



TOWN OF JACKSON TOWN COUNCIL AGENDA DOCUMENTATION

PREPARATION DATE: SEPTEMBER 13, 2018
MEETING DATE: SEPTEMBER 17, 2018

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: BRENDAN CONBOY

SUBJECT: **ITEM P18-163:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT TO ALLOW A WIRELESS COMMUNICATIONS FACILITY (ANTENNA) ON A LIGHT POLE ON LOT 59, GRAND VIEW LODGES, THIRD ADDITION (SNOW KING SKI HILL)

APPLICANT/OWNER: IRENE COOK, KAPPA CONSULTING, FOR VERIZON WIRELESS

REQUESTED ACTION

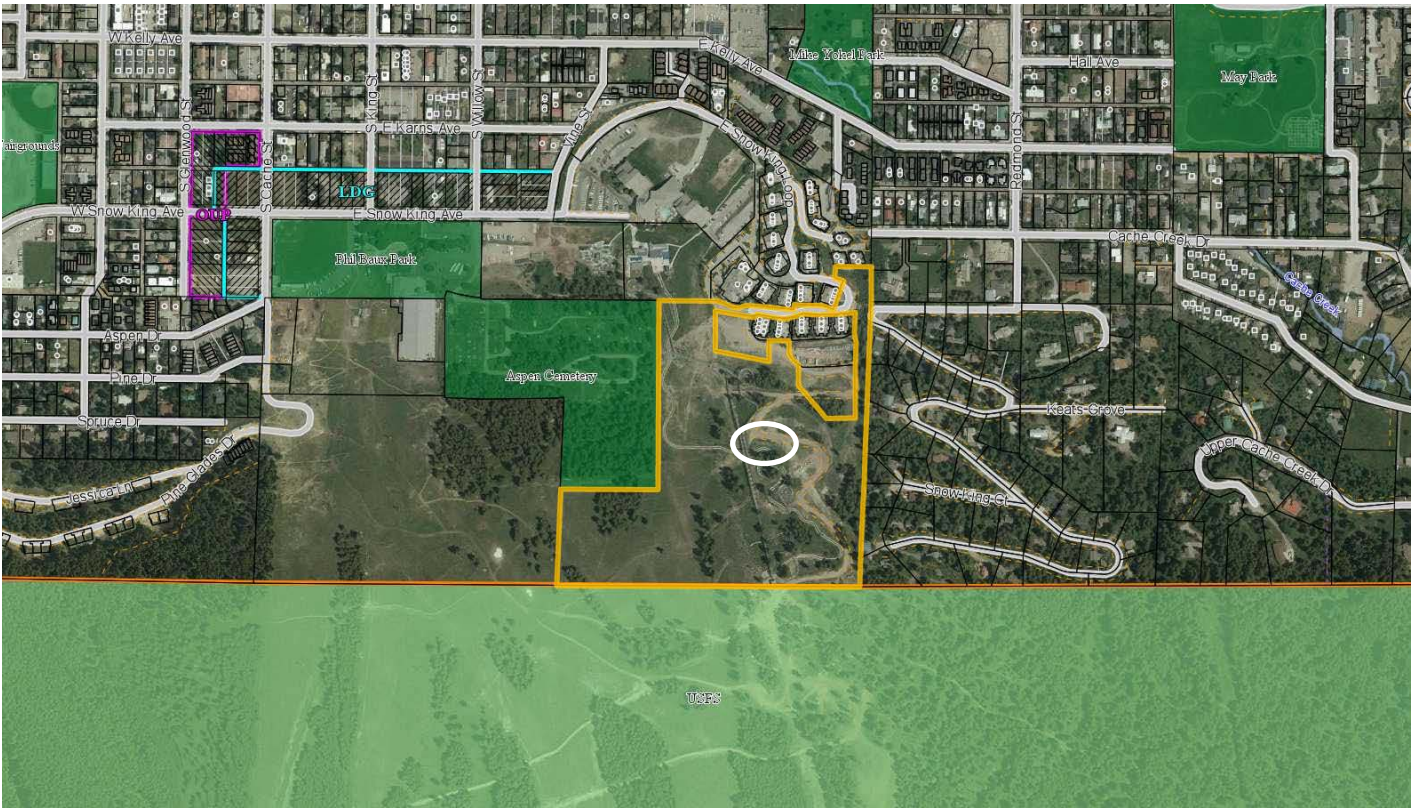
The applicant is requesting approval of a Conditional Use Permit to locate a wireless communications facility on the ski slope of Snow King Resort on the parcel located at LOT 59, GRAND VIEW LODGES, THIRD ADDITION, adjacent to the coaster track in a modified "stealth" light pole.

APPLICABLE REGULATIONS

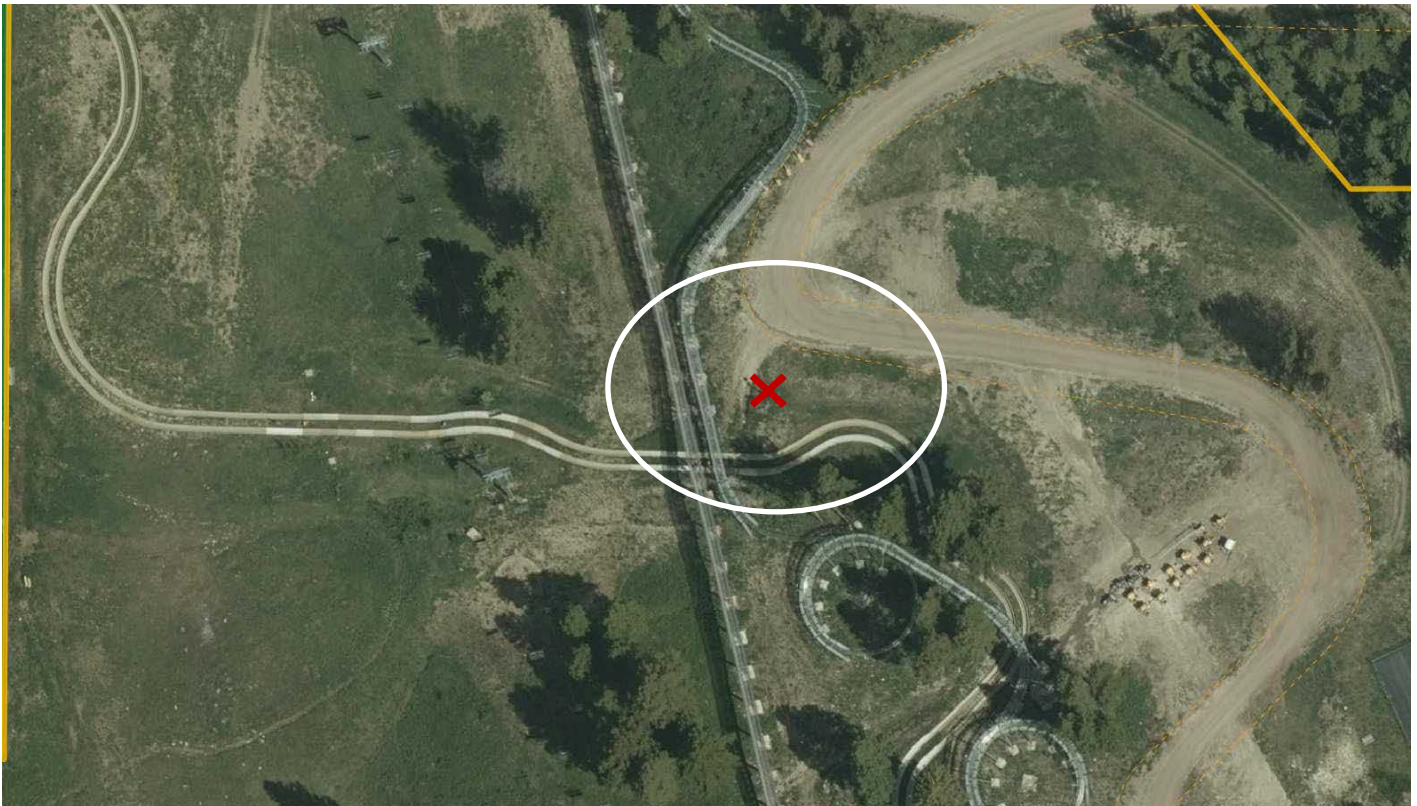
Section 4.3.2 Planned Resort-Snow King (PR-SK)
Section 6.1.10.D Wireless Communications Facilities
Section 8.4.2 Conditional Use Permit (CUP)

LOCATION

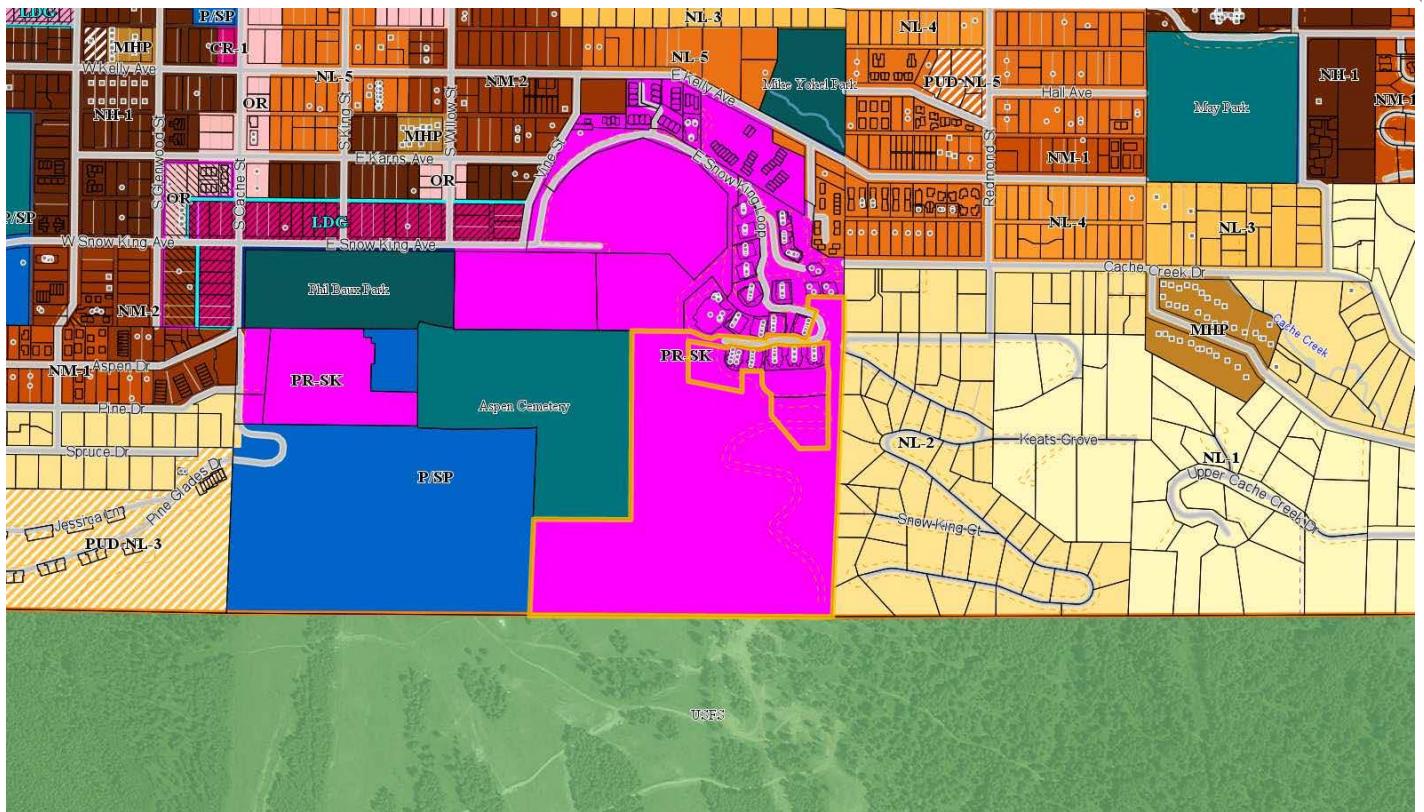
The subject property is legally described as LOT 59, GRAND VIEW LODGES, THIRD ADDITION. Aerial photos and a zoning map are shown on the following page showing the general location of the proposed site:



The general location of the proposed antenna is circled in white



The location of proposed wireless facility is denoted by red X



[BACKGROUND](#)

The subject parcel is 26.92 acres (1,172,635 SF) and located in the Planned Resort – Snow King (PR-SK) zone. The parcel abuts Planned Resort – Snow King (PR-SK) parcels that are part of the Snow King Resort to the north, Neighborhood Low Density – 2 (NL-2) residential areas to the east, U.S. Forest Service Land to the South, and Public/ Semi-Public (P/SP) zones to the west of the parcel that are part of the Ski Hill and Aspen Cemetery. More specifically, the request is to modify and replace a light pole adjacent to the coaster track on the Snow King ski hill to contain a single wireless antenna.

On January 4, 2017, the Jackson Town Council adopted amendments in the Land Development Regulations (LDRs) to modify the requirements for wireless communications facilities. The amendments were necessitated by changes in federal law that limited and defined the authority of local governments to regulate the permitting of wireless communications facilities. Through the amendments the Town set up two types of permits for all new proposed wireless facilities: 1) a Basic Use Permit for any facility that was an expansion of an existing approved wireless facility provided that it is not a “substantial change” over current conditions; and 2) a Conditional Use Permit for any proposed facility that is a new facility at a new location. The distinction between these two types of applications can be difficult and can involve the application of a variety of legal nuances embedded in the new federal law – such as what constitutes a “substantial change” or a “tower.” However, for the purposes of this application, all parties agree that this application requires a CUP as it would be a new wireless communications facility.

In addition, the Town’s new wireless standards require, among other things, that all new facilities a) be “stealth,” b) that the applicant justify the need for the new facility, c) the height of a rooftop facility be no more than 5’ above the existing roof, and d) that a stand-alone tower be no more than 30’ in height. Wireless facilities are allowed only in the Public/Semi Public (P/SP), Business Park (BP), Park and Open Space (P), and Planned Resort (PR) zones. This application is for a parcel in the Planned Resort – Snow King (PR-SK) zone. The practical effect of allowing wireless facilities in these limited zones is that the Town government has taken on the responsibility of needing to approve a certain number of these facilities in order to provide the public the level of wireless service required by federal law.

PROJECT DESCRIPTION

The applicant is requesting a Conditional Use Permit to construct a stealth wireless communications facility on the Snow King ski hill by proposing to modify and replace an existing light pole with a wireless antenna. More specifically, the proposed wireless facility will be located adjacent to the coaster track on a 4' x 4' (16 sf) lease area approximately 608' from the north boundary, 621' from the south boundary, 486' from the east boundary, and 422' from the west boundary to the parent property line, respectively. The proposed light pole will be thirty feet tall, while the existing light pole is 18' tall, a 12' difference. This is in compliance with the requirement that no wireless tower exceed 30' in height.

The proposed antenna will be contained within a "stealth" shroud (canister) to conceal one antenna above the light fixture. The canister is 6'-3" in height and 2'-0½" in diameter and affixed atop a 23'-9" pole that is 8" in diameter. In addition, equipment associated with the antenna will be located nearby in a separate 5' x 8' lease area underneath the coaster track, roughly 36'-7" to the west of the light pole antenna. The proposed equipment cage is 8' in height and 5' wide.



A rendering of the existing 18' light pole (left) and the proposed 30' light pole with antenna and canister (right) as approved by the DRC.



A rendering of the proposed equipment underneath the coaster track.

No new floor area will be added and no new driveways or access points are proposed because the main access point will be the existing dirt access road with a 15' access easement granted to the base of the wireless facility. Verizon maintenance vehicles will park in the unpaved pullout area at the base of the proposed structure and no designated parking space is proposed as this is an unmanned site that will only require periodic visits. An additional proposed 15' wide utility easement connects with the existing utility easement and connects with the other proposed stealth antennas at the Rafferty Center wireless facility, item P18-164. These are two separate applications due to the LDRs limiting one tower per legally created parcel of property. However, the applicant has stated that the two facilities work in tandem to achieve the coverage sought by the applicant. Specifically, Verizon Wireless engineers determined that due to topography constraints the additional light pole antenna site would be required to provide the coverage to the east which would otherwise not be possible if all of the antennas were located in the proposed faux chimney at the Rafferty Center. The primary purpose of the project is provide better 4G-LTE capacity in the downtown area of Jackson, especially during summer months when existing capacity is strained.

The applicant has provided a response to the Department Reviews which is attached to this report and portions of which are detailed in this report in the Staff Analysis section below.

STAFF ANALYSIS

The primary development standards that apply to CUP wireless communications facility are found in Sec. 6.1.10.D of the LDRs. Below staff has provided analysis of the primary standards.

Determination of Need (Sec. 6.1.10.D.3.f.ii.a)

The applicant is required to demonstrate that no existing facility or tower can accommodate the proposed use without causing impacts greater than the impacts caused by the proposed facility.

Complies: The applicant has provided a detailed explanation of the need for the proposed wireless facility. In summary, the applicant states that existing capacity for 4G-LTE is inadequate in downtown Jackson, especially during the busy summer months when the number of users on their network increases dramatically and the use of tablets and smartphones for data is a particular problem. The applicant further states that they have looked at other locations in the desired service area (e.g., Snow King Hotel) but that this is the best available site to avoid creating a substantially greater visual impact. Town Police Chief, Todd Smith, has stated with previous wireless applications that the Jackson Police Department relies on the Verizon network for its communications and that it has experienced slower speeds during the busy summer months. The applicant has provided as part of their application a map depicting the existing coverage areas in town and the expanded coverage areas in town should the application be approved.

In addition, the applicant states that there is no existing facility, such as the Snow King Hotel rooftop site to collocate, which could accommodate Verizon Wireless' proposed use without causing a substantially greater visual impact. The applicant maintains that the proposed site at the light pole near the existing coaster ride track is the best available location to serve the area on the east side of the Snow King Resort and surrounding residential properties in southeast Jackson.

Stealth Requirement (Sec. 6.1.10.D.3.f.i)

All wireless facilities are required to be stealth. This means that the facility must be integrated into an existing structure that it is not visible or that it is designed so "that the purpose and nature of the Wireless facility is not readily apparent to the reasonable observer." The one exception is that a non-stealth facility (e.g., whip antenna) is allowed if it can be demonstrated that it would be less visually impactful than a stealth facility.

Complies. The proposed facility meets the standards for a stealth facility. The proposed light pole functions as a light and the wireless antenna component's presence, purpose or nature of the facility should not be readily apparent to a reasonable observer. The proposed equipment area is designed to appear to be part of the existing coaster track beneath which it is located and is consistent with the existing metal equipment of the coaster.

Design Review Committee (Sec. 6.1.10.D.3.d.ii)

All Wireless Communications Facility – Major uses shall be subject to review by the Design Review Committee (DRC) prior to submission of the Planning Commission. The DRC shall review such facilities for consistency with the stealth requirements in 6.1.10.D.3.f.

Complies. This application went before the DRC on July 11, 2018 and received unanimous approval without conditions.

Height (Sec. 6.1.10.D.3.f.ii.c)2))

The maximum height of a stand-alone tower for a Wireless Communications Facility is 30 feet, or 5' above the existing roof line for a roof-mounted facility

Complies. The maximum height of the proposed facility is 30' and therefore complies with this requirement.

Collocation (Sec. 6.1.10.D.3.f.ii.l)3))

New towers shall be constructed to allow collocation of as many antenna arrays as feasible without causing interference, complying with height limits, and not defeating stealth elements.

Complies: Collocation is not proposed. It is Staff's opinion that any expansion of the light pole antenna beyond what is proposed to collocate additional antennae on site would change the Stealth-Designed Facility or alter a Concealment Element such that the modified facility would result in the facility no longer being as effectively concealed/disguised, or blending in with the surrounding architecture, and the purpose or nature of the facility would likely become readily apparent to a reasonable observer.

Noise (Sec. 6.1.10.D.3.f.ii.k))

All noise coming from a Wireless facility must comply with the standards in Sec. 6.4.3 Noise, that provides limits on allowed decibels (DBA) in different zones. The PR-SK zone has a maximum noise level of 65 DBA as measured from the property line. Emergency generators are exempt from this standard.

