

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 March 10, 2026, in the county seat of Wheatland. Those present for the entirety of the meeting were, Marty Shepard, Commission Chairman; Bonnie Lockhart, Planning Commissioner; Jay Collins, Planning Commissioner; Laura Bookout, County Planner. Chairman Shepard called the meeting to order at 6:00 PM in the Commissioner Room, Platte County Courthouse, Wheatland, WY.

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

Approval of Minutes from February 10, 2026: Chairman Shepard asked if there are any edits or additions to the February 10, 2026, minutes. Since there were none, he called for a motion to approve the minutes from February 10, 2026.

Decision: Member Jay Collins made a motion to approve the minutes. Member Bonnie Lockhart seconded the motion.

Vote: Unanimous Approval. Motion carried.

New Business: Chairman Shepard moved onto new business.

1.&2. Hiland Crude, LLC which is Kinder Morgan. Mitch from Kinder Morgan was in attendance to answer any questions. Planner Bookout gave a summary of the Special Use Permit and the Construction Certificate for Hiland Crude, LLC. The information was the same for both applications, so Planner Bookout combined the presentation for the board. This is a Special Use Permit for Industrial in a Ranching, Agricultural, Mining (RAM) zone. The applicant seeks a Special Use Permit to comply with Platte County's Land Use Rules and Regulations. The client states: "The existing site was a valve location on the existing 12-inch pipeline. The new construction includes a new lateral, flow measurement meter and delivery point to Phillips 66. Hiland Crude must have approval of the Special Use Permit to complete their connection to Phillips 66." This is a tie-in station. Along with this request, Hiland Crude has also applied for and received an address for this new facility for health and safety reasons. Hiland Crude, LLC already has their WYDEQ required permits. There is an agreement and an easement with the landowner to put this revised facility on their land. The facility is fully fenced off and no dual use is possible. The fence ties into the Phillips 66 fence (shared fenceline). Mitch confirmed this information. The Planning office made the recommendation for approval of the Construction Certificate and the Special Use Permit with the following 1 condition for the SUP; All applicable WYDEQ permits remain active and copies provided to the Planning Office. Chairman Shepard opened for public comment. Mitch thanked the County Planner for helping him with this process. Chairman Shepard closed public comment and opened for board discussion; none was had. Member Brockman made a motion to approve. Member Collins did have a clarifying conversation with Mitch regarding seals and proper permitting. Mitch did clarify he is the "landman", so the technical portions were not his strength. Mitch explained this line is going from crude to NGL and this will be safer than a crude line. No additional discussion. Member Collins seconded. Chairman Shepard voted and all in favor, none opposed. Motion carried.

3. Planner Bookout asked for Planning & Zoning Commission opinions and input on the proposed Skyline Simple Subdivision because Sybille Creek Road (county road) is not located where it was approved to be back in 1889 or so. Using a colored map, she explained where the road is supposed to be verses where the road is built. There is legal access once the proposed plat is recorded. Member Brockman made one recommendation, if this plat is recorded, that in the legal description it should state, "there are two active gravel pits in the area". Member Brockman wants the notice to be wherever title insurance companies will pick up the notice so there are no future issues from new landowners. Chairman Shepard whole heartedly agreed. Planner Bookout made suggestions to put a notice under notes on the plat and on the transfer deed(s), and to make this a condition of the plat. Member Lockhart asked about vacation of the original road and making the as-built road the official road. There was discussion of the 80-foot easement on the plat and the as-built road 60 feet. Chairmen Shepard asked if the Planner would be bringing this before the Planning & Zoning Commission and Planner Bookout said no.

4. Discussion on starting the process of creating Energy Storage System (ESS) Chapter in the Platte County Rules and Regulations. Planner Bookout feels that with everything going on with the Chugwater Energy Project, it would be a good time to create this chapter while everything is fresh, and all the research is going on for the proposed facility in Chugwater. Planner Bookout believes this will not take a year and that the ESS is not going away. She has reached out to other counties, and they are interested in getting involved. Planner Bookout had a good meeting with Keith Miller regarding ESS. Planner Bookout asked how to make a committee. She would like to present a "baseline" for the chapter to present to a committee and have a set number of meetings with the committee to make suggestions/revisions/finalize for public hearing and hopefully have an approved chapter by the end of the year. Chairman Shepard asked Member Lockhart how long the last revision took and she replied over a year, but it was much different scenario. Member Lockhart said the prior committee was too large. Chairman Shepard said to advertise on the website and keep it small. Planner Bookout said she is looking at a committee of five members plus herself. Chairman Shepard asked the public in attendance their input as to how to advertise for committee members. The Planning & Zoning Commission said it would be a great idea to get Keith Miller involved. Planner Bookout will start getting it out there to create a committee and agreed Keith would be a great addition.

5. April meeting schedule. Planner Bookout stated there is no new business, so no meeting in April. Deadline for the May 12th meeting is March 31st and there is a possibility there will not be a regularly scheduled meeting in May. However, Planner Bookout did ask the board about their May schedules; a whole day will be needed at the Agriplex; with the earliest possible date of May 6th after talking with the County Clerk. Chairman Shepard called on the public who had a question as to what the conversation was about.

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Planner Bookout stated it is a conversation on a special meeting and when asked by the public "is it was NextEra?", Planner Bookout replied "yes". Planner Bookout questioned what time to start the all-day meeting. Member Lockhart mentioned 9am. Member Collins asked if Planning & Zoning will be running the meeting. Planner Bookout discussed her idea of how the full day meeting would run. Member Brockman states he was not available May 4, 5, 6. Member Lockhart stated she is not available May 5 and 6. Member Lockhart asked if it could be on our regularly scheduled day. Chairman Shepard stated he would be around. Planner Bookout talked about the 45-60-day window per state statue for wind and solar. Member Lockhart wanted to know if it could go into June. Planner Bookout said anything is possible. Planner Bookout went over the general timeframe after Member Brockman asked questions regarding the entire process. Planner Bookout explained she needed to go over the dates because she needs to make sure she has a quorum.

Adjournment

With no further business, Chairman Shepard adjourned the meeting at approximately 6:45 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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