinates in case of an emergency. **Recommendation** The Planning Office recommends approval of the request with the addressing condition being removed. Planner Bookout again stated Chad with Phillips 66 Company is here if there are any questions. Co Chairman Klein asked for any public comments or questions. There were none. Co Chairman Klein opened questions to the board. Member Collins asked Chad to remind everyone of the protocol/process for a spill. Chad provided detailed description of what would happen if there were a spill. Member Collins asked Chad how often they fly their lines. Chad replied the lines are flown at least twice a month. Chad also explained about the "pigs" and pipelines, and it squeals when the "pig" comes out. Discussion was had. Co Chairman Klein inquired how many pounds runs through this line. Chad explained the route this line takes and the differing levels of pressure that go down this line. Co Chairman Klein asked if there were any other questions. There were none. At this time Chairman Shepard arrived at the meeting. **Decision:** Member Bob Brockman motioned to approve without the addressing condition. Member Jay Collins seconded. Vote: Unanimous Approval. Motion carried.

3.Special Use Permit for Matthew Adamson on behalf of Doomore Sales Service & Trailers

Planner Bookout read the following: **Application:** 25-29-SUP- Doomore Sales Adamson **Applicant:** Matthew Adamson for Doomore Sales Service & Trailers **Address:** 4523 Palmer Canyon Rd, Wheatland, Platte County, Wyoming At this time Member Lockhart pointed out the address was not in compliance with standard addressing. Planner Bookout was aware and explained that this was a unique situation and it was a reactivation of an old address for that location. The access used is the address of 4525 Palmer Canyon Rd. **Location:** Pt Lot 4 Sec 18, T24N, R68W, Platte County, Wyoming **Zoning:** RAM **Request Details** The applicant seeks a Special Use Permit to comply with Platte County's Land Use Rules and Regulations. Matthew Adamson for Doomore Sales Service & Trailers seeks a Special Use Permit to use a portion of the property to display and sell trailers, use the shop/garage for mechanic work on trailers and storage of trailer parts. He will have a Doomore Trailer Sales sign posted on the fence of the property near the entrance off Palmer Canyon Road. He is also looking to use a portion of the property to store Adamson Construction equipment. The area on the site plan has historically been used by the landowner as a large front yard. The shop/garage historically has been used to work on and store agricultural related equipment. To create an area needed there has been quite a bit of vegetation clean up. **Neighbor Comments** None Received **Notification** Adjacent property owners were notified of the application via certified mail, and a public notice was published in the Platte County Record Times, and a Public Notice sign was posted at the driveway entrance to the property on the wooden fence. **Received Comments** One received via email. Planner Bookout read the email conversation from Erin Moore, co-own JE Water Well out of Torrington, Wyoming. **Agency Comments** Wheatland Rural Electric Association: No issues with the application. Platte County Road and Bridge: No issues from Road and Bridge. They have a good approach established. Wheatland Irrigation District: This project has no impact or concern on irrigation water delivery from the Wheatland Irrigation District. **Analysis** **Pros:** This permit would provide a legal framework for dual agricultural and commercial use of the property. The business operations are not ones that would be a problem to residents. The work conducted is not noisy, minimizing disturbance risks. **Cons:** If the business were to become very successful it could outgrow the current proposed location. In this case the increase of traffic on Palmer Canyon Road could hinder safe entrance and exit from the business(s) because of the location of the driveway entrance. At that point the Road and Bridge would need to re-evaluate to see if a Road Use Agreement would be needed. The storage of Adamson Construction equipment could create a dump yard like visual seen from Palmer Canyon Road. **Possible Stipulation(s)** 1. Adamson Construction equipment storage to be out of the line of site from Palmer Canyon Road. 2. Upon cancellation of the lease/rental from the landowner, Doomore Sales, Service & Trailers signage, inventory and garbage be fully removed from the property within 30 days. 3. Upon cancellation of the lease/rental from the landowner all Adamson Construction equipment is to be fully removed from the property within 30 days. 4. Upon cancellation of the lease/rental and/or the dissolution of either business, this Special Use Permit terminates and at that time appropriate fees for violations as noted in the Platte County Planning & Zoning Fee Schedule would apply. **Analysis** The proposed Special Use Permit for Doomore Sales, Service & Trailers with Adamson Construction storage, along with the use of the shop for repair of trailers and storage of trailer parts is a non-agricultural support business for land zoned as Ranching, Mining, Agricultural (RAM). The storage of Adamson Construction equipment is not a non-agricultural support business and as such should have appropriate conditions attached to the Special Use permit to deter the property from becoming a junk yard that is no longer able to be used for ranching or agriculture purposes. **Recommendation** The Planning Office recommends approval of the request with four conditions as mentioned above. Planner Bookout announced that Mr. Adamson is here if there are any questions. Chairman Shepard asked Mr. Adamson to give a quick rundown in person. Mr. Adamson explained the plan was to sell trailers and do trailer repair, he went into details. Co Chairman Klein, asked Planner Bookout if this was to be set up as trailer sale and construction equipment. Planner Booker explained the way application came to her was as trailer sales and construction equipment storage. Chairman Shepard pointed out and Co Chairman Klein added that they didn't really need a special use permit for the construction equipment storage. Planner Bookout explained he is not the landowner that Mr Adamson is renting/leasing the land and