Complies. The applicant's submittal states that there is very little noise expected from the proposed electrical equipment and that the manufacturer does not provide noise specifications because the amount of noise is so minimal. Regardless, the Town reserves it right to enforce the noise limitations in the LDRs in the event that the proposed facility is proven to be in violation.

Landscaping (Sec. 6.1.10.D.3.f.ii.f))

Complies. No Landscaping is proposed as this is on the ski hill. In addition, the applicant intends to install the fiber optic line by boring and minimal surface disturbance is anticipated. The applicant will apply for any necessary grading and erosion control permits and comply with all requirements of said permits.

Lighting (Sec. 6.1.10.D.3.f.ii.h))

Complies. The light pole is existing and no new lighting is proposed.

Visibility (Sec. 6.1.10.D.3.f.ii.l))

Complies. The antenna will be screened and contained within a shroud (canister).

All other standards in Sec. 6.1.10.D

There are a number of additional standards in Sec. 6.1.10.D that address requirements for application submittal, setbacks, signage, access, and security. These standards are either met as part of this application (e.g., application submittal, access, security), will be met in the future at the building permit stage (e.g., landscaping), or do not apply to this particular application (setbacks, signage). The proposed application, therefore, complies with each of these standards, as applicable to this project.

PLANNING COMMISSION

The applicant appeared before the Planning Commission on September 5, 2018, and received unanimous approval. The Commission discussed the proposed locations of both item P18-163 and P18-164 seeking clarification on why the two locations were selected and whether there was a more appropriate location for the proposed facilities. The applicant provided an overview regarding the availability of locations in town which could accommodate wireless facilities based upon conformance with zoning, interference from topography, and space to collocate on existing facilities, stating that the proposed facilities at the Rafferty Center and on the Snow King ski hill are the best possible sites that could be utilized without creating a substantially greater visual impact. In addition, the Planning Commission sought guidance on their ability to respond to the possible health effects of the wireless facilities on the public in regards to public comment concerning radio frequency radiation. Assistant Town Attorney Lea Colasuonno addressed the Commission and described the federal regulations which supersede local jurisdictions' ability to deny wireless facilities based upon health concerns so long as the application complies with the acceptable radio frequency radiation limits adopted by the Federal Communications Commission. Ms. Colasuonno explained that what was within the Commission's purview was the location, stealthing, height, and other standards identified in Sec 6.1.10.D of the Land Development Regulations.

PUBLIC COMMENT

At the Planning Commission Hearing Mr. John Hisey, a Snow King resident, provided comment regarding the safety and health aspects of wireless facilities in regards to radiofrequency radiation. Mr. Christian Grupp provided comment in support of the benefits of expanded wireless coverage in the town for residents and visitors alike. Mr. Martin Haggard provided comment in support of expanded coverage in the town related his experience with wildfires in California and the reliance of first responders upon wireless communications to help evacuate afflicted communities.

LEGAL REVIEW

Complete.

ATTACHMENTS

Applicant Submittal
Applicant's Response to Departmental Reviews
Departmental Reviews

STAFF FINDINGS

Pursuant to Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations, the following findings shall be made for the approval of a Conditional Use Permit.

1. ***Compatibility with Future Character.*** *The proposed Conditional Use shall be compatible with the desired future character of the area.*

Subarea 6.3: Snow King Slope: This PRESERVATION Subarea will continue to serve its role as the "Town Hill", providing a variety of summer and winter recreational amenities to the community. In addition, the subarea has wildlife habitat and scenic values that will need to be balanced with the recreational uses. Future development should be limited to recreational amenities and supporting structures allowed under the Snow King Master plan, including but not limited to, multi-purpose pathways, terrain parks, up-hill transportation, ski terrain and amenities.

Complies. Staff finds that the project is consistent with the above described visions for Subarea 6.3 because it does not change the overall characteristics of the site. The proposal is to replace an existing light pole on the ski hill with a light pole that has a stealth wireless facility component. Given that the proposal meets the stealth requirements, wildlife habitat and scenic values are undiminished. While increased cellular service is not a recreational amenity, utilities, including wireless facilities, are an allowed use under the Snow King Master Plan. The replacement light will continue to serve as illumination for night skiing as well.

In addition, staff has analyzed this application for consistency with the Policy Objectives for District 6. Town Periphery as follows:

Common Value 1: Ecosystem Stewardship

Policy 1.1.C: Design for wildlife permeability

Complies. The proposed facility does not alter wildlife permeability as it is located in the same spot as an existing light pole.

Policy 1.3.b: Maintain expansive hillside and foreground vistas

Complies. The proposed wireless facility is taller than the existing light pole by twelve feet, however the applicant notes that the proposed light pole will not penetrate the skyline as viewed from any public road. Applicant attempted to provide a photosimulation of the proposed light pole as viewed from Snow King Avenue or Broadway Avenue, however, existing coniferous forest screened the view of the proposed site from these streets.

Common Value 2: Growth Management

Policy 4.3.a.: Preserve and enhance stable subareas.

Not applicable.

Policy 4.4.d: Enhance natural features in the built environment

Not applicable.

Common Value 3: Quality of Life

Policy 5.3.b: preserve existing workforce housing stock

Not applicable.

2. ***Use Standards.*** *The proposed Conditional Use shall comply with the use specific standards of Division 6.1.*

Complies. The proposed request complies with all the standards in Sec. 6.1.10.D, as demonstrated in the Staff Analysis above in this staff report.

3. ***Visual Impacts.*** *The design, development, and operation of the proposed Conditional Use shall minimize the visual impact of the proposed use on adjacent lands.*

Complies. Staff finds that the proposed project will have minimal visual impacts on adjacent lands due to the stealth design of the wireless facility.

4. ***Minimizes adverse environmental impacts.*** *The development and operation of the proposed Conditional Use shall minimize adverse environmental impacts.*

Complies. Staff finds that the proposed wireless facility will not have any significant adverse impacts to wildlife habitat, water or air quality, or any other environmental resources.

5. ***Minimizes adverse impacts from nuisances.*** *The development and operation of the proposed Conditional Use shall minimize adverse impacts from nuisances.*

Complies. Staff finds that the proposed wireless facility will not have any significant adverse impacts from nuisances, such as noise, vibration, dust, etc.

6. ***Impact on Public Facilities.*** *The proposed Conditional Use shall not have a significant adverse impact on public facilities and services, including transportation, potable water and wastewater facilities, parks, schools, police, fire, and EMT facilities.*

Complies. Staff finds that the proposal will have no significant adverse impact on public facilities.

7. ***Other Relevant Standards/LDRs.*** *The development and operation of the proposed Conditional Use shall comply with all standards imposed on it by all other applicable provisions of the LDRs and all other Town Ordinances.*

Complies. Staff finds that the proposed use, as conditioned, complies with other provisions of the LDRs and with all other Town Ordinances.

8. ***Previous Approvals.*** *The proposed Conditional Use shall be in substantial conformance with all standards or conditions of any prior applicable permits or approvals.*

Complies. There are no previous permits or approvals.

RECOMMENDATIONS / CONDITIONS OF APPROVAL

The Planning Director and Planning Commission recommend **approval** of a request for a Conditional Use Permit (CUP) to construct a stealth light pole wireless communications facility on Lot 59, Grand View Lodges, Third Addition, subject to the department reviews attached hereto and the following conditions of approval:

1. The lessee shall maintain the stealth Wireless Communication Facility as often as necessary and at its sole expense to ensure that the stealth elements remain in their approved condition such that they continue to i) blend in with the surrounding nature and architecture, ii) ensure that the

presence, purpose and nature of the Facility are not readily apparent to a reasonable observer, and
iii) provide stealth benefits in light of the weathering and aging of the stealthing material and the structure to which it is attached.

2. The tower's design as a ski hill light pole and its proportions and scale comprise the tower's "concealment elements," as this term is used by the FCC.

SUGGESTED MOTIONS

Based upon the findings as presented in the staff report and as made by the applicant for Item P18-163, I move to make findings 1-8 as set forth in Section 8.4.2.C (Conditional Use Permit Standards) of the Land Development Regulations relating to 1) Compatibility with Future Character; 2) Use Standards; 3) Visual Impacts; 4) Minimizes adverse environmental impact; 5) Minimizes adverse impacts from nuisances; 6) Impact on Public Facilities; 7) Other Relevant Standards/LDRs; and 8) Previous Approvals for a Conditional Use Permit to approve a wireless communications facility on Lot 59, Grand View Lodges, Third Addition, subject to the department reviews attached hereto and the following conditions of approval.

1. The lessee shall maintain the stealth Wireless Communication Facility as often as necessary and at its sole expense to ensure that the stealth elements remain in their approved condition such that they continue to i) blend in with the surrounding nature and architecture, ii) ensure that the presence, purpose and nature of the Facility are not readily apparent to a reasonable observer, and iii) provide stealth benefits in light of the weathering and aging of the stealthing material and the structure to which it is attached.
2. The tower's design as a ski hill light pole and its proportions and scale comprise the tower's "concealment elements," as this term is used by the FCC.



PLANNING PERMIT APPLICATION
Planning & Building Department
Planning Division

150 E Pearl Ave. | ph: (307) 733-0440
P.O. Box 1687 | fax: (307) 734-3563
Jackson, WY 83001 | www.townofjackson.com

For Office Use Only

Fees Paid _____
Check # _____ Credit Card _____ Cash _____
Application #s _____

PROJECT.

Name/Description: WY3 SK COASTER 1
Physical Address: 204 E. SNOW KING AVENUE
Lot, Subdivision: PLEASE SEE LEGAL DESCRIPTION ATTACHED PIDN: 22-41-16-34-3-07-003

OWNER.

Name: SNOW KING MOUNTAIN RESORT. LLC Phone: 307-734-3351
Mailing Address: 575 S. WILLOW STREET, JACKSON, WY ZIP: 83001
E-mail: ryan@snowkingmountain.com

APPLICANT/AGENT.

Name: IRENE COOKE Phone: 970-531-0831
Mailing Address: 800 PEARL STREET #907, DENVER, CO ZIP: 80203
E-mail: irene@ireneco.com

DESIGNATED PRIMARY CONTACT.

____ Owner ☒ Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; see Fee Schedule for applicable fees.

Use Permit	Physical Development	Interpretations
____ Basic Use	____ Sketch Plan	____ Formal Interpretation
<input checked="" type="checkbox"/> Conditional Use	____ Development Plan	____ Zoning Compliance Verification
____ Special Use		
Relief from the LDRs	Development Option/Subdivision	Amendments to the LDRs
____ Administrative Adjustment	____ Development Option Plan	____ LDR Text Amendment
____ Variance	____ Subdivision Plat	____ Zoning Map Amendment
____ Beneficial Use Determination	____ Boundary Adjustment (replat)	____ Planned Unit Development
____ Appeal of an Admin. Decision	____ Boundary Adjustment (no plat)	

PRE-SUBMITTAL STEPS. Pre-submittal steps, such as a pre-application conference, environmental analysis, or neighborhood meeting, are required before application submittal for some application types. See Section 8.1.5, Summary of Procedures, for requirements applicable to your application package. If a pre-submittal step is required, please provide the information below. If you need assistance locating the project number or other information related to a pre-submittal step, contact the Planning Department. *If this application is amending a previous approval, indicate the original permit number.*

Pre-application Conference #: P16-129 Environmental Analysis #: _____
Original Permit #: _____ Date of Neighborhood Meeting: _____

SUBMITTAL REQUIREMENTS. Twelve (12) hard copies and one (1) digital copy of the application package (this form, plus all applicable attachments) should be submitted to the Planning Department.. Please ensure all submittal requirements are included. The Planning Department will not hold or process incomplete applications. Partial or incomplete applications will be returned to the applicant.

Have you attached the following?

- ☒ **Application Fee.** Fees are cumulative. Applications for multiple types of permits, or for multiple permits of the same type, require multiple fees. See the currently adopted Fee Schedule in the Administrative Manual for more information.
- ☒ **Notarized Letter of Authorization.** A notarized letter of consent from the landowner is required if the applicant is not the owner, or if an agent is applying on behalf of the landowner. If the owner is a partnership or corporation, proof that the owner can sign on behalf of the partnership or corporation is also required. Please see the Letter of Authorization template in the Administrative Manual for a sample.
- ☒ **Response to Submittal Checklist.** All applications require response to applicable review standards. These standards are outlined on the Submittal Checklists for each application type. If a pre-application conference is held, the Submittal Checklists will be provided at the conference. If no pre-application conference is required, please see the Administrative Manual for the applicable Checklists. The checklist is intended as a reference to assist you in submitting a sufficient application; submitting a copy of the checklist itself is not required.

FORMAT.

The main component of any application is demonstration of compliance with all applicable Land Development Regulations (LDRs) and Resolutions. The submittal checklists are intended to identify applicable LDR standards and to outline the information that must be submitted to sufficiently address compliance with those standards.

For some submittal components, minimum standards and formatting requirements have been established. Those are referenced on the checklists where applicable. For all other submittal components, the applicant may choose to make use of narrative statements, maps, drawings, plans and specifications, tables and/or calculations to best demonstrate compliance with a particular standard.

Note: Information provided by the applicant or other review agencies during the planning process may identify other requirements that were not evident at the time of application submittal or a Pre-Application Conference, if held. Staff may request additional materials during review as needed to determine compliance with the LDRs.

Under penalty of perjury, I hereby certify that I have read this application and associated checklists and state that, to the best of my knowledge, all information submitted in this request is true and correct. I agree to comply with all county and state laws relating to the subject matter of this application, and hereby authorize representatives of Teton County to enter upon the above-mentioned property during normal business hours, after making a reasonable effort to contact the owner/applicant prior to entering.

Irene Cooke
Signature of Owner or Authorized Applicant/Agent
IRENE COOKE
Name Printed

5/16/18
Date
AGENT
Title

**VERIZON WIRELESS WY3 SK COASTER 1
LEGAL DESCRIPTION**

Lot 59 of the Grand View Lodges Third Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded November 14, 2013 as Plat No. 1333.

KAPPA CONSULTING

REPRESENTING

Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless

APPLICATION FOR CONDITIONAL USE PERMIT

PROJECT INFORMATION:

Applicant Information: Verizon Wireless (VAW) LLC d/b/a/ Verizon Wireless, 3131 South Vaughn Way, Aurora, CO 80014

Applicant's Agent: Leasing and Zoning Consultant, Kappa Consulting LLC, Irene Cooke, 800 Pearl Street #907, Denver, CO 80203; (970) 531-0831

Structure Owner Information: Snow King Mountain Resort, Ryan Stanley, 575 S. Willow Street, Jackson, WY 83001; (307) 734-3351

Engineering Firm Preparing Site Plan: J5 Infrastructure Partners, Josh Malberg, 767 N. Star RD, Star, ID 83669; (801) 336-4694 Ext.170

Name of Project: Verizon Wireless WY3 SK COASTER 1

Address of Project: 402 E. Snow King Avenue, Jackson, WY 83001
(Assessor Parcel No. 22-41-16-34-3-07-003)

ZONING REGULATIONS:

This application is submitted pursuant to Sec. 6.1.10.D of the Town of Jackson Land Development Regulations regarding Wireless Telecommunications Facilities complies with all regulations set forth therein. On January 17, 2017, a pre-application conference with Bob Nevins provided direction for this conditional use permit application, including the items addressed below. Originally, this project contemplated one conditional use permit; however, due to topography constraints, it was necessary to propose 2 different locations at the base of the Snow King Resort. The project will require 2 different conditional use applications. This application, "WY3 SK Coaster 1," addresses the project on the above referenced parcel at which we propose to replace an existing light pole with a new light pole which will support a stealth antenna canister on the pole above the light fixture. A separate application is being submitted concurrently for the other location; that application proposes a stealth chimney to be added to the existing Rafferty Activity Center at the base of the Snow King Resort on a separate parcel ("WY3 SK Coaster 2").

The enclosed application form and associated materials are in compliance with the requirements of Sec. 6.1.10.D.3 – Standards for Wireless Facility Permits. Subsection 6.1.10.D.3.d outlines Standards for Wireless Facility Conditional Use Permits. Pursuant to this subsection, the following are required:

- i) The Application form is signed by the Applicant;
- ii) A Letter of Authorization signed by Snow King Mountain Resort (please note: at time of pre-application submittal the owner entity was Snow King Holdings LLC);
- iii) Detailed site plans are consistent with the Administrative Manual;
- iv) Fall zone certification is not applicable, as the proposed tower is set back more than the tower height from all property lines;
- v) Documentation providing compliance with American National Standards Institute (ANSI) standards for electromagnetic radiation has been provided (letter from Travis Griffin);
- vi) Affirmation in a written statement that the proposed facility complies with FCC regulations has been provided (letter from Travis Griffin);
- vii) Affirmation in a written statement that the new Base Station will comply with all non-discretionary structural, electrical, energy, building, and safety codes has been provided (letter from Jennifer Sedillo).

PROJECT DESCRIPTION:

Request and Justification: Verizon Wireless (“VZW”), the nation’s largest wireless telecommunications provider with over 109 million subscribers, has, through extensive testing and customer complaints, determined that delivery of wireless coverage and capacity in the center of the Town of Jackson is not optimal. Since 2013, VZW has been attempting to improve coverage and capacity for 4G-LTE service in the Town of Jackson.

Particularly during the busy summer tourist season, there is an alarming depletion of capacity in the Town. Why is this happening? The short answer is that smartphones and tablet devices usage has grown exponentially in recent years. These devices require large amounts of data to transmit the videos, photos, emails, downloaded “apps” and other uses that have become such a part of daily life. In North America, the average household has multiple connected devices, with smartphones outnumbering tablets 6 to 1. When those households travel to Jackson for vacations, the devices go with them.

To address the demand for increased capacity, VZW has proposed to develop several new sites in the Town of Jackson. VZW is committed to serving its customers and the community as a whole by providing the optimum level of service. In a letter to Jackson Planning Director Tyler Sinclair dated March 17, 2017, Police Chief Todd Smith noted that the Jackson Police Department relies on VZW for its communications and that the Police Department has experienced slower speeds in its communications platforms during busy summer months. This is an example of the lack of

capacity in the VZW Jackson network and illustrates the need to provide increased capacity for the benefit of public safety.

VZW is mandated by the FCC to provide wireless communication services for the benefit of the public good. This mandate requires the development of communication sites to provide the service. Adequate service to the residents and visitors in this vicinity cannot be maintained without the proposed facility.

In a presentation to the Jackson Town Council on March 21, 2016, VZW representatives explained the need for additional sites in several locations in the Town. With the increasing demand for 4G-LTE capacity, users have experienced periods of less than optimal service. In response, VZW is planning 4 new sites in the Town of Jackson to meet this demand. There are currently 2 existing sites serving the Town, one at the top of the Snow King Resort (“WY3 Snow King”) and another (WY3 Gros Ventre”) at a storage facility near the intersection of U. S. Hwy. 189 and Teton Pass Road (see Figure 1, below).

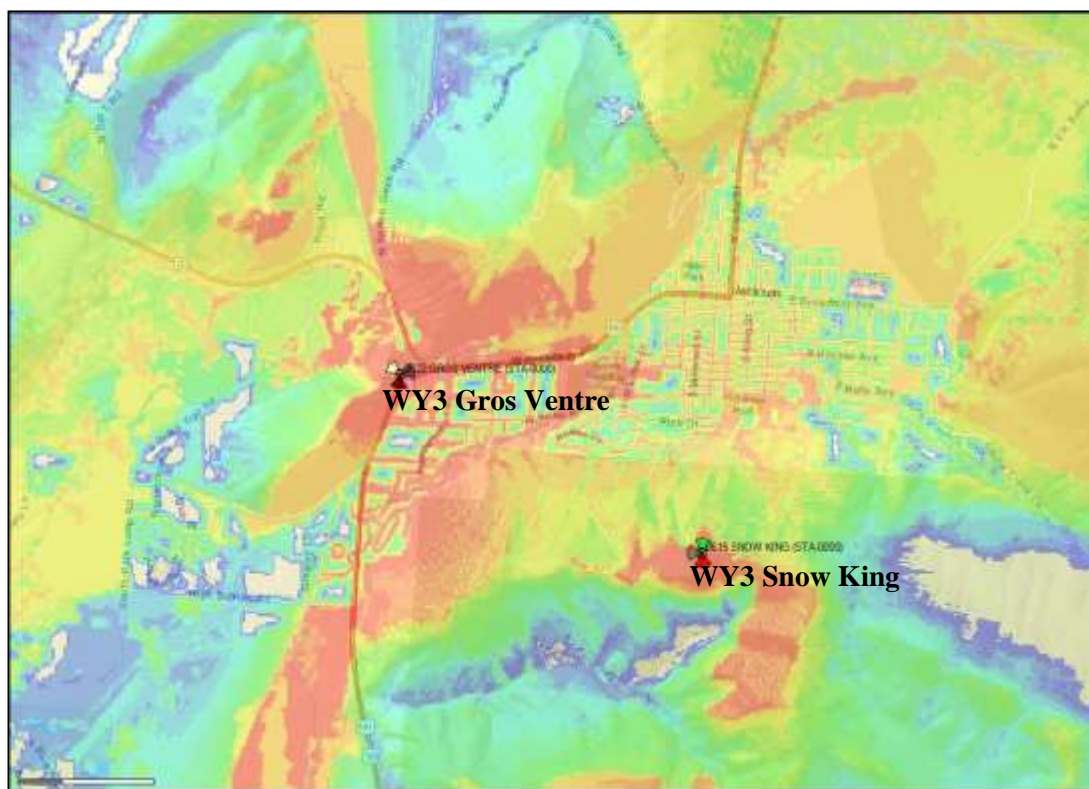


Figure 1: Existing VZW Sites

These 2 existing sites have provided coverage for the Town for several years, meaning that the signals from these sites reach most areas of the Town. However, there is a distinction between coverage and capacity. Although a site may provide coverage (i.e., one can make a cell phone call), there may not be sufficient capacity to provide 4G-LTE service to a large area (i.e., sufficient

capacity to allow for operation of more sophisticated applications and services available on newer devices). Therefore, multiple new sites are needed to supply the required capacity in various areas of Town.

Last year, a new site located at the Town Parking Garage, “WY3 Cutthroat,” received zoning approval and construction is scheduled for 2018. In February 2018, Town Council approved the VZW application for the “WY3 Herbie” project, a stealth installation in the parking lot at 610 E. Broadway Avenue. VZW also plans to develop a new site, “WY3 Summit,” on High School Road, collocating on the existing tower at Colter Elementary School.

Figure 2, below, illustrates the locations of the existing and proposed sites:

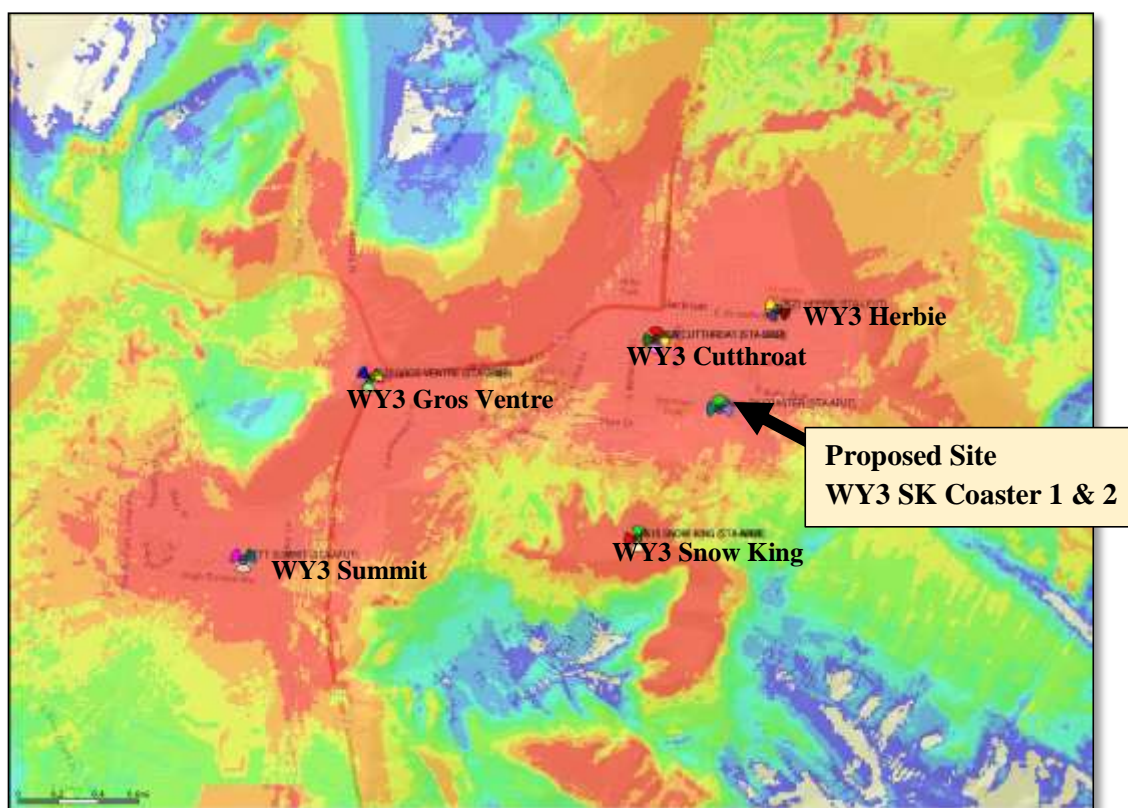


Figure 2: Existing and Proposed VZW Sites

Alternate Sites Considered: Although there are existing wireless communication antennas visible on the roof of the Snow King Hotel north of the proposed site, there are no existing facilities or towers in the designated area which can accommodate the proposed facility without creating a substantially greater visual impact. Topography of this area is very challenging. Originally, VZW engineers planned to conceal all antennas for “WY3 SK Coaster” inside the proposed stealth chimney at the Snow King Resort base lodge. However, when propagation studies showed that the

area to the east could not be adequately served by antennas at that location, it became necessary to add the light pole location to provide the third sector of antennas.

Determination of Need: As noted above, there is no existing public facility or tower which can accommodate VZW's proposed use without causing a substantial change to an existing tower, or otherwise creating a greater visual impact. The proposed site at the light pole near the existing coaster ride track is the best available location to serve the area on the east side of the Snow King Resort and surrounding residential properties in southeast Jackson.

Existing Condition: The proposed location of this site will be on the Snow King ski hill at the south side of the Town. The existing light pole depicted in Figure 3, below, is located adjacent to the dirt service road near the "coaster" track on the Snow King ski hill.



Figure 3: Existing Light Pole

Proposed Use: The proposed site will include a replacement light pole with a "stealth" shroud (canister) to conceal one antenna above the light fixture. Certain equipment associated with the antenna will be located beneath the "coaster" track. This equipment will be screened with a mesh enclosure so that it will appear to be similar to the other equipment related to the coaster facility. It will not be obvious that a wireless communication site is located there, i.e., the presence, purpose or nature of the facility is not readily apparent to a reasonable observer. Figure 4, below, illustrates the appearance of the proposed light pole and shroud (canister). Figure 5, below, shows the location of the proposed equipment area beneath the coaster track.



Figure 4: Proposed View – Light pole photosimulation



Figure 5: Proposed View – Equipment area

PROPOSED DEVELOPMENT PROGRAM:

Height: The proposed light pole will be 30 ft. tall, equal to the 30 ft. height limit for new communication towers in the Town of Jackson. The existing light pole is 18 ft. tall; the additional height is the minimum amount needed to accommodate antennas, mounting and screening above the existing light fixtures. The proposed stealth shroud (canister) will be 6 ft. high, concealing one 4 ft. antenna. This is the minimum size antenna available to perform the necessary function required at this location.

Setbacks: The proposed pole must be set back a distance equal to the “tower” height, i.e., 30 ft. The proposed light pole is more than 30 ft. distant from any property line (please see setback table on Sheet Z-1).

Floor Area: Please note that no new building is proposed at this site. Minimal ground space will be added to the existing light pole. The base of the new pole will be approximately 3 ft. in diameter, located in a 4 ft. square lease area (16 sq. ft.). Dimensions of the metal mesh equipment cage located below the coaster facility track will be 6 ft. x 3 ft., located in a 5 ft. x 8 ft. lease area (40 sq. ft.).

Utilities: The proposed site is an unmanned, unoccupied facility which requires only electric power and fiber optic connection for operation. No water, sewer, irrigation, natural gas or fuel storage will be required. Existing conduit for the required fiber optic line is already in place at this site, which will minimize the need for new ground disturbance.

SITE PLAN:

The enclosed site plans meet the minimum standards established in the Administrative Manual.

- Sheet T-1 is the Title and Information page;
- Sheet PS1 includes Photos, Existing and Proposed;
- Sheet SU1 is a Survey of the property with site plan overview;
- Sheet SU3 is a Survey of the property showing the access easements;
- Sheet SU4 is the 1A Certification of geographic coordinates;
- Sheet Z-1 is the Site Plan;
- Sheet Z-2 is the Enlarged Site Plan;
- Sheet Z-3 is the Existing Elevation; and
- Sheet Z-4 shows the Proposed Elevations.

FLOOR PLANS:

No new building is proposed at this site.

POSTED NOTICE:

When hearing dates are scheduled, Applicant will prepare the required signs and post notice as required by Sec. 8.2.14.C.4.

REVIEW CRITERIA:

Pursuant to the requirements outlined in the Pre-Application Conference Summary, the following items are addressed below.

GENERAL INFORMATION:

Planning Permit Application has been provided.

Notarized Letter of Authorization has been provided.

Application Fees have been paid in the amount of \$3,000.00 (amount indicated on the pre-application summary for Wireless Facility Conditional Use Permit @\$2,500.00 and a second, concurrent, Wireless Facility Conditional Use Permit @ \$500.00).

Review Fees: Applicant acknowledges responsibility for payment of review fees necessitated by the review of the application.

Mailed Notice Fee: Applicant acknowledges responsibility for payment of mailed notices in excess of 25 notices.

Digital Format: Applicant has submitted all application materials in digital format to the Planning Department.

Response to Submittal Checklist: Applicant has provided responses to the comments identified in the Pre-Application Conference Summary in the text of this narrative.

Title Report: Per the pre-application summary, this is not required. Please note that the ownership entity has changed since the pre-application conference.

Narrative description of the proposed development: This has been provided herein (see “Project Description,” above).

Proposed Development Program: This has been provided herein (see “Proposed Development Program,” above).

Site Plan: The enclosed site plan set is based on revisions discussed at the Pre-Application Conference.

Floor Plans: Not applicable.

SUBMITTAL CHECKLIST: Subsection B, Physical Development:

Structure Location and Mass: The proposed 30 ft. light pole will replace an existing 18 ft. light pole near an existing dirt service road on the Snow King ski hill. The existing pole is a 6 in. x 6 in. square; the proposed round pole will be approximately 12 in. in diameter. The proposed shroud (canister) which will conceal the antenna will be approximately 24 in. in diameter. Equipment necessary for operation of the antenna will be located beneath the coaster facility track in a leased space with dimensions of 5 ft. x 8 ft. The equipment will be screened with metal mesh intended to appear to be part of the existing elevated coaster track.

Maximum Scale of Development: Only one wireless communications site is allowed on any one parcel. This proposal is in compliance with that regulation. The companion site, “SK Coaster 2,” will be located on a separate legal parcel.

Site Development: Access to the site will be via the existing access road on the Snow King ski hill. Construction of the site will be limited to the light pole installation and installation of equipment below the coaster track, with required power and fiber.

SUBMITTAL CHECKLIST: Subsection C, Allowable Uses:

Allowed Uses: The proposed site is located in the PR zone district and wireless communications sites are an allowed use.

Maximum Scale of Use: Only one wireless communications site is allowed on any one parcel. This proposal is in compliance with that regulation. The companion site, “SK Coaster 2,” will be located on a separate legal parcel.

SUBMITTAL CHECKLIST: ARTICLE 4, Special Purpose Zones

Division 4.3, Planned Resort Zones: Per Division 4.3.2.D Land Use: The Snow King Planned Resort zone includes Convention center facilities for a year-round convention market, including community needs for convention space. Commercial services are provided for on-site guests and supplemental neighborhood services. The commercial space shall be sized and designed for serving the needs of on-site guests of the resort and nearby residents. The Snow King Master Plan is relevant to this application. A section addressing “Institutional Uses” on page 48 of the Master Plan recognizes the importance of telecommunications uses on this property (*emphasis added*):

“Institutional Uses. As defined in Section 2220 three non-residential institutional uses are considered. Snow King Resort considers all to be valid and appropriate uses within the building envelope areas. Additionally, utility uses outside the envelopes are also allowed particularly in consideration of Snow King Mountain's expanding role in providing a base for valley wide telecommunications. Although the current plan does not contemplate most of the types of institutional uses named in Section 2220, these uses are allowed since in almost every instance large segments of the community would utilize the resort and its many activities and services.”
(*emphasis added*)

SUBMITTAL CHECKLIST: ARTICLE 5, Physical Development Standards Applicable In All Zones:

Division 5.3: Scenic Standards:

5.3.1 Exterior Lighting Standards: Night lighting currently exists and has previously been approved at the Snow King Resort development. This application proposes no new lighting. The replacement light pole will support light fixtures similar if not identical to the existing fixtures.

5.3.2 Scenic Resources Overlay Standards: Subsection H provides: *Physical development shall not penetrate the Skyline on buttes and hillsides, as viewed from State highways, Spring Gulch Road, South Park Loop Road and Alta County, except in the case of an existing lot of record where there is no other siting alternative that complies with the standards of these LDRs.* The proposed light pole will not penetrate the skyline as viewed from any public road. Applicant attempted to provide a photosimulation of the proposed light pole as viewed from Snow King Avenue or Broadway Avenue; however, existing coniferous forest screened the view of the proposed site from these streets.

Division 5.5: Landscaping Standards: Due to the character of the adjacent uses and the surrounding ski slopes, no additional landscaping is proposed at this site. The proposed development will not require removal of any existing trees. The site is on a ski slope that has been cleared of trees for the existing use.

Division 5.7: Grading, Erosion Control and Stormwater Standards: Conduit for fiber optic line is already in place on the property and minimal additional ground disturbance is anticipated. No grading is proposed. Any ground disturbance will be managed in compliance with all erosion control and stormwater standards and best management practices.

Division 5.8: Design Guidelines: The following standards have been addressed in the proposed plans:

- A. **Public Space:** The proposed public space will be engaging and in scale with the existing facilities in the area. The existing light pole is approximately 18 ft. high; the proposed light pole will be 30 ft. high, with the additional height required to accommodate the antenna, mounting and screening.
- B. **Composition:** The proposed light pole will be fabricated to match the color of the existing pole. The equipment located beneath the coaster track will be enclosed in mesh screening to so that it appears to be a part of the coaster track facility.
- C. **Massing:** The proposed light pole and outdoor equipment are the minimum mass possible to accommodate the equipment required.
- D. **Street Wall:** Not applicable, as there is no “street.”
- E. **Materials:** The proposed materials are appropriate based on the context of the existing structure. The proposed shroud (canister) will be fabricated of radio frequency-transparent material to resemble the metal pole. This is the only material available to conceal the equipment while allowing the antenna to transmit radio frequency signal. The proposed pole will be metal. Outdoor equipment beneath the coaster track will be unpainted metal to match the existing coaster track facility.

In summary, the proposed site plans are in compliance with the Design Guidelines per Resolution 04-02.

SUBMITTAL CHECKLIST: ARTICLE 6: Use Standards Applicable in All Zones

Division 6.1, Allowed Uses: The proposed site is located in the PR zone district and wireless communications sites are an allowed use.

Division 6.2, Parking and Loading Standards: Division 6.2.2 requires one parking space per employee and one space per stored vehicle. This is an unmanned site and no vehicles will be stored on the site. After construction, the site will be visited for a very brief period for routine maintenance and monitoring approximately one time per month. There is no pavement in this area, as it is on the side of the ski hill. No designated parking space is proposed.

Division 6.4, Operational Standards: There will be no outside storage; all equipment associated with the site will be located in the designated areas shown on Sheets Z-1, Z-2 and Z-4 of the site plans. The unoccupied site will generate no refuse or recycling; it will be visited only occasionally by a VZW technician to monitor and maintain the equipment. The site will not generate noise or vibration. The Applicant attempted to find noise specifications for the proposed equipment that will be located in the outdoor space; however, no such specifications are available because the equipment does not generate significant noise. All VZW facilities are monitored remotely 24/7; therefore, the likelihood of fire, explosive hazards or electrical disturbances is minimal. Any unusual activity at the site would generate an automatic alert to the VZW remote monitoring office and a technician would be dispatched immediately to address the issue. The site will include its own backup battery system for power in case of a general power outage in the Town.

SUBMITTAL CHECKLIST: ARTICLE 7: Development Option and Subdivision Standards
Applicable in All Zones:

Division 7.6: Transportation Facility Standards: Proposed access and utility easements are shown on Sheet SU-3 and Z-1. Legal descriptions of the proposed easements are provided on Sheets SU1 and SU3. Access to the proposed site will be via the existing ski hill access road. The proposed use will not generate any traffic on the existing road. After construction, the site will be visited only occasionally by a technician in a standard pickup truck for regular maintenance and monitoring.

Division 7.7, Required Utilities: The proposed site is an unmanned, unoccupied facility which requires only electric power and fiber optic connection for operation. No water, sewer, irrigation, natural gas or fuel storage will be required. Existing conduit for the required fiber optic line is already installed on the ski hill. An extension of the conduit will be required for a connection with the antenna equipment. Sheets SU-1, SU-3 and Z-1 depict the proposed easement for fiber and power to the equipment that will be located beneath the elevated coaster track.

GENERAL STANDARDS AND DESIGN REQUIREMENTS:

The following Standards are required pursuant to Sec. 6.1.10.D.3.f:

1. **Must be Stealth:** The application meets this requirement with all antennas and equipment concealed from public view. The single antenna will be concealed within the shroud (canister) above the light fixture. The “stealth” addition will appear consistent with the design of the existing light pole structure. It will not be obvious that a wireless communication site is located there, i.e., the presence, purpose or nature of the facility is not readily apparent to a reasonable observer. The equipment associated with the antenna will be located in metal cabinets beneath the elevated coaster track and will be enclosed in a metal mesh “cage” intended to appear to be a part of the elevated coaster facility.
2. **Standards to be applied include the following:**

i) Determination of Need: Please see “Alternative Sites Considered” and “Determination of Need” above, pages 4-5.

ii) Concealment Element: The proposed design is the most effective concealment that can be provided with the least added mass. There is no intent to frustrate the purpose of the conditions of approval. The concealment element is intended to be consistent with the existing light pole structure. The diameter of the shroud (canister) element is approximately 24 in., the smallest possible diameter to allow for antenna mounting.

iii) Height: The proposed light pole replacement will be 30 ft. tall, consistent with the maximum allowed height of 30 ft. for new cell towers.

iv) Setbacks: The proposed light pole is more than 100% of tower height distant from all property lines. Please see setback table on Sheet Z-1.

v) Other conditions: The proposed facility is designed and will be maintained to be visually compatible with adjoining terrain and structures. Other nearby structures, including the elevated coaster track, are part of the recreational facilities at the Snow King Resort. The proposed site will not be used for storage of excess equipment and there will be no outdoor storage.

vi) Landscaping: Due to the character of the surrounding ski slopes, no landscaping is proposed at this site. The site location is on a ski slope which has been previously cleared of trees to facilitate the existing use.

vii) Signage: No commercial messages will be displayed at the proposed facility. Signage will be limited to that required by federal regulatory agencies.

viii) Lighting: No new lighting is proposed for the facility. The existing light fixture, previously approved, will be replaced on the new pole at the same height as the existing fixture.

ix) Quantity Limit: There is a limit of one (1) wireless communication facility per parcel. The proposed facility is the only wireless communication facility proposed for the subject parcel. As noted above, the “WY3 SK Coaster 2” site will be located on a separate parcel.

x) Emergency Generators: No generator is proposed.

xi) Noise Level: The facility will not generate noise or vibration. Applicant attempted to find noise specifications for the proposed equipment; however, no such specifications are available because the equipment does not generate significant noise.

xii) Visibility: The one proposed antenna will be completely concealed behind the proposed shroud (canister). The canister is designed to appear to be a logical extension of the light pole. Although the proposed light pole is more mass than the existing light pole, it is located in a vicinity that is well screened from residential and commercial uses at the base of the ski hill. The pole will not be visible to the casual observer at the Rafferty Activity Center or the condominiums on Snow King Loop Road. The proposed equipment associated with the antenna will be located beneath the existing elevated coaster track. The equipment will be enclosed and screened in a wire mesh equipment “cage” intended to appear to be part of the coaster facility.

xiii) Notice: The facility will be in compliance with all requirements for public hearings. When dates for the required public hearings are scheduled, Applicant will provide notice signs to be posted at designated locations on the property.

xiv) Access: No part of the proposed facility will obstruct access or cause the existing facility to fail to comply with the Americans with Disabilities Act.

xv) Security: Opportunities for unauthorized access will be minimized. Equipment associated with the antenna will be located beneath the elevated coaster track and screened with a wire mesh enclosure. It should be noted that VZW facilities are monitored remotely 24/7, providing additional security for the site. Any unusual activity at the site would generate an alert to VZW's remote monitoring center and a technician would be dispatched immediately to address the issue.

xvi) Building Design: No new building is proposed at this site.

CONDITIONAL USE PERMIT REQUIREMENTS:

The following findings must be made prior to approval of a conditional use permit:

1. The application is compatible with the desired future character of the area: The area surrounding the proposed light pole replacement is part of the Snow King Resort ski resort and elevated coaster ride recreational facility. This area is focused on commercial and tourism interests and the proposed light pole will be consistent with the future character of this development. As noted above, the demand for current 4G-LTE wireless technology is even more pronounced in such an area, where people rely on their smartphones and other advanced devices to assist with their business and tourist needs. The need for sufficient wireless capacity cannot be overstated.

2. The application complies with the use specific standards of Division 6.1: Town of Jackson Land Development Regulations allow wireless communications sites in the PR zone district.

3. The application minimizes adverse visual impacts: As described above, the proposed antennas will be concealed in a canister ("shroud") at the top of a light pole. The purpose of this installation is to minimize the mass of the communications site. The proposed light pole will be much less mass and visual impact than a "monopine" tower would have been.

4. The application minimizes adverse environmental impacts: There will be no adverse environmental impacts associated with this development. The proposed site will be unoccupied and requires only minimal electric utility service for operation. There will be minimal ground disturbance associated with construction of the site. Existing conduit for the required fiber optic line is already installed on the ski hill. An extension of the conduit will be required for a connection with the antenna equipment. Sheets SU-1, SU-3 and Z-1 show the proposed easement for fiber and power to the equipment that will be located beneath the elevated coaster track. Most of the fiberoptic line connecting the Rafferty Center with the proposed light pole site will be installed

with boring apparatus. Any ground that is disturbed during installation of the site will be revegetated consistent with other similar projects on this property.

5. The application minimizes adverse impacts from nuisances: The proposed site will not generate noise, odor, dust or other impacts that could be considered nuisances. As noted above, Applicant could not find noise specifications for the proposed equipment because it does not generate any significant noise.

6. The application minimizes adverse impacts on public facilities: There will be minimal impact on public facilities. The site requires only minimal electric utility service. The site is unoccupied and requires no water, sewer, trash collection or other public services. The site will generate no traffic; it will be visited only occasionally by a sole technician to monitor and maintain the equipment. All VZW facilities are monitored remotely 24/7 and standard operating procedures minimize security risks.

7. The application complies with all other relevant standards of these LDRs and all other Town Ordinances: The proposed development will comply with all Land Development Regulations, building code requirements and other ordinances. VZW operates all its facilities to the highest standards in the industry. The Snow King Master Plan is relevant to this application. A section addressing “Institutional Uses” on page 48 of the Master Plan recognizes the importance of telecommunications uses on this property:

“Institutional Uses. As defined in Section 2220 three non-residential institutional uses are considered. Snow King Resort considers all to be valid and appropriate uses within the building envelope areas. Additionally, utility uses outside the envelopes are also allowed particularly in consideration of Snow King Mountain's expanding role in providing a base for valley wide telecommunications. Although the current plan does not contemplate most of the types of institutional uses named in Section 2220, these uses are allowed since in almost every instance large segments of the community would utilize the resort and its many activities and services.”

8. The application is in substantial conformance with all standards or conditions of any prior applicable permits or approvals: Applicant believes the proposed plans meet or exceed all requirements of applicable permits and required approvals.

In summary, the application satisfies the criteria established for Conditional Use Permit findings.

“FCC SHOT CLOCK”

Under the federal Telecommunications Act, local governments must act on wireless facility permit applications within a “reasonable period of time.” In 2009, the Federal Communications Commission (“FCC”) issued a declaratory ruling, commonly known as the “Shot Clock ruling,” which clarified this obligation. Under the Shot Clock ruling, local governments generally must take final action on a wireless facility permit application within 90 days after it was filed for a collocation application, or 150 days after any other application was filed. In this case, we believe

the 150 day deadline applies. VZW requests that the Town of Jackson issue a written decision granting VZW's request within one hundred fifty (150) days of the date this application is submitted. If applicable, within thirty (30) days of the date the application is submitted, VZW requests the Town to inform VZW in writing of the specific reasons why the application is incomplete and does not meet the submittal requirements; and in doing so, to please specifically identify the code provision, ordinance, instruction or public procedure that requires the information to be submitted.

4G-LTE CAPACITY:

Please note that this will be a 4G LTE site, which means voice calls will be carried over our LTE network. THIS IS A CHANGE AND WILL REQUIRE CUSTOMERS TO HAVE A DEVICE CAPABLE OF ADVANCED CALLING. A VZW 4G LTE cell site uses the latest technology to carry both voice and data. Voice service is provided over VoLTE or Voice Over Long Term Evolution technology through a service Verizon calls Advanced Calling 1.0. Advanced Calling offers high-definition or HD voice and video calling. To complete calls on this new cell site, customers' phones must be capable of Advanced Calling and that feature must be activated in the phone itself. Both customers on a call must be served by 4G LTE and have the Advanced Calling feature activated to experience HD voice and video service. It must be noted that customers with older 1X, 3G or 4G devices without Advanced Calling will not experience a change in voice service.

CONCLUSION:

Verizon Wireless respectfully requests the Town of Jackson to grant conditional use permit approval for the above described project. The proposed site will be part of a comprehensive wireless network and approval of this application will allow VZW to meet its federally mandated obligations under the license granted by the Federal Communications Commission (FCC) pursuant to the Telecommunications Act of 1996.

LETTER OF AUTHORIZATION

SNOW KING MOUNTAIN RESORT LLC, "Owner" whose address is: _____

575 SOUTH WILLOW STREET, JACKSON, WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

SNOW KING MOUNTAIN RESORT LLC

_____, as the owner of property

more specifically legally described as: LOT 59, GRAND VIEW LODGES THIRD ADDITION

PARCEL NO. 22-41-16-34-3-07-003

(If too lengthy, attach description)

HEREBY AUTHORIZES IRENE COOKE, KAPPA CONSULTING LLC ON BEHALF OF VERIZON WIRELESS as

agent to represent and act for Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Town of Jackson, or the Town of Jackson Planning, Building, Engineering and/or Environmental Health Departments relating to the modification, development, planning or replatting, improvement, use or occupancy of land in the Town of Jackson. Owner agrees that Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application or any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platting or replatting, improvement, occupancy or use of any structure or land involved in the application shall take place until approved by the appropriate official of the Town of Jackson, in accordance with applicable codes and regulations. Owner agrees to pay any fines and be liable for any other penalties arising out of the failure to comply with the terms of any permit or arising out of any violation of the applicable laws, codes or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and, if signing on behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title:

(if signed by officer, partner or member of corporation, LLC (secretary or corporate owner) partnership or other non-individual Owner)

STATE OF Wyoming)
)SS.
COUNTY OF Teton)

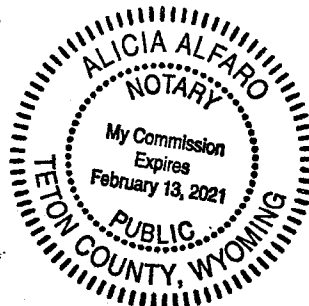
The foregoing instrument was acknowledged before me by Ryan Stanley this 15 day of February, 2018

WITNESS my hand and official seal.

(Notary Public)

My commission expires: 2/13/2021

(Seal)





**PROPOSED LIGHT POLE PHOTO SIMULATION
(LOOKING EAST)**



**PROPOSED LEASE AREA "B"
(LOOKING WEST)**

LEGEND OF SYMBOLS:

REFERENCE LETTER OR NUMBER
SECTION OR DETAIL
SCALE:
SHEET WHERE DRAWN
SHEET WHERE TAKEN

SECTION LETTER
SHEET WHERE DRAWN
SHEET WHERE TAKEN

DETAIL NUMBER
SHEET WHERE DRAWN
SHEET WHERE TAKEN

CL CENTERLINE
d PENNY

EQUIPMENT OR FIXTURE NUMBER
KEYED NOTE

T.C. 1631.33
F.L. 1631.00 SPOT ELEVATION

TOP OF WALL
1639.00 CONTROL OR DATUM POINT

PROPERTY LINE

EXISTING CONTOUR

NEW CONTOUR

Ø ROUND/DIAMETER
~ APPROXIMATELY



**EXISTING LIGHT POLE
(LOOKING EAST)**

DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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DESIGNED BY:		J5 INFRASTRUCTURE PARTNERS, LLC		AZ - CA - CO - ID - NM - NV - TX - UT	
REV	DESCRIPTION	DATE	BY	CHK	
C	REVISED PER COMMENTS	9/25/17	MDA	-	-
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-	-
E	REVISED PER COMMENTS	11/15/17	MDA	-	-
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-	-
G	REVISED PER FIBER COORD. & UPDATED SU/1A	5/8/18	MDA	-	-

**PRELIMINARY
FOR LEASING/ZONING**

PROJECT NAME:

WY3 SK COASTER 1

PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:

**402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY**

SHEET TITLE:

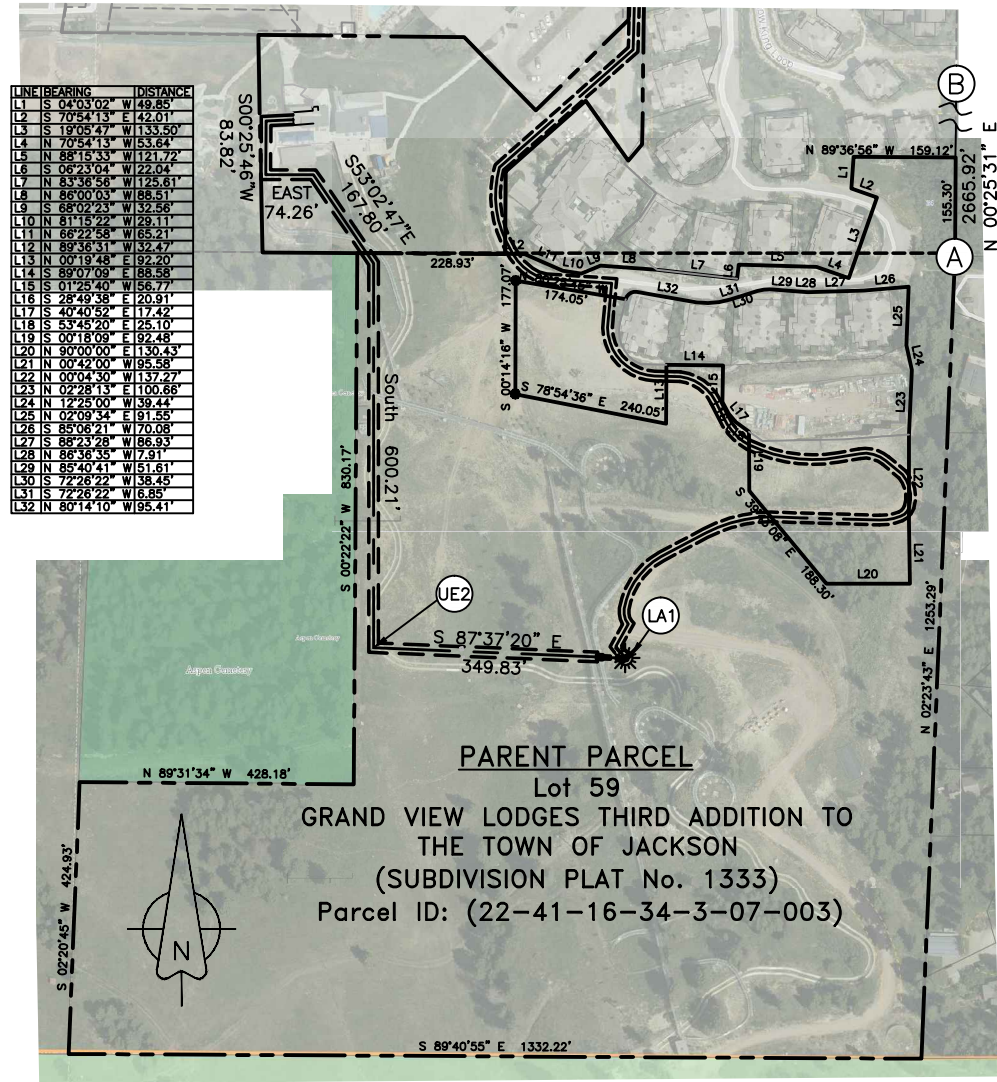
PHOTO SHEET

SAVE DATE:

5/8/2018 4:26 PM

SHEET NUMBER:

PS1



PARENT PARCEL AND SURVEY CONTROL OVERVIEW

A strip of land fifteen feet (15') wide for the purpose of serving a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said strip of land is more particularly described by metes and bounds as follows:
Beginning at a point that is 1033.69 feet West and 214.40 feet North of the Center Quarter Corner of Section 34 Township 41 North, Range 116 W, 6th P.M.; thence S. 87°17'32" W. 42.20 feet, thence S. 00°25'46" W. 83.82 feet, thence EAST 74.26 feet, thence S. 34°14'59" E. 147.96 feet, thence S. 34°14'59" E. 19.83 feet, thence South 600.21 feet, thence S 87°37'20" E 349.83 feet to the terminus of said centerline.
The above described parcel of land contains 19,561.50 square feet in area or 0.449 of an acre more or less.

UE2 UTILITY EASEMENT LAND DESCRIPTION

A strip of land (4' X 4') for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); more particularly described by metes and bounds as follows:
Beginning at a point that is 624.59 feet South and 516.73 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence East 4 feet, thence South 4 feet, thence West 4 feet to the point of beginning.
The above described parcel of land contains 16 square feet in area or 0.000 of an acre more or less.

LA1 LEASE AREA 1 LAND DESCRIPTION

A strip of land (8' X 5') for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); more particularly described by metes and bounds as follows:
Beginning at a point that is 622.66 feet South and 550.18 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence N. 87°37'20" W. 8.00 feet, thence S. 02°22'40" W. 5.00 feet, thence S. 87°37'20" E. 8.00 feet, thence N. 02°22'40" E. 5.00 feet to the point of beginning. The above described parcel of land contains 40 square feet in area or 0.001 acres more or less.

LA2 LEASE AREA 2 LAND DESCRIPTION

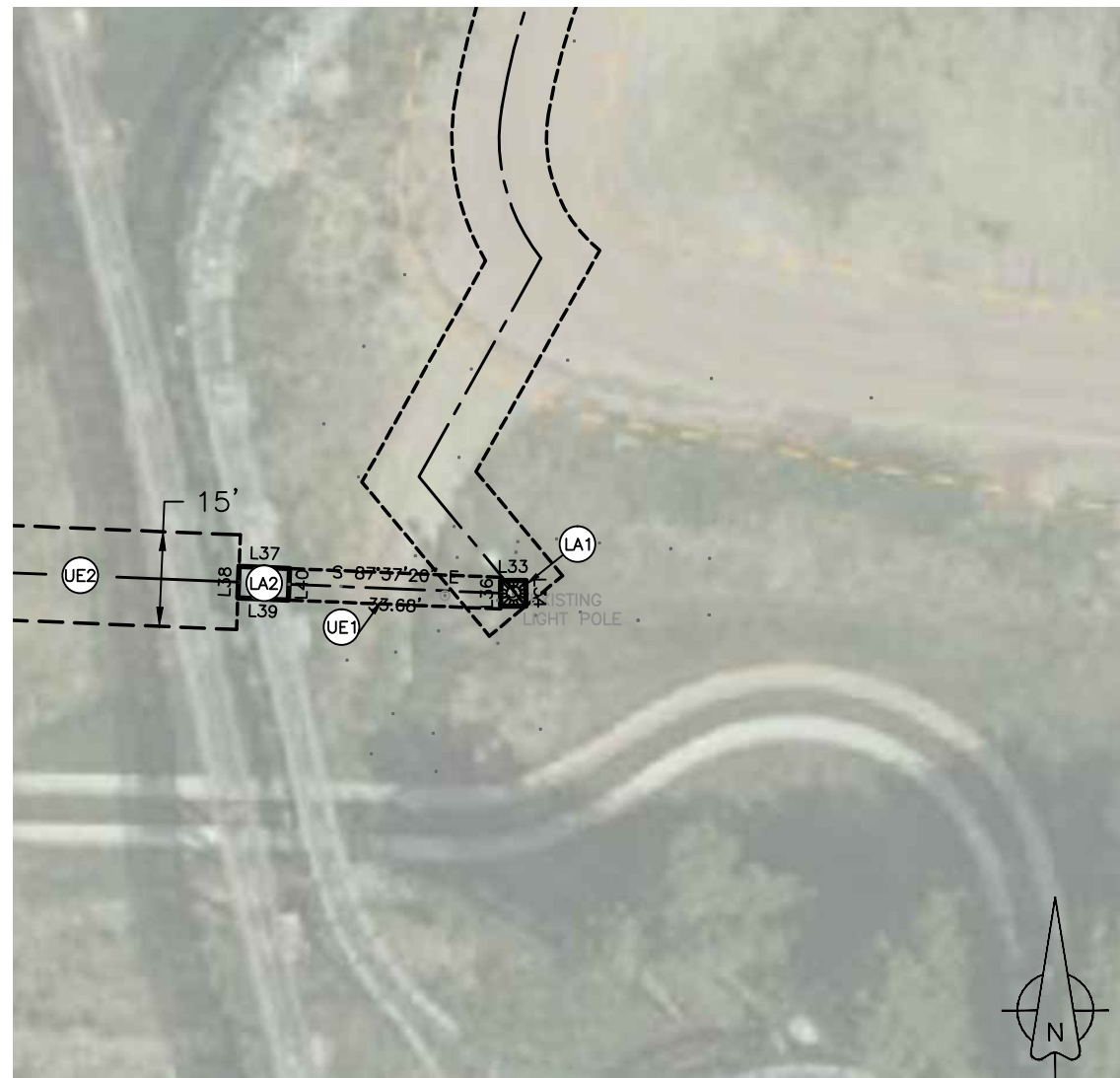
A strip of land five feet (5') wide for the purpose of serving a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said strip of land is more particularly described by metes and bounds as follows:
Beginning at a point that is 622.66 feet South and 550.18 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence S. 87°37'20" E. 33.68 feet, thence S. 2°22'40" W. 5 feet, thence N. 87°37'20" W. 33.68 feet, thence N. 2°22'40" E. 5 feet to the terminus of said centerline.
The above described parcel of land contains 168.4 square feet in area or 0.003 of an acre more or less.

UE1 UTILITY EASEMENT LAND DESCRIPTION

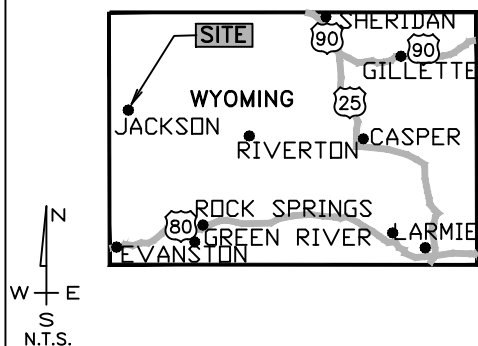
KEYED NOTES

(A) FOUND BRASS CAP MARKING THE CENTER ¼ CORNER SEC. 34 T.41N. R.116W. 6TH PRINCIPAL MERIDIAN, TETON COUNTY WY. [HELD FOR ORIGIN OF SURVEY]

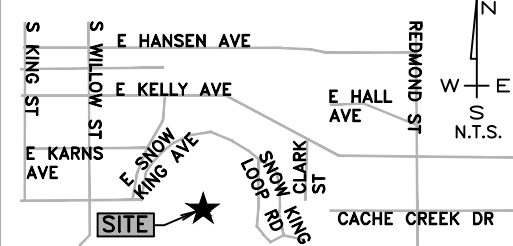
(B) NORTH ¼ CORNER SEC. 34 T.41N. R.116W. 6TH PRINCIPAL MERIDIAN, TETON COUNTY WY. (FOUND 1965 BRASS CAP REFERENCE MONUMENT 31.00' S25°06'22"E OF TRUE CORNER) [HELD TRUE CORNER POSITION FOR ALIGNMENT]



REGIONAL MAP:



VICINITY MAP:



FEMA PUBLIC FLOOD MAP INFO:

ZONE: X PANEL: 56039C2907D DATE: 09/16/2015

FLOOD NOTE: AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

DRIVING DIRECTIONS:

TAKE W MCMILLAN RD TO ID-55 (0.6 MI), FOLLOW I-84 E, US-20 E, AND US-26 E TO ID-31 E/PINE CREEK RD IN SWAN VALLEY (308 MI), TAKE WY-22 E TO US-191 IN TETON COUNTY (43.9 MI), TURN LEFT ONTO US-191 N/US-26E/US-89 N (0.5 MI), DRIVE TO W SNOW KING AVE (1.4 MI) DESTINATION WILL BE ON THE RIGHT.

SURVEYOR'S NARRATIVE:

It is the intent of this map and the survey on which it is based is to represent the perimeter lines of the Parent Parcel and the location of the proposed lease area and Access/Utility easements within the parent parcel. Property corners and other survey markers, monuments or evidence that were found at the time of this survey are drawn and noted accordingly.

SURVEYOR'S NOTE & CERTIFICATION:

This "Lease Area Survey" is based on an actual field survey performed by me or under my direction. It correctly depicts existing, readily visible improvements and the perimeter of the parent parcel was verified from field and record information. This "Lease Area Survey" is not a Boundary Survey of the Parent Parcel and this Survey was developed to support the communications facility plan set named hereon.

I, James D. Pitkin, of Murray, Utah, do hereby certify that this Lease Area Map as prepared from field notes taken during an actual survey made under my direct supervision by CIS Professional Land Surveying, for whose work I stand personally responsible, on (7/3/17), that this map correctly shows the results of said survey and that this map represents the positions of the monuments and lines as found at the time of said survey; and that it is a correct and accurate representation of said survey to the best of my knowledge and belief.



Mona, UT
(435)660-0816
cory@cisppls.com
PROFESSIONAL LAND SURVEYING
JAMES D. PITKIN W&P.L.S. #10111 04/26/18

BASIS OF BEARING AND DATUM NOTE:

- All distances are at ground in US survey feet and all bearings are Grid based upon the Wyoming Coordinate System 1983, Wyoming West Zone. (NAD83)
- Survey Performed with a Survey Grade Trimble GPS receiver and computed using the National Geodetic Survey Online Positioning User Service.
Geodetic Position of Control Monument is:
LATITUDE: 43°28'20.56094"N
LONGITUDE: 110°45'08.47729"W
APPROX. ELLIPSOID HEIGHT: 6370± sft
(NOT 1A COORDINATES - SEE SEPARATE CERTIFICATION)
HORZ. DATUM NAD83 VERT. DATUM NAVD88 [GEOID12B]

GRID POSITION (SURVEY FT)
NORTHING: 1411899.65sft
EASTING: 2447076.54sft
ELEVATION: 6400± sft

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REV.	DESCRIPTION	DATE	BY	CHK
A	90% PRELIMINARY FOR CLIENT REVIEW ONLY	7/07/17	CIS	CIS
B	UPDATED UE2 AND ADDED ACCESS ROUTE	04/26/18	CKS	CIS
C	FINAL REVIEW AND SURVEYOR'S CERTIFICATION			

PROJECT NAME:

VERIZON
WY3 SK COASTER 1

PROJECT ADDRESS:

402 E SNOW KING AVENUE
JACKSON CITY
TETON COUNTY
WYOMING

TITLE REPORT REVIEW CERTIFICATION

THIS IS TO CERTIFY THAT THE EXCEPTIONS LISTED IN SCHEDULE B PART II OF THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED --/--/2017 BY FIRST AMERICAN TITLE INSURANCE COMPANY (FILE No. ____-____) HAVE BEEN REVIEWED BY THE SURVEYOR. IF ANY OF THEM AFFECT THE VERIZON WIRELESS PROPOSED LEASE AREA(S) THEY ARE PLOTTED (if locatable) AND NOTED ACCORDINGLY HEREON.

DATE OF SURV.: 8/2/17

DESIGNED FOR:

verizon
12877 W MCMILLAN RD.
BOISE, ID 83713

DESIGNED BY:

J5 INFRASTRUCTURE
PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

SHEET TITLE:

SURVEY NOTES & REFERENCE
SURVEY CONTROL OVERVIEW
SITE PLAN OVERVIEW

J5 SITE I.D.: VZ WY3 SK COASTER 1

SHEET INFO.: Sheet 1 of 3 SU1

PARENT PARCEL OWNER:

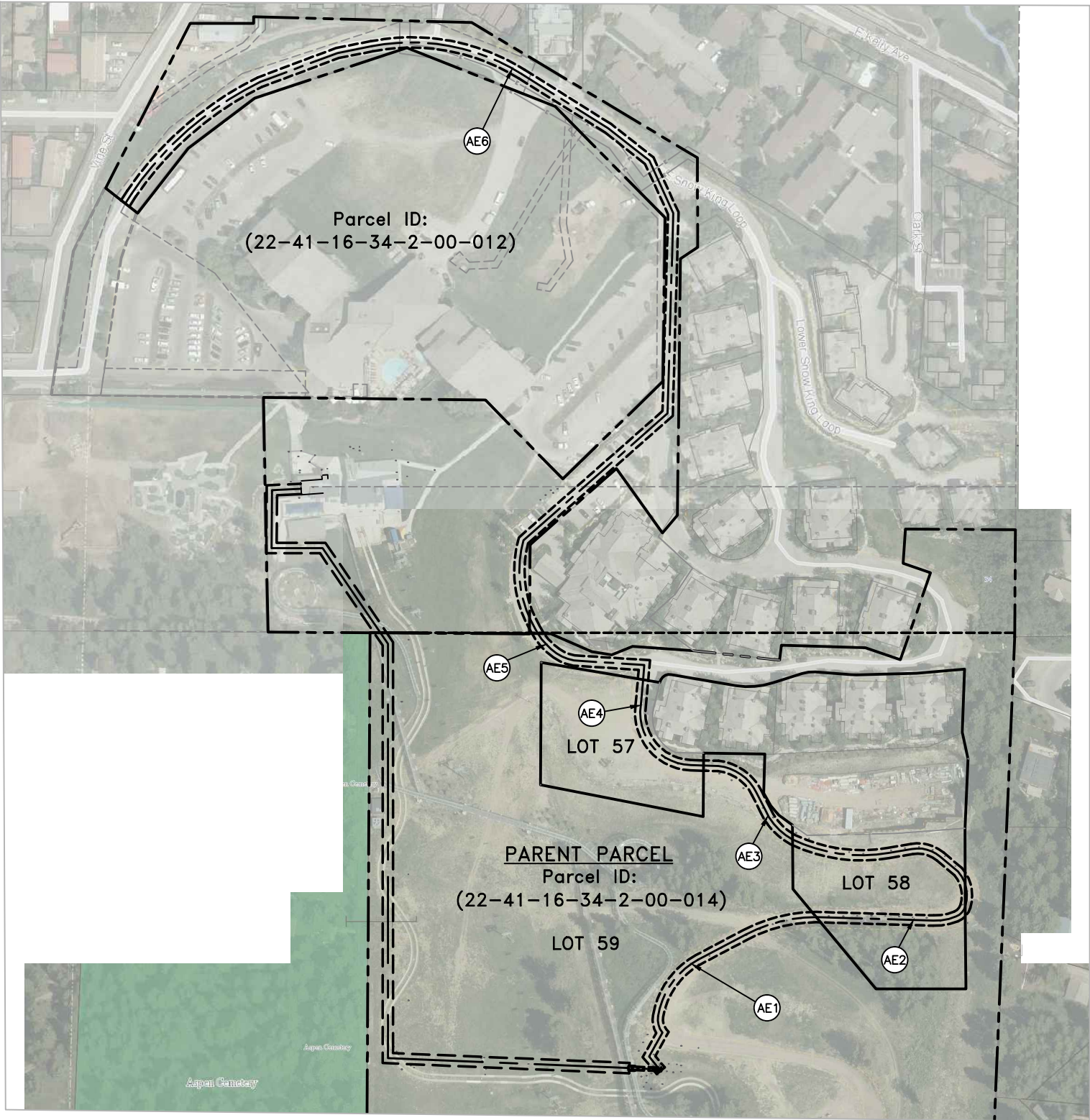
SNOW KING MOUNTAIN RESORT LLC

575 S. Willow Street, Jackson WY 83001

CONTACT INFORMATION:
RYAN STANLEY
PHONE: 970-531-0831

PUBLIC RECORD PARCEL I.D.:

22-41-16-34-2-00-014



A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 4.72 feet North and 690.52 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence along a curve turning to the left with an arc length of 39.32 feet, a radius of 95.10 feet and a chord bearing and distance of S. 43°15'07" E. 39.04 feet, thence along a compound curve turning to the left with an arc length of 27.58 feet, a radius of 63.95 feet and a chord bearing and distance of S. 67°27'00" E. 27.36 feet, thence S. 86°17'55" E. 102.35 feet, thence S. 05°11'38" W. 21.43 feet to the terminus of said centerline.
The above described parcel of land contains 2,860.05 square feet in area or 0.066 of an acre more or less.

Ⓐ5 ACCESS EASEMENT 5 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Tract A as shown on Map T-71-a as recorded in the office of the Teton County Clerk; the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 627.97 feet North and 1288.41 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence N. 33°02'36" E. 17.08 feet, thence along a curve turning to the right with an arc length of 248.76 feet, a radius of 482.69 feet and a chord bearing and distance of N. 49°00'07" E. 246.01 feet, thence N. 69°24'12" E. 120.25 feet, thence N. 78°54'03" E. 50.54 feet, thence along a curve turning to the right with an arc length of 226.07 feet, a radius of 300.00 feet and a chord bearing and distance of S. 79°30'41" E. 220.75 feet, thence S. 57°55'26" E. 147.90 feet, thence S. 51°44'59" E. 75.84 feet, thence S. 24°32'43" E. 83.78 feet, thence S. 01°36'43" W. 290.24 feet, thence S. 48°38'45" W. 278.33 feet, thence along a curve turning to the left with an arc length of 132.95 feet, a radius of 166.07 feet and a chord bearing and distance of S. 07°40'46" E. 129.43 feet, thence along a compound curve turning to the left with an arc length of 7.80 feet, a radius of 95.10 feet and a chord bearing and distance of S. 29°03'26" E. 7.80 feet to the terminus of said centerline.
The above described parcel of land contains 25,192.95 square feet in area or 0.578 of an acre more or less.

Ⓐ6 ACCESS EASEMENT 6 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 628.59 feet South and 512.73 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence N. 39°36'09" W. 26.55 feet, thence N. 29°11'54" E. 39.65 feet, thence along a curve turning to the right with an arc length of 25.52 feet, a radius of 30.34 feet and a chord bearing and distance of N. 14°35'24" W. 24.77 feet, thence along a compound curve turning to the right with an arc length of 103.80 feet, a radius of 115.02 feet and a chord bearing and distance of N. 35°24'39" E. 100.31 feet, thence N. 62°11'39" E. 77.93 feet, thence along a curve turning to the right with an arc length of 106.28 feet, a radius of 219.27 feet and a chord bearing and distance of N. 76°01'12" E. 105.24 feet to the terminus of said centerline.
The above described parcel of land contains 5,695.95 square feet in area or 0.131 of an acre more or less.

Ⓐ1 ACCESS EASEMENT 1 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 58 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 293.60 feet South and 321.60 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence along a curve turning to the left with an arc length of 142.73 feet, a radius of 230.14 feet and a chord bearing and distance of S. 81°59'38" E. 140.45 feet, thence N. 80°18'28" E. 34.08 feet, thence along a curve turning to the right with an arc length of 43.89 feet, a radius of 49.84 feet and a chord bearing and distance of S. 75°12'56" E. 42.48 feet, thence S. 49°59'23" E. 33.78 feet, thence along a curve turning to the right with an arc length of 53.96 feet, a radius of 53.28 feet and a chord bearing and distance of S. 11°42'09" E. 51.69 feet, thence along a compound curve turning to the right with an arc length of 20.30 feet, a radius of 23.05 feet and a chord bearing and distance of S. 42°32'18" W. 19.65 feet, thence along a compound curve turning to the right with an arc length of 33.56 feet, a radius of 80.38 feet and a chord bearing and distance of S. 79°43'37" W. 33.32 feet, thence N. 88°18'39" W. 169.89 feet to the terminus of said centerline.
The above described parcel of land contains 7,982.85 square feet in area or 0.183 of an acre more or less.

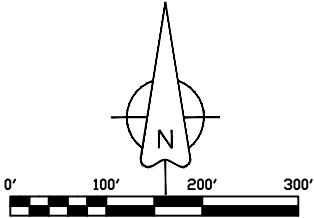
Ⓐ2 ACCESS EASEMENT 2 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 186.46 feet South and 450.65 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence S. 88°28'27" E. 21.41 feet, thence along a curve turning to the right with an arc length of 70.69 feet, a radius of 70.90 feet and a chord bearing and distance of S. 54°59'51" E. 67.80 feet, thence S. 26°25'58" E. 27.75 feet, thence along a curve turning to the left with an arc length of 59.50 feet, a radius of 91.02 feet and a chord bearing and distance of S. 42°52'15" E. 58.44 feet to the terminus of said centerline.
The above described parcel of land contains 2,690.10 square feet in area or 0.062 of an acre more or less.

Ⓐ3 ACCESS EASEMENT 3 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 57 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 62.15 feet South and 538.30 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence S. 05°11'38" W. 37.05 feet, thence along a curve turning to the left with an arc length of 127.54 feet, a radius of 75.78 feet and a chord bearing and distance of S. 39°50'04" E. 113.01 feet, thence S. 88°03'03" E. 18.62 feet to the terminus of said centerline.
The above described parcel of land contains 2,748.15 square feet in area or 0.063 of an acre more or less.

Ⓐ4 ACCESS EASEMENT 4 LAND DESCRIPTION



DESIGNED FOR:



DESIGNED BY:



SHEET TITLE:

ACCESS EASEMENT

J5 SITE I.D.:

WY3 SK COASTER

SHEET INFO.:

Sheet 3 of 3

SU3

PREPARED FOR:

verizon
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

1A CERTIFICATION LETTER

FOR
VERIZON WIRELESS
FACILITY KNOWN AS:
WY3 SK COASTER 1, X Sector
TETON COUNTY, WYOMING

ELEVATION REPORT:

NAVD88 - GROUND ELEVATION: 6541 sft
[ELEVATION METERS]: 1993.623 m

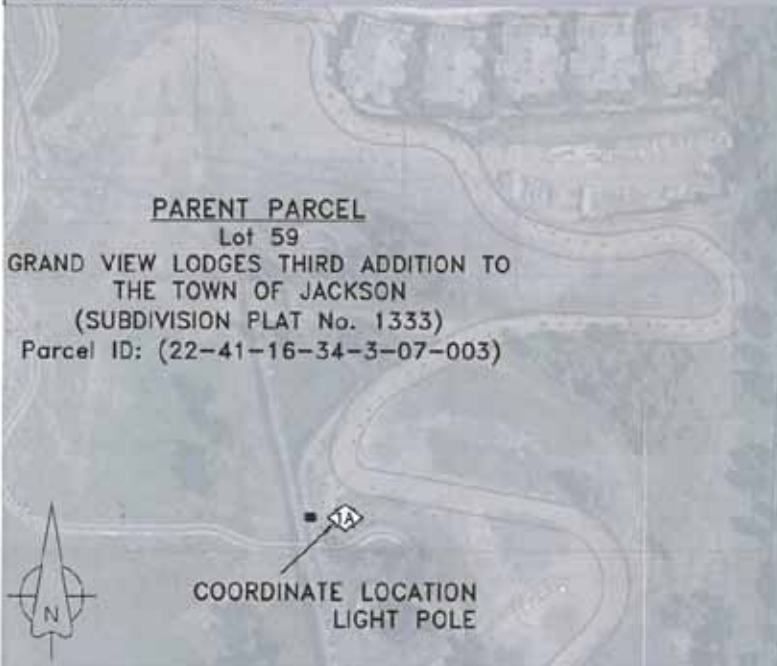
LEGAL DESCRIPTION:

626.6 FEET SOUTH AND 514.72
FEET WEST OF THE CENTER ¼
CORNER OF SECTION 34, T.41N.
R.116W, 6TH PRINCIPAL MERIDIAN,
TETON COUNTY WY.

SITE LOCATION:

SITE IS LOCATED AT:
402 E SNOW KING AVENUE
JACKSON CITY,
TETON COUNTY, WYOMING.

PLAN VIEW: SCALE 1" = 200'



VICINITY MAP



BASIS OF GEODETIC COORDINATES:

- (1) HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) [PRIMARY] EXPRESSED IN DEGREES (°) MINUTES (') AND SECONDS (") AND CARRIED TO THE 100TH OF A SECOND, AND ALSO EXPRESSED IN DEGREES AND DECIMAL DEGREES.
- (2) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) EXPRESSED IN U.S. SURVEY FEET AND METERS (METER EQUIVALENT TO 39.37 INCHES).
- (3) NAD83 GEODETIC DATA SHOWN HEREON WAS DERIVED FROM AND IS TIED TO THE NATIONAL GEODETIC SURVEY, NATIONAL C.O.R.S. VIA THE O.P.U.S. UTILITY AND/OR TRIMBLE GEOMATICS SOFTWARE.

GEODETIC COORDINATES:

NAD 83: 43°28'14.34" N
110°45'15.41" W
DECIMAL DEGREES: 43.47065°N
110.754281°W

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE GEO-
DETIC COORDINATES REPORTED
HEREON ARE ACCURATE AND
MEET FAA/FCC REPORTING RE-
QUIREMENTS OF 1A: FIFTEEN
FEET (15') HORIZONTALLY AND
THREE FEET (3') VERTICALLY.

DATE OF SURV.:

8/16/17

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THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE
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THE WRITTEN CONSENT BY J5 INFRASTRUCTURE PARTNERS.

PREPARED BY:

CIS
PROFESSIONAL LAND SURVEYING

JAMES D. PITKIN WY P.L.S. #10111 11/02/17

(435)660-0816
cory@cispis.com

J5 INFRASTRUCTURE
PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

DESIGNED FOR:

verizon
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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CONSENT OF J5 INFRASTRUCTURE PARTNERS, LLC.

J5 INFRASTRUCTURE
PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
C	REVISED PER COMMENTS	9/25/17	MDA	-
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-
E	REVISED PER COMMENTS	11/15/17	MDA	-
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-
G	REVISED PER FIBER COORD. & UPDATED SU/1A	5/8/18	MDA	-

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:

WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

1A CERTIFICATION LETTER

SAVE DATE:

5/8/2018 4:26 PM

SHEET NUMBER:

SU4

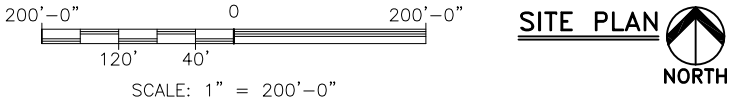
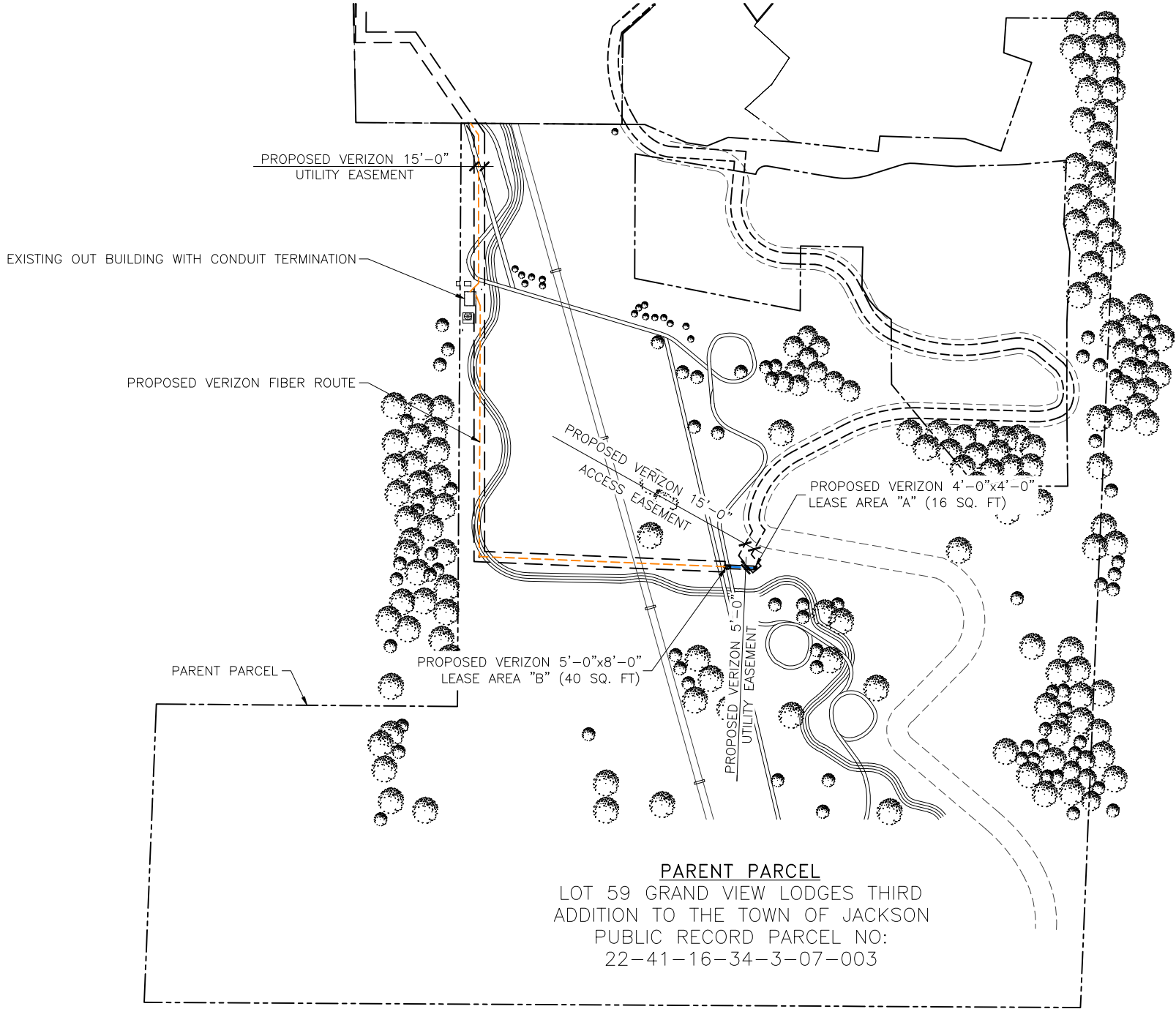
SITE NOTES:	
1.	PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
2.	INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.

SETBACK TABLE:		
	LEASE AREA "A" BOUNDARY TO PARENT PROPERTY LINE	LEASE AREA "B" BOUNDARY TO PARENT PROPERTY LINE
NORTH	~608'	~610'
SOUTH	~621'	~621'
EAST	~486'	~524'
WEST	~422'	~380'

DESIGNED FOR:


3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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DESIGNED BY:		J5 INFRASTRUCTURE PARTNERS, LLC		AZ - CA - CO - ID - NM - NV - TX - UT	
REV	DESCRIPTION	DATE	BY	CHK	
C	REVISED PER COMMENTS	9/25/17	MDA	-	-
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-	-
E	REVISED PER COMMENTS	11/15/17	MDA	-	-
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-	-
G	REVISED PER FIBER COORD & UPDATED SU/1A	5/8/18	MDA	-	-

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:

WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

SITE PLAN

SAVE DATE:

5/8/2018 4:26 PM

SHEET NUMBER:

Z1

PENETRATIONS

RRH/BBU

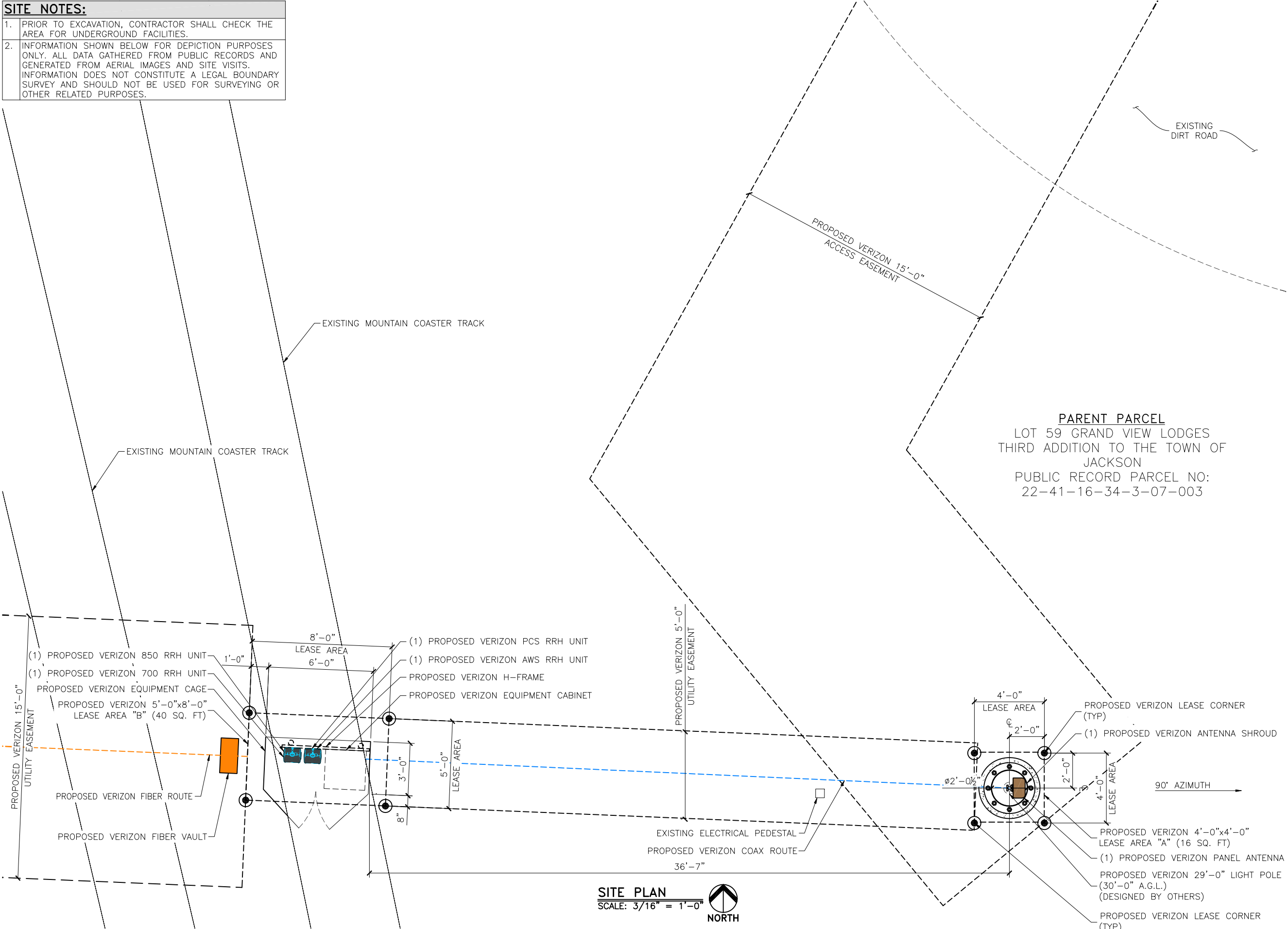
ANTENNAS

FIBER

POWER/GROUNDING

HYBRID/COAX

- SITE NOTES:**
1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
 2. INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.



SITE PLAN
SCALE: 3/16" = 1'-0"
NORTH

DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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J5 INFRASTRUCTURE PARTNERS, LLC		AZ - CA - CO - ID - NM - NV - TX - UT	
REV	DESCRIPTION	DATE	CHK
C	REVISED PER COMMENTS	9/25/17	MDA
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA
E	REVISED PER COMMENTS	11/15/17	MDA
F	REVISED PER UPDATED SURVEY	3/21/18	MDA
G	REVISED PER FIBER COORD & UPDATED SU/1A	5/8/18	MDA

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:

WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

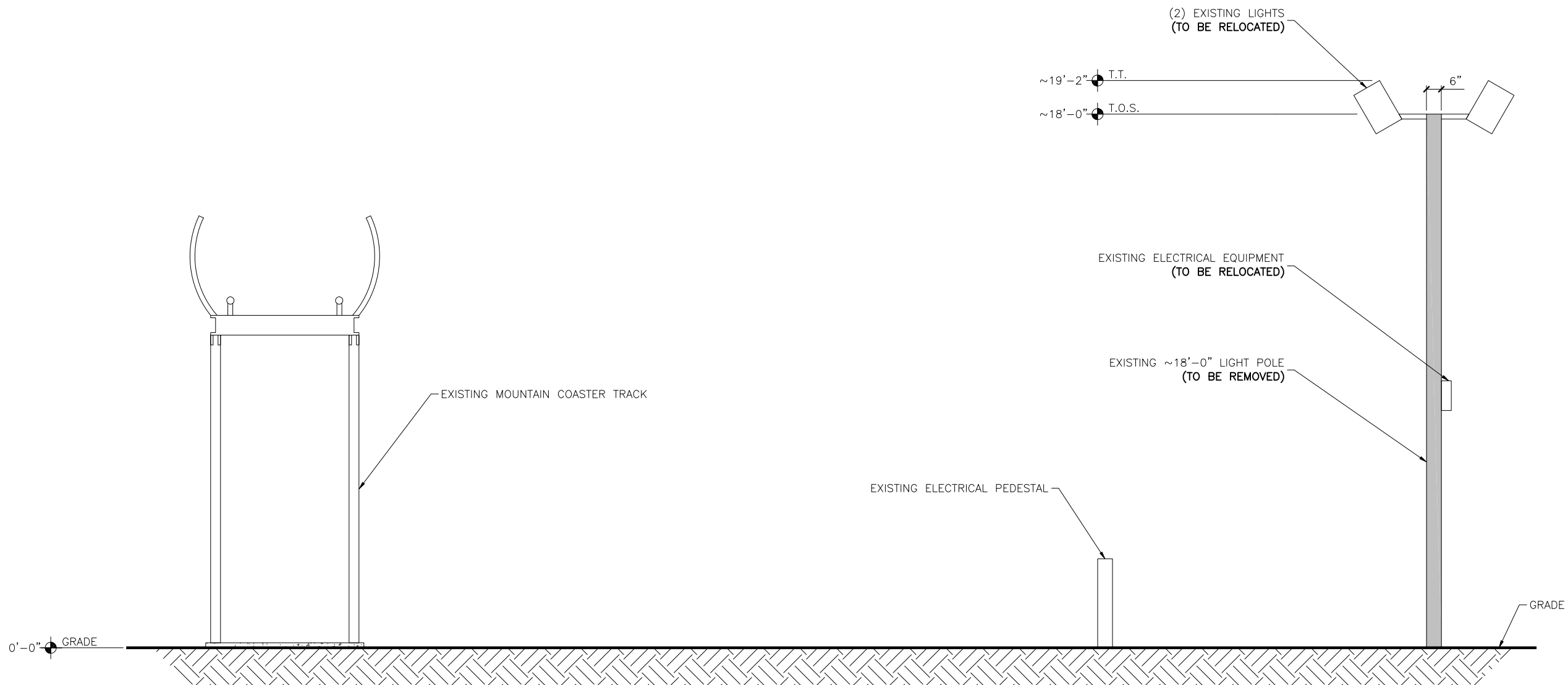
ENLARGED
SITE PLAN

SAVE DATE:

5/8/2018 4:26 PM

SHEET NUMBER:

22



KEY:	
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE

DESIGNED FOR:




3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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J5 INFRASTRUCTURE PARTNERS		AZ - CA - CO - ID - NM - NV - TX - UT	
REV	DESCRIPTION	DATE	CHK
C	REVISED PER COMMENTS	9/25/17	MDA
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA
E	REVISED PER COMMENTS	11/15/17	MDA
F	REVISED PER UPDATED SURVEY	3/21/18	MDA
G	REVISED PER FIBER COORD & UPDATED SU/1A	5/8/18	MDA

DESIGNED BY:



PROJECT NAME:

WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

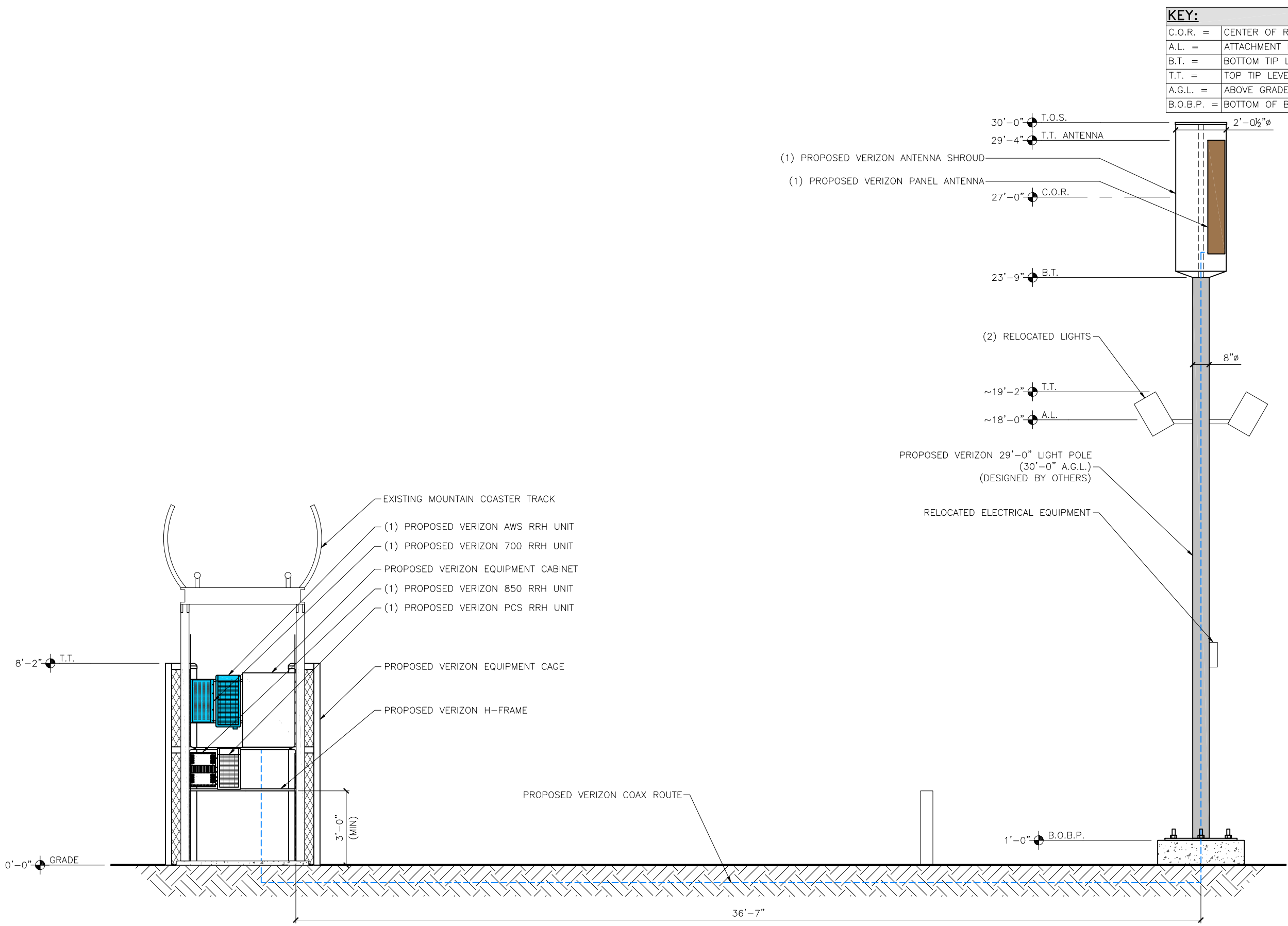
EXISTING ELEVATION

SAVE DATE:

5/8/2018 4:26 PM

SHEET NUMBER:

Z3



KEY:	
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE


DESIGNED FOR:


3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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J5 INFRASTRUCTURE PARTNERS, LLC		AZ - CA - CO - ID - NM - NV - TX - UT	
REV	DESCRIPTION	DATE	CHK
C	REVISED PER COMMENTS	9/25/17	MDA
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA
E	REVISED PER COMMENTS	11/15/17	MDA
F	REVISED PER UPDATED SURVEY	3/21/18	MDA
G	REVISED PER FIBER COORD & UPDATED SU/1A	5/8/18	MDA

DESIGNED BY:



PROJECT NAME:

WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:


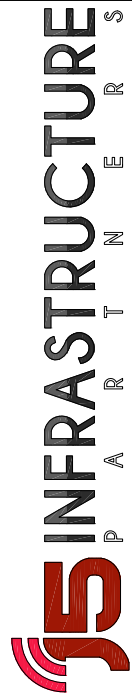
402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

PROPOSED ELEVATION

SHEET NUMBER:

Z4

REV	DESCRIPTION	DATE	BY	DESIGNED FOR:
A	PRELIMINARY – FOR LEASING & ZONING	8/24/17	MDA	 <p>3131 SOUTH VAUGHN WAY, SUITE 550 AURORA, COLORADO 80018</p> <p>THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF J5 INFRASTRUCTURE PARTNERS, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF J5 INFRASTRUCTURE PARTNERS, LLC.</p> <div style="text-align: center;">  <p>J5 INFRASTRUCTURE PARTNERS AZ - CA - CO - ID - NM - NV - TX - UT</p> </div> <div style="text-align: center; border: 1px solid black; border-radius: 50%; padding: 10px; margin: 10px 0;"> PRELIMINARY FOR LEASING/ZONING </div>
B	REVISED PER COMMENTS	9/12/17	MDA	
C	REVISED PER COMMENTS	9/25/17	MDA	
D	ADDED ACCESS/UTILITY EASEMENT AND UPDATED SURVEY	11/6/17	MDA	
E	REVISED PER RF COMMENTS	11/15/17	MDA	
F	REVISED PER UPDATED SURVEY	3/9/18	MDA	
F	REVISED PER UPDATED SURVEY AND SITE AQ COMMENTS	3/16/18	MDA	
F	REVISED PER COMMENTS	3/21/18	MDA	
G	REVISED PER FIBER COORDINATION AND UPDATED SU/1A	5/8/18	MDA	
				<div>DESIGNED BY:</div>
				<div>PROJECT NAME:</div> <p>WY3 SK COASTER 1 PROPOSEED 29'-0" LIGHT POLE (OVERALL HEIGHT: 30'-0" A.G.L.) LIGHT POLE REPLACEMENT</p>
				<div>PROJECT ADDRESS:</div> <p>402 E. SNOW KING AVENUE JACKSON, WY 83001 TETON COUNTY</p>
				<div>SHEET TITLE:</div> <p>PROJECT HISTORY SHEET</p>
				<div>SAVE DATE:</div> <p>5/8/2018 4:26 PM</p>
				<div>SHEET NUMBER:</div> <p>PHS</p>



Verizon Wireless
9656 South Prosperity Road
West Jordan, Utah 84088

TO: Bob Nevins, Senior Planner

RE: Compliance with Applicable Codes
Verizon Wireless WY3 SK Coaster 1 and 2

DATE: April 21, 2017

This letter is submitted in accordance with Sec. 6.1.10.D.3.d.vii of the Town of Jackson Land Development Regulations. Verizon Wireless affirms that the proposed Base Stations known as "WY3 SK Coaster 1 and 2," to be located at the base of the Snow King Resort, will be constructed and maintained in compliance with all applicable non-discretionary structural, electrical, energy, building and safety codes.

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Jennifer Sedillo".

Jennifer Sedillo
Real Estate Manager



TO: Bob Nevins, Senior Planner

RE: Compliance with ANSI Standards
Verizon Wireless WY3 SK Coaster 1 and 2

DATE: April 22, 2017

This letter is submitted in accordance with Sec. 6.1.10.D.3.d.v of the Town of Jackson Land Development Regulations. Verizon Wireless affirms that the proposed base stations known as WY3 SK Coaster 1 and 2, to be located at the base of Snow King Resort at 402 E. Snow King Avenue, will be constructed and maintained in compliance with all applicable standards of the American National Standards Institute (ANSI) for electromagnetic radiation. Verizon Wireless further affirms that the facility will meet or exceed current ANSI standards as adopted by the Federal Communications Commission (FCC).

Sincerely,

A handwritten signature in blue ink, appearing to read "T. Griffin", with a stylized flourish at the end.

Travis Griffin
Senior Manager RF System Design
Verizon Wireless
3131 South Vaughn Way, Suite 550
Aurora, CO 80014



TO: Bob Nevins, Senior Planner

RE: Verizon Wireless SK Coaster 1 and 2

DATE: April 22, 2017

To Whom It May Concern:

We write to inform you that Verizon Wireless has performed a radio frequency (RF) compliance pre-construction evaluation for the above-referenced proposed sites and based on the results of those evaluations the sites will be compliant with FCC Guidelines.

The FCC has established safety guidelines relating to potential RF exposure from cell sites. The FCC developed the standards, known as the Maximum Permissible Exposure (MPE) limits, in consultation with numerous other federal agencies, including the Environmental Protection Agency, the Food and Drug Administration, and the Occupational Safety and Health Administration. The FCC provides information about the safety of radio frequency (RF) emissions from cell towers on its website at : <https://www.fcc.gov/engineering-technology/electromagnetic-compatibility-division/radio-frequency-safety/faq/rf-safety>.

Please refer to the FCC Office of Engineering and Technology Bulletin 65 for information on RF exposure guidelines.

Policy questions should be directed to VZWRFCCompliance@verizonwireless.com. Please contact your local Verizon Wireless resource below if you have additional site-specific questions.

Contact Name	Contact Email	Contact Phone
Travis Griffin	Travis.Griffin2@vzw.com	303-489-9198

Sincerely,

Travis Griffin
Senior Manager RF System Design
Verizon Wireless
3131 South Vaughn Way, Suite 550
Aurora, CO 80014

Kappa Consulting Limited Liability Company

Irene C. Cooke
1599 County Road 5221
P O Box 423
Tabernash, CO 80478

Mobile: 970-531-0831
Office: 970-726-4574
Fax: 970-726-6953
Email: irene@ireneco.com

June 7, 2018

Sent via email to Brendan Conboy; BConboy@jacksonwy.gov

Brendan Conboy
Town of Jackson
150 E. Pearl Avenue
Jackson, WY 83001

RE: Verizon Wireless CUP Applications
402 E. Snow King Avenue
Project Numbers P18-163 and P18-164

Dear Brendan:

Please accept this letter as an addendum to the above referenced applications for wireless communications sites. Based on the Snow King Master Plan in the PR-SK zone, no employee housing mitigation plan will be required. Please see Snow King Master Plan, Page 51: Snow King Resort Land Use Schedule; Institutional Uses: Allowed: C (Conditional Use).

DIVISION 49500 of the 1994 LDRs provides certain exemptions from Employee Housing Standards:

SECTION 49520 EXEMPTIONS

49520.G. Institutional Uses: This section provides that development of an institutional use, as listed in Section 2220.C., Institutional uses, is exempt from the standards of this Division.

SECTION 2220 DEFINITIONS FOR USE SCHEDULE

2200.C.1 Institutional Uses: This section includes wireless communications services and/or facilities are included in the definition of an Institutional Use, and wireless communications facilities, such as the ones proposed in the above referenced applications, are thus exempt from the Employee Housing Standards as provided under Section 49520.G.

Thank you in advance for your consideration of this addendum.

Sincerely,



Irene Cooke

**VERIZON WIRELESS WY3 SK COASTER 1
LEGAL DESCRIPTION**

Lot 59 of the Grand View Lodges Third Addition to the Town of Jackson, Teton County, Wyoming, according to that plat recorded November 14, 2013 as Plat No. 1333.



**PROPOSED LIGHT POLE PHOTO SIMULATION
(LOOKING EAST)**



**PROPOSED LEASE AREA "B"
(LOOKING WEST)**

LEGEND OF SYMBOLS:

REFERENCE LETTER OR NUMBER
SECTION OR DETAIL
SCALE:
SHEET WHERE DRAWN
SHEET WHERE TAKEN

SECTION LETTER
SHEET WHERE DRAWN
SHEET WHERE TAKEN

DETAIL NUMBER
SHEET WHERE DRAWN
SHEET WHERE TAKEN

CL CENTERLINE
d PENNY

EQUIPMENT OR FIXTURE NUMBER
KEYED NOTE
T.C. 1631.33
F.L. 1631.00 SPOT ELEVATION
TOP OF WALL 1639.00 CONTROL OR DATUM POINT

PROPERTY LINE
EXISTING CONTOUR
NEW CONTOUR

ROUND/DIAMETER
APPROXIMATELY



**EXISTING LIGHT POLE
(LOOKING EAST)**

DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-
E	REVISED PER COMMENTS	11/15/17	MDA	-
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-
G	REVISED PER FIBER COORD & UPDATED SU/1A	5/8/18	MDA	-
H	REVISED PER UPDATED SURVEY	8/23/18	MDA	-

**PRELIMINARY
FOR LEASING/ZONING**

PROJECT NAME:

WY3 SK COASTER 1

PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:

**402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY**

SHEET TITLE:

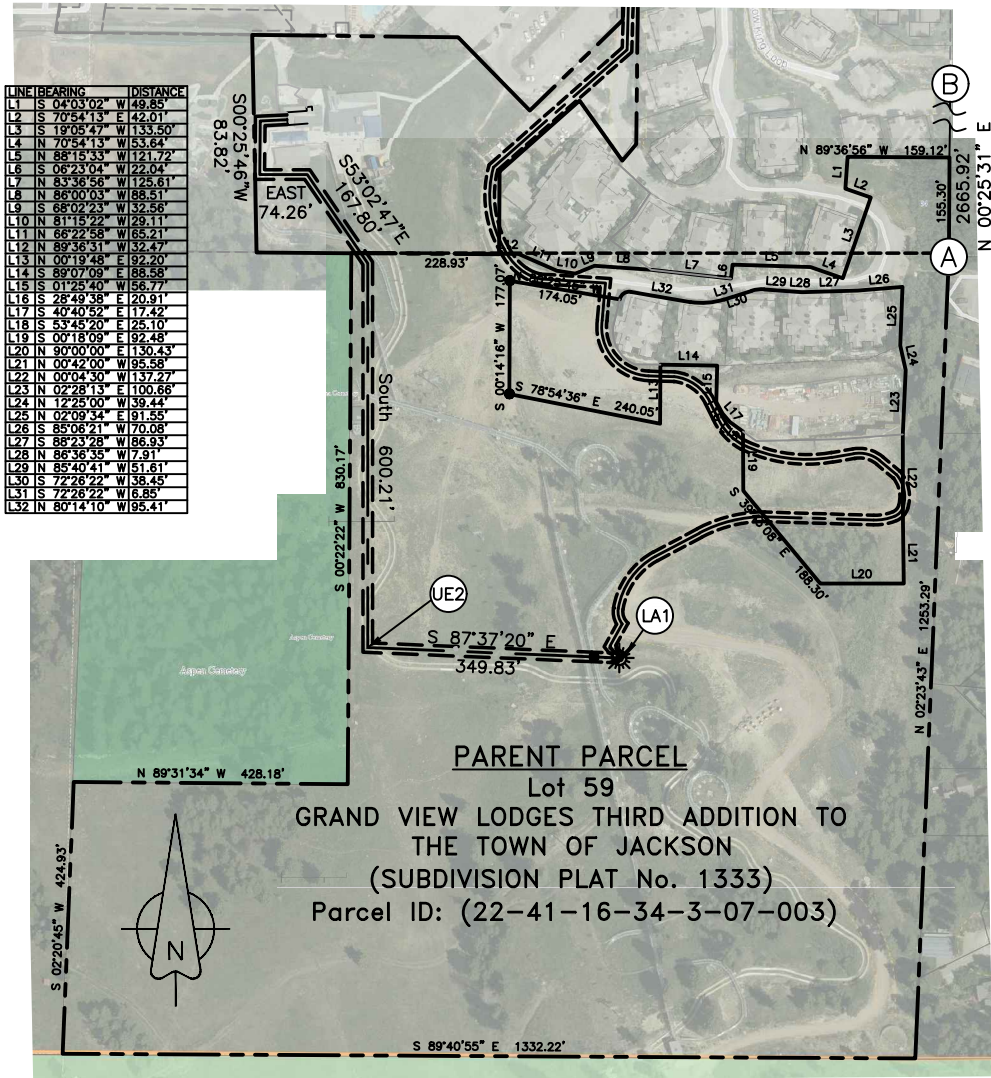
PHOTO SHEET

SAVE DATE:

8/23/2018 4:54 PM

SHEET NUMBER:

PS1



PARENT PARCEL AND SURVEY CONTROL OVERVIEW

A strip of land fifteen feet (15') wide for the purpose of serving a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said strip of land is more particularly described by metes and bounds as follows:
Beginning at a point that is 1033.69 feet West and 214.40 feet North of the Center Quarter Corner of Section 34 Township 41 North, Range 116 W, 6th P.M.; thence S. 87°17'32" W. 42.20 feet, thence S. 00°25'46" W. 83.82 feet, thence EAST 74.26 feet, thence S. 34°14'59" E. 147.96 feet, thence S. 34°14'59" E. 19.83 feet, thence South 600.21 feet, thence S 87°37'20" E 349.83 feet to the terminus of said centerline.
The above described parcel of land contains 19,561.50 square feet in area or 0.449 of an acre more or less.

UE2 UTILITY EASEMENT LAND DESCRIPTION

A strip of land (4' X 4') for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); more particularly described by metes and bounds as follows:
Beginning at a point that is 624.59 feet South and 516.73 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence East 4 feet, thence South 4 feet, thence West 4 feet, thence North 4 feet to the point of beginning.
The above described parcel of land contains 16 square feet in area or 0.000 of an acre more or less.

LA1 LEASE AREA 1 LAND DESCRIPTION

A strip of land (8' X 5') for the purpose of a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); more particularly described by metes and bounds as follows:
Beginning at a point that is 622.66 feet South and 550.18 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence N. 87°37'20" W. 8.00 feet, thence S. 02°22'40" W. 5.00 feet, thence S. 87°37'20" E. 8.00 feet, thence N. 02°22'40" E. 5.00 feet to the point of beginning. The above described parcel of land contains 40 square feet in area or 0.001 acres more or less.

LA2 LEASE AREA 2 LAND DESCRIPTION

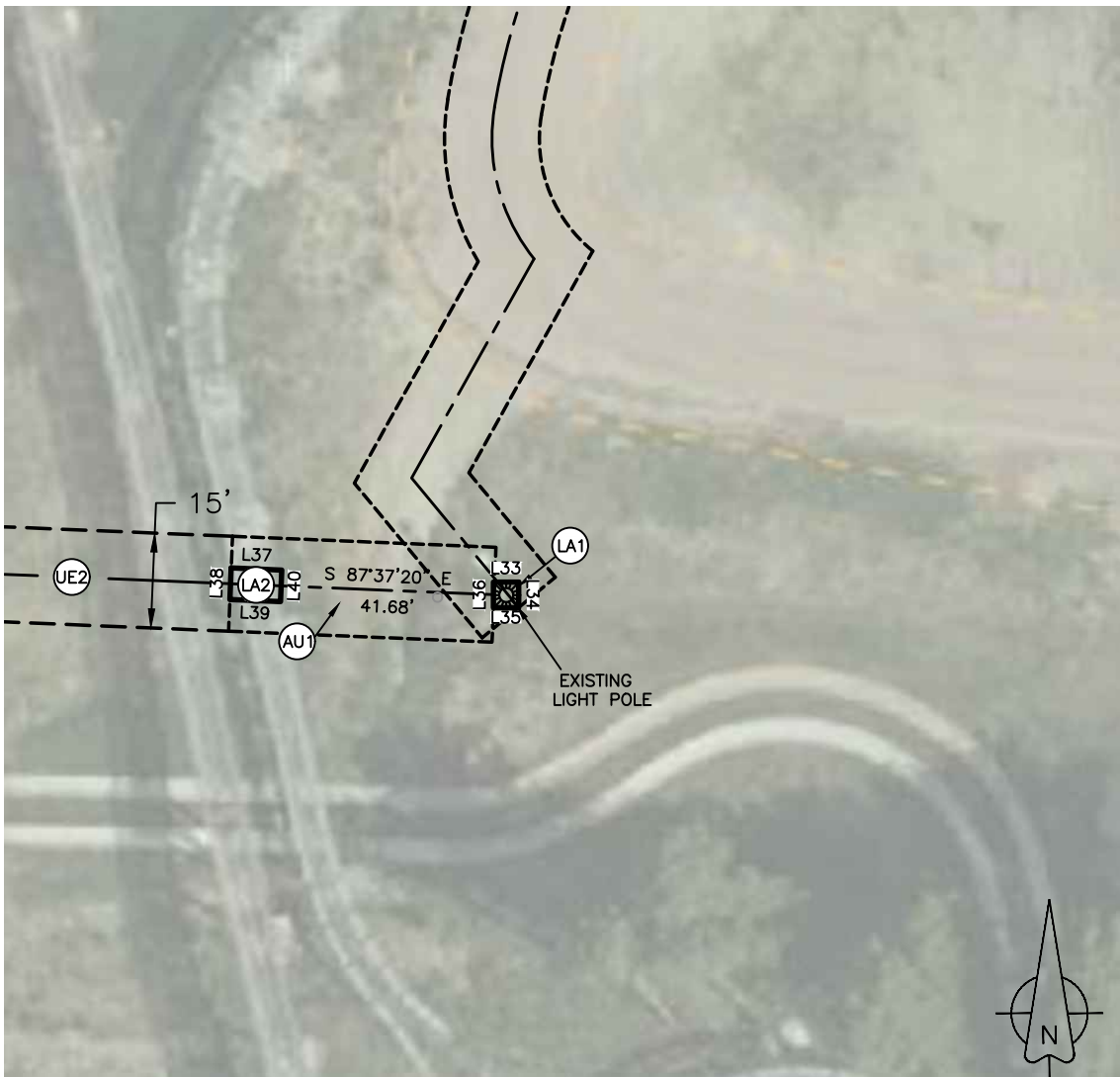
A strip of land fifteen feet (15') wide for the purpose of providing access and serving a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said strip of land is more particularly described by metes and bounds as follows:
Beginning at a point that is 624.83 feet South and 558.28 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence S. 87°37'20" E. 41.68 feet to the terminus of said centerline.
The above described strip of land contains 416.8 square feet in area or 0.01 of an acre more or less.

AU1 ACCESS AND UTILITY EASEMENT LAND DESCRIPTION

KEYED NOTES

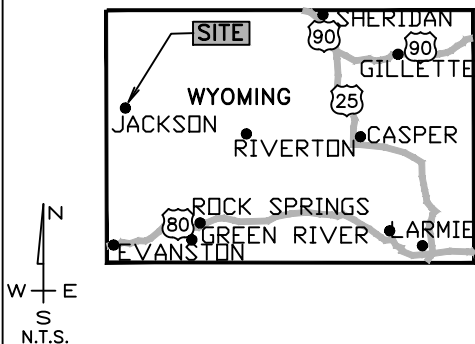
(A) FOUND BRASS CAP MARKING THE CENTER ¼ CORNER SEC. 34 T.41N. R.116W. 6TH PRINCIPAL MERIDIAN, TETON COUNTY WY. [HELD FOR ORIGIN OF SURVEY]

(B) NORTH ¼ CORNER SEC. 34 T.41N. R.116W. 6TH PRINCIPAL MERIDIAN, TETON COUNTY WY. (FOUND 1965 BRASS CAP REFERENCE MONUMENT 31.00' S25°06'22"E OF TRUE CORNER) [HELD TRUE CORNER POSITION FOR ALIGNMENT]



ENLARGED LEASE AREA SITE PLAN

REGIONAL MAP:



PARENT PARCEL OWNER:

SNOW KING MOUNTAIN RESORT LLC

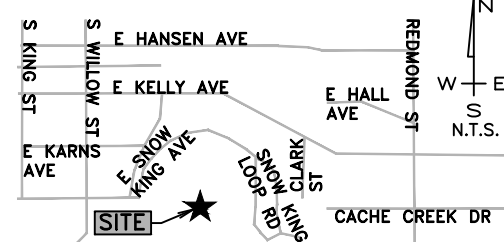
575 S. Willow Street, Jackson WY 83001

CONTACT INFORMATION:
RYAN STANLEY
PHONE: 970-531-0831

PUBLIC RECORD PARCEL I.D.:

22-41-16-34-2-00-014

VICINITY MAP:



FEMA PUBLIC FLOOD MAP INFO:

ZONE: X PANEL: 56039C2907D DATE: 09/16/2015

FLOOD NOTE: AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

DRIVING DIRECTIONS:

TAKE W MCMILLAN RD TO ID-55 (0.6 MI), FOLLOW I-84 E, US-20 E, AND US-26 E TO ID-31 E/PINE CREEK RD IN SWAN VALLEY (308 MI), TAKE WY-22 E TO US-191 IN TETON COUNTY (43.9 MI), TURN LEFT ONTO US-191 N/US-26E/US-89 N (0.5 MI), DRIVE TO W SNOW KING AVE (1.4 MI) DESTINATION WILL BE ON THE RIGHT.

SURVEYOR'S NARRATIVE:

It is the intent of this map and the survey on which it is based is to represent the perimeter lines of the Parent Parcel and the location of the proposed lease area and Access/Utility easements within the parent parcel. Property corners and other survey markers, monuments or evidence that were found at the time of this survey are drawn and noted accordingly.

SURVEYOR'S NOTE & CERTIFICATION:

This "Lease Area Survey" is based on an actual field survey performed by me or under my direction. It correctly depicts existing, readily visible improvements and the perimeter of the parent parcel was verified from field and record information. This "Lease Area Survey" is not a Boundary Survey of the Parent Parcel and this Survey was developed to support the communications facility plan set named hereon.

I, James D. Pitkin, of Murray, Utah, do hereby certify that this Lease Area Map as prepared from field notes taken during an actual survey made under my direct supervision by CIS Professional Land Surveying, for whose work I stand personally responsible, on (7/3/17), that this map correctly shows the results of said survey and that this map represents the positions of the monuments and lines as found at the time of said survey; and that it is a correct and accurate representation of said survey to the best of my knowledge and belief.



Mona, UT
(435)660-0816
cory@cispls.com
PROFESSIONAL LAND SURVEYING
JAMES D. PITKIN WY P.L.S. #10111 04/26/18

BASIS OF BEARING AND DATUM NOTE:

- All distances are at ground in US survey feet and all bearings are Grid based upon the Wyoming Coordinate System 1983, Wyoming West Zone. (NAD83)
- Survey Performed with a Survey Grade Trimble GPS receiver and computed using the National Geodetic Survey Online Positioning User Service.
Geodetic Position of Control Monument is:
LATITUDE: 43°28'20.56094"N
LONGITUDE: 110°45'08.47729"W
APPROX. ELLIPSOID HEIGHT: 6370± sft
(NOT 1A COORDINATES - SEE SEPARATE CERTIFICATION)
HORZ. DATUM NAD83 VERT. DATUM NAVD88 [GEOID12B]

GRID POSITION (SURVEY FT)

NORTHING:
1411899.65sft
EASTING:
2447076.54sft
ELEVATION:
6400± sft

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REV.	DESCRIPTION	DATE	BY	CHK
A	90% PRELIMINARY FOR CLIENT REVIEW ONLY	7/07/17	CIS	CIS
B	UPDATED UE2 AND ADDED ACCESS ROUTE	04/26/18	CKS	CIS
C	FINAL REVIEW AND SURVEYOR'S CERTIFICATION			

PROJECT NAME:

VERIZON
WY3 SK COASTER 1

PROJECT ADDRESS:

402 E SNOW KING AVENUE
JACKSON CITY
TETON COUNTY
WYOMING

TITLE REPORT REVIEW CERTIFICATION

THIS IS TO CERTIFY THAT THE EXCEPTIONS LISTED IN SCHEDULE B PART II OF THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED --/--/2017 BY FIRST AMERICAN TITLE INSURANCE COMPANY (FILE No. ---) HAVE BEEN REVIEWED BY THE SURVEYOR. IF ANY OF THEM AFFECT THE VERIZON WIRELESS PROPOSED LEASE AREA(S) THEY ARE PLOTTED (if locatable) AND NOTED ACCORDINGLY HEREON.

DATE OF SURV.: 8/2/17

DESIGNED FOR:

verizon

12877 W MCMILLAN RD.
BOISE, ID 83713

DESIGNED BY:

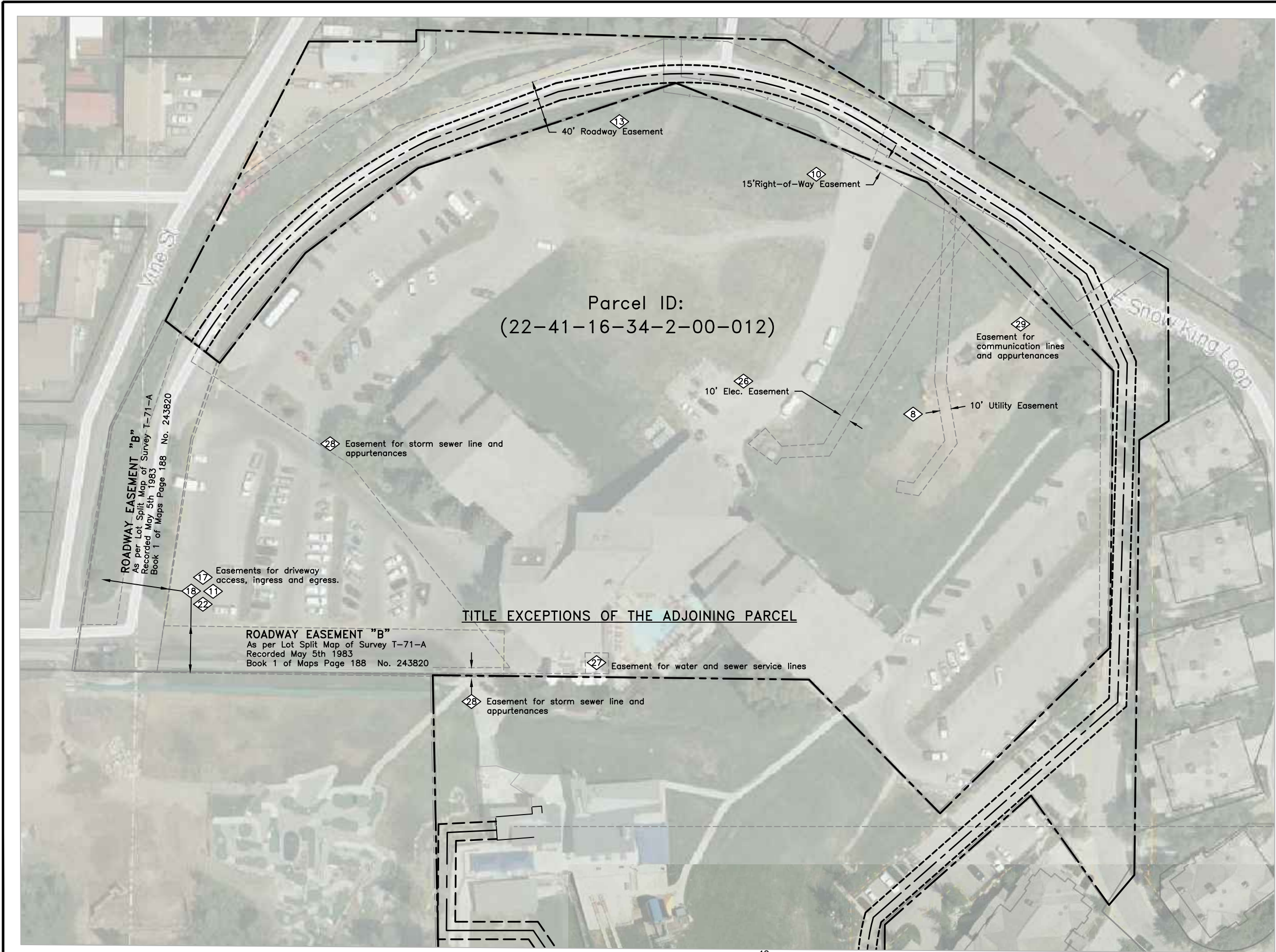
J5 INFRASTRUCTURE
PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

SHEET TITLE:

SURVEY NOTES & REFERENCE
SURVEY CONTROL OVERVIEW
SITE PLAN OVERVIEW

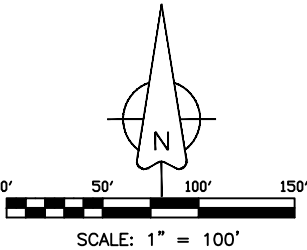
J5 SITE I.D.: VZ WY3 SK COASTER 1

SHEET INFO.: Sheet 1 of 3 SU1



EXCEPTIONS FROM TITLE REPORT
SCHEDULE B PART II
The following exceptions were locatable.
8 10 11 13 17 18 22 26
27 28 29

TITLE REPORT REVIEW CERTIFICATION
THIS IS TO CERTIFY THAT THE EXCEPTIONS LISTED IN SCHEDULE B PART II OF THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED 09/14/2017 BY FIRST AMERICAN TITLE INSURANCE COMPANY (Policy 1402.06(06-17-06)) HAVE BEEN REVIEWED BY THE SURVEYOR. THOSE THAT WERE LOCATABLE ARE PLOTTED AND NOTED ACCORDINGLY HEREON.



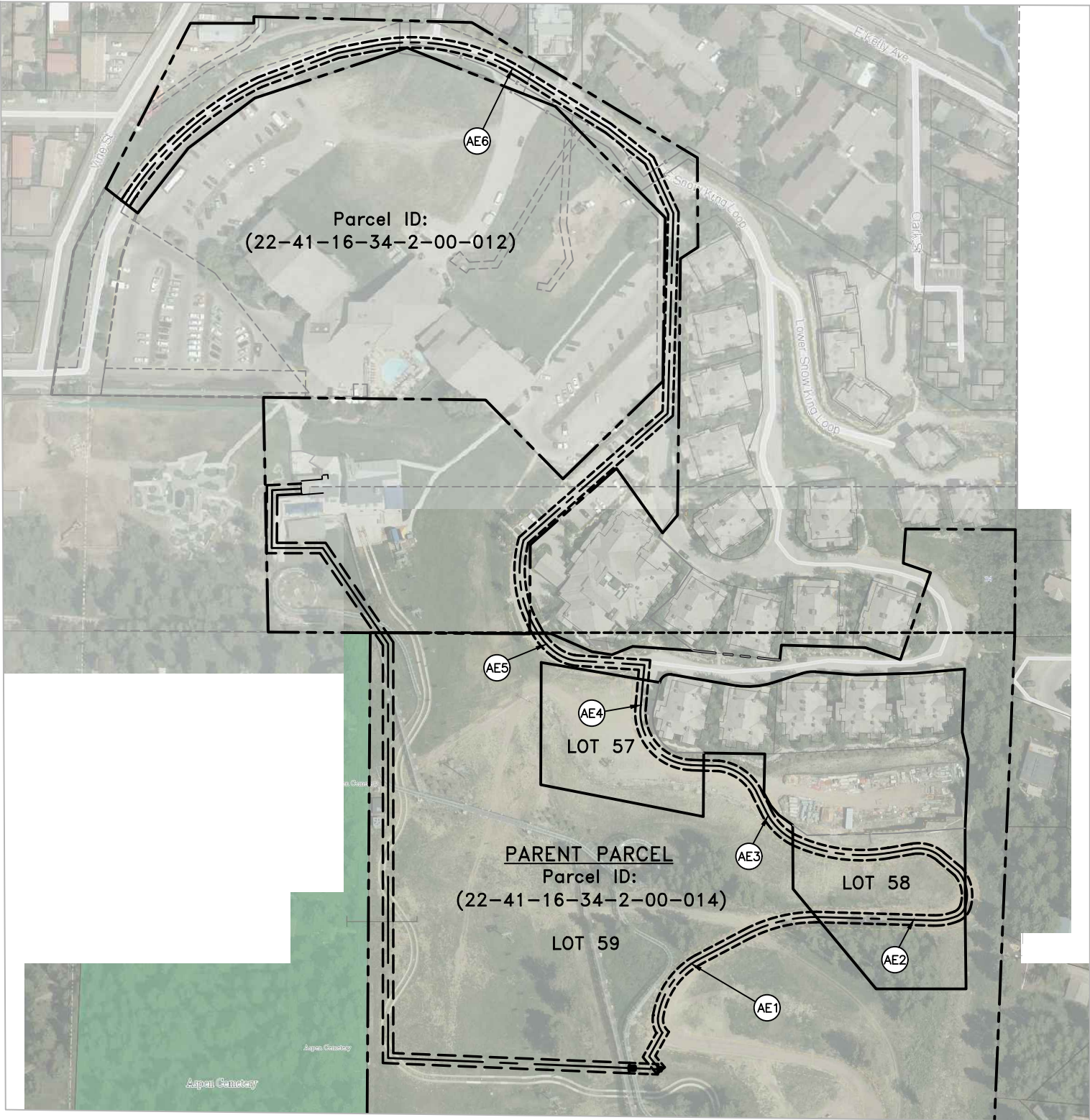
CIS
PROFESSIONAL LAND SURVEYING
Mona, UT (435)660-0816
cispls1@gmail.com

DESIGNED FOR:
verizon
12877 W MCMILLAN RD.
BOISE, ID 83713

DESIGNED BY:
J5 INFRASTRUCTURE PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

SHEET TITLE:
TITLE EXCEPTIONS
OF THE ADJOINING PARCEL

J5 SITE I.D.:	WY3 SK COASTER	
SHEET INFO.:	Sheet 2 of 3	SU2



A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 4.72 feet North and 690.52 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence along a curve turning to the left with an arc length of 39.32 feet, a radius of 95.10 feet and a chord bearing and distance of S. 43°15'07" E. 39.04 feet, thence along a compound curve turning to the left with an arc length of 27.58 feet, a radius of 63.95 feet and a chord bearing and distance of S. 67°27'00" E. 27.36 feet, thence S. 86°17'55" E. 102.35 feet, thence S. 05°11'38" W. 21.43 feet to the terminus of said centerline.
The above described parcel of land contains 2,860.05 square feet in area or 0.066 of an acre more or less.

Ⓐ5 ACCESS EASEMENT 5 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Tract A as shown on Map T-71-a as recorded in the office of the Teton County Clerk; the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 627.97 feet North and 1288.41 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence N. 33°02'36" E. 17.08 feet, thence along a curve turning to the right with an arc length of 248.76 feet, a radius of 482.69 feet and a chord bearing and distance of N. 49°00'07" E. 246.01 feet, thence N. 69°24'12" E. 120.25 feet, thence N. 78°54'03" E. 50.54 feet, thence along a curve turning to the right with an arc length of 226.07 feet, a radius of 300.00 feet and a chord bearing and distance of S. 79°30'41" E. 220.75 feet, thence S. 57°55'26" E. 147.90 feet, thence S. 51°44'59" E. 75.84 feet, thence S. 24°32'43" E. 83.78 feet, thence S. 01°36'43" W. 290.24 feet, thence S. 48°38'45" W. 278.33 feet, thence along a curve turning to the left with an arc length of 132.95 feet, a radius of 166.07 feet and a chord bearing and distance of S. 07°40'46" E. 129.43 feet, thence along a compound curve turning to the left with an arc length of 7.80 feet, a radius of 95.10 feet and a chord bearing and distance of S. 29°03'26" E. 7.80 feet to the terminus of said centerline.
The above described parcel of land contains 25,192.95 square feet in area or 0.578 of an acre more or less.

Ⓐ6 ACCESS EASEMENT 6 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 628.59 feet South and 512.73 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence N. 39°36'09" W. 26.55 feet, thence N. 29°11'54" E. 39.65 feet, thence along a curve turning to the right with an arc length of 25.52 feet, a radius of 30.34 feet and a chord bearing and distance of N. 14°35'24" W. 24.77 feet, thence along a compound curve turning to the right with an arc length of 103.80 feet, a radius of 115.02 feet and a chord bearing and distance of N. 35°24'39" E. 100.31 feet, thence N. 62°11'39" E. 77.93 feet, thence along a curve turning to the right with an arc length of 106.28 feet, a radius of 219.27 feet and a chord bearing and distance of N. 76°01'12" E. 105.24 feet to the terminus of said centerline.
The above described parcel of land contains 5,695.95 square feet in area or 0.131 of an acre more or less.

Ⓐ1 ACCESS EASEMENT 1 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 58 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 293.60 feet South and 321.60 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence along a curve turning to the left with an arc length of 142.73 feet, a radius of 230.14 feet and a chord bearing and distance of S. 81°59'38" E. 140.45 feet, thence N. 80°18'28" E. 34.08 feet, thence along a curve turning to the right with an arc length of 43.89 feet, a radius of 49.84 feet and a chord bearing and distance of S. 75°12'56" E. 42.48 feet, thence S. 49°59'23" E. 33.78 feet, thence along a curve turning to the right with an arc length of 53.96 feet, a radius of 53.28 feet and a chord bearing and distance of S. 11°42'09" E. 51.69 feet, thence along a compound curve turning to the right with an arc length of 20.30 feet, a radius of 23.05 feet and a chord bearing and distance of S. 42°32'18" W. 19.65 feet, thence along a compound curve turning to the right with an arc length of 33.56 feet, a radius of 80.38 feet and a chord bearing and distance of S. 79°43'37" W. 33.32 feet, thence N. 88°18'39" W. 169.89 feet to the terminus of said centerline.
The above described parcel of land contains 7,982.85 square feet in area or 0.183 of an acre more or less.

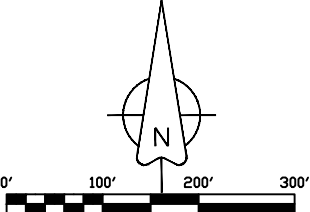
Ⓐ2 ACCESS EASEMENT 2 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 59 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 186.46 feet South and 450.65 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence S. 88°28'27" E. 21.41 feet, thence along a curve turning to the right with an arc length of 70.69 feet, a radius of 70.90 feet and a chord bearing and distance of S. 54°59'51" E. 67.80 feet, thence S. 26°25'58" E. 27.75 feet, thence along a curve turning to the left with an arc length of 59.50 feet, a radius of 91.02 feet and a chord bearing and distance of S. 42°52'15" E. 58.44 feet to the terminus of said centerline.
The above described parcel of land contains 2,690.10 square feet in area or 0.062 of an acre more or less.

Ⓐ3 ACCESS EASEMENT 3 LAND DESCRIPTION

A strip of land fifteen feet (15') wide for the purpose of providing access to a telecommunications equipment lease area, situate within the corporate limits of Jackson City, Teton County, Wyoming, said lease parcel comprising a portion of Lot 57 Grand View Lodges Third Addition to the town of Jackson (subdivision plat no. 1333); the centerline of said parcel is more particularly described by metes and bounds as follows:
Beginning at a point that is 62.15 feet South and 538.30 feet West of the Center ¼ Corner of Section 34, Township 41 North, Range 116 West, 6th Principal Meridian; thence S. 05°11'38" W. 37.05 feet, thence along a curve turning to the left with an arc length of 127.54 feet, a radius of 75.78 feet and a chord bearing and distance of S. 39°50'04" E. 113.01 feet, thence S. 88°03'03" E. 18.62 feet to the terminus of said centerline.
The above described parcel of land contains 2,748.15 square feet in area or 0.063 of an acre more or less.

Ⓐ4 ACCESS EASEMENT 4 LAND DESCRIPTION



SCALE: 1" = 200'



DESIGNED FOR:



DESIGNED BY:



SHEET TITLE:

ACCESS EASEMENT

J5 SITE I.D.:	WY3 SK COASTER
SHEET INFO.:	Sheet 3 of 3
	SU3

PREPARED FOR:

verizon
9656 SOUTH PROSPERITY ROAD
WEST JORDAN, UTAH 84081

1A CERTIFICATION LETTER

FOR

VERIZON WIRELESS

FACILITY KNOWN AS:

WY3 SK COASTER 1, X Sector

TETON COUNTY, WYOMING

ELEVATION REPORT:

NAVD88 - GROUND ELEVATION: 6541 sft
[ELEVATION METERS]: 1993.623 m

LEGAL DESCRIPTION:

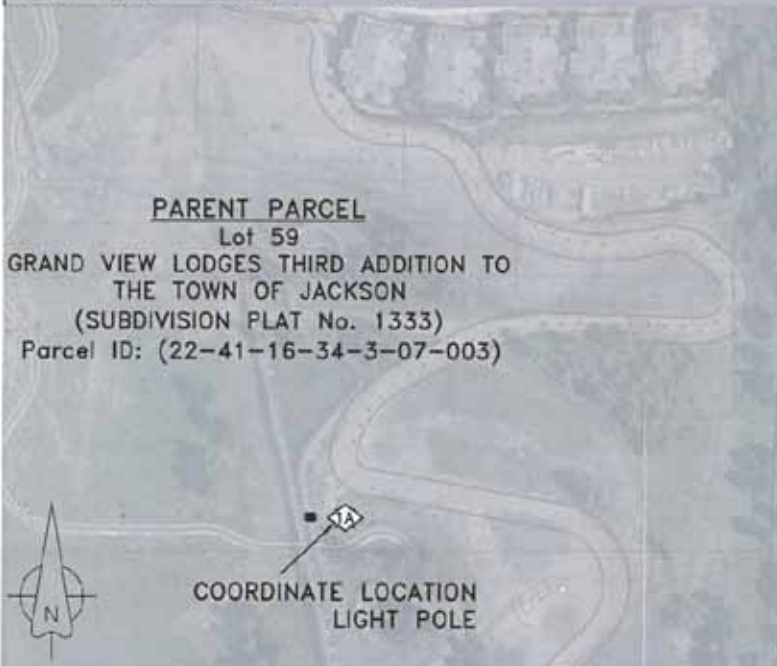
626.6 FEET SOUTH AND 514.72
FEET WEST OF THE CENTER $\frac{1}{4}$
CORNER OF SECTION 34, T.41N.
R.116W, 6TH PRINCIPAL MERIDIAN,
TETON COUNTY WY.

SITE LOCATION:

SITE IS LOCATED AT:

402 E SNOW KING AVENUE
JACKSON CITY,
TETON COUNTY, WYOMING.

PLAN VIEW: SCALE 1" = 200'



VICINITY MAP



BASIS OF GEODETIC COORDINATES:

- (1) HORIZONTAL DATUM: NORTH AMERICAN DATUM OF 1983 (NAD83) [PRIMARY] EXPRESSED IN DEGREES (°) MINUTES (') AND SECONDS (") AND CARRIED TO THE 100TH OF A SECOND, AND ALSO EXPRESSED IN DEGREES AND DECIMAL DEGREES.
- (2) VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) EXPRESSED IN U.S. SURVEY FEET AND METERS (METER EQUIVALENT TO 39.37 INCHES).
- (3) NAD83 GEODETIC DATA SHOWN HEREON WAS DERIVED FROM AND IS TIED TO THE NATIONAL GEODETIC SURVEY, NATIONAL C.O.R.S. VIA THE O.P.U.S. UTILITY AND/OR TRIMBLE GEOMATICS SOFTWARE.

GEODETIC COORDINATES:

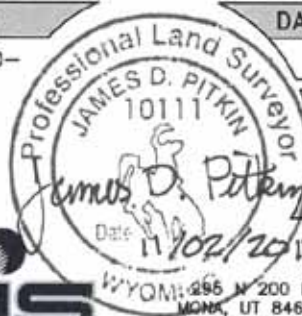