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she is conveying the way the permit application came to her. Co Chairman Klein does not think the permit should include the “construction equipment storage”, Member Brockman agreed and said the land would look identical to a lot of farms with the construction equipment on it. All members were in agreement. Mr. Adamson spoke up to clarify it would be some construction equipment and added he forgot to add in the equipment sales part of the business, specifically sales of items like telehandlers and scissor lifts and a few of those equipment items will be on the lot for sale as well. Chairman Shepard asked to clean up verbiage and the rest of the Members agreed with Member Lockhart stating the permit should be for trailer and equipment sales. Chairman Shepard talked to the landowner, who was present, Harry Corl and asked if he had a lease with Mr. Adamson and if something were to go wrong it is between the two of them and it is not a county matter. Mr. Adamson and Harry Corl said they did have an agreement. Co Chairman Klein asked the board for clarification to call it “equipment”. Member Lockhart recommended putting the verbiage of “trailer and equipment sales”. Discussion and clarification were had between all. Member Lockhart asked about the “Doomore Sales” portion of the application and Mr. Adamson explained that his business name is Doomore Sales not the brand of the trailers. Chairman Shepard questioned why the permit was not in the landowner’s name rather than the applicants. Planner Bookout explained that the landowner is required to sign off on the application in addition to the applicant in all applications. **Decision:** Motion: Member Bob Brockman moved to approve with 3 conditions as follows: 1. Upon cancellation of the lease/rental from the landowner, Doomore Sales, Service & Trailers signage, inventory and garbage be fully removed from the property within 30 days. 2. Upon cancellation of the lease/rental from the landowner all Adamson Construction equipment is to be fully removed from the property within 30 days. 3. Upon cancellation of the lease/rental and/or the dissolution of either business, this Special Use Permit terminates and at that time appropriate fees for violations as noted in the Platte County Planning & Zoning Fee Schedule would apply. Member Bonnie Lockhart seconded Vote: Unanimous approval. Motion carried.

4. Simple Subdivision clarification of process and signatures in the Platte County Land Use Rules and Regulations, Section 12.20.040 signature of Planning & Zoning Chairman.

Planner Bookout explained that with the change in the Platte County Land Use Rules and Regulations, a Simple Subdivision can go directly to the Board of County Commissioner without being heard by the Planning & Zoning Board. With that in mind, it was brought up between County Clerk Ervin and herself that the Planning & Zoning Chairman should not be signing a plat if it does not come before the Planning & Zoning Board. This was brought up at the Board of County Commissioner’s meeting on 1.6.2026 and all commissioners agreed. In place of the Planning & Zoning Chairman’s signature Planner Bookout will attach a sticker that reads: **“N/A per Section 12.20.040C Platte County Land Use Rules & Regulations 1.21.2025.”** unless it is seen before the Planning & Zoning commissioners. County Clerk Ervin provided clarification of the changes as Planner Bookout was not part of the regulation change process. This will also make it easier for outside agencies who will not know when a simple subdivision does or does not need to have the Planning & Zoning Chairman’s signature. All Planning & Zoning Commissioners agreed with the clarification.

5. Recap Board of County Commissioners Chugwater Energy Project Application Process

Planner Bookout recapped the Board of County Commissioner’s Chugwater Energy Project Application process: Planner Bookout received the NextEra BESS, Wind and Solar applications officially on 12.31.2025 and she has 30 days to review, which is per Wyoming State Statue for Wind and Solar permit applications. Any deficiencies that she finds are emailed to NextEra so they can start working to correct the deficiencies. NextEra has officially requested, and after consulting the attorneys for Platte County, the Planning Office will be processing the BESS application with the Wind and Solar, not as a regular Special Use or Rezone permit application. Once I have determined the 3 applications are complete, I will schedule a Planning & Zoning hearing approximately 45 days after the completed date, and a Board of County Commissioner hearing 7 days after the Planning & Zoning hearing. I have been approved to work with Benchmark Engineering out of Torrington, Wyoming for professional services to make sure the applications are in compliance with our current Rules and Regulations. I will also be working directly with Rex Johnson, the attorney the County has hired for this project, to make sure the application is complete and to provide legal counsel as needed and on the conditions that will be attached to the report. Planner Bookout met with Benchmark in Torrington and have emailed them a start list to work on. The end of the 30-day review for deficiencies is 1.30.2026. The Planning & Zoning and Board of County Commission hearings will both be Special Meetings. County Clerk Ervin reiterated that there will be a hearing before the Planning & Zoning Commission and a hearing before the Board of County Commissioners, just like any other application. Board of County Commissioners has a 45-day window to issue a final order after their public hearing. During the 45-day period the Planning office does have to take written comments. County Clerk Ervin said there are several records requests already out there, but we must review all applications before we release any information. He also stated that at some point the completed application will be posted online, once all the deficiencies are cured. Planner Bookout reviewed the new multi-application used for Special Use Permits/Rezoning/Variations in depth. Bob Brockman wanted to clarify that Benchmark Engineering in Torrington and Attorney Rex Johnson were hired for this project and this project alone. Planner Bookout and County Clerk Ervin confirmed that. Chairman Shepard allowed public comment. Public comments were about: Wyoming State Statue timelines - discussion was had and clarifications were made; records requests again clarified; three processes or one for all three applications- discussion was had and clarification was made that there will be one process for all three applications since the applications came in on the same day they will be processed on the same day with the same timeline; questioning what is going to happen without BESS regulation for the county-discussion was had; unofficially the one day hearings will be held at the Agriplex; how will the hearings be run, there has not been a decision as to how the meeting will be run at this time -discussion was had; BESS regulations coming when- discussion was had. Chairman Shepard asked if there was any other public comment. No additional public comments.

Commission Discussion

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Planner Bookout did advise the commissioners that there will be a meeting on February 10, 2026, to discuss the Special Use Permit request that came in for a limestone mine.

Old Business

Chairman Shepard asked if there was any old business to tend too. None was brought up.

Adjournment

With no further business, Chairman Shepard adjourned the meeting at approximately 7:15 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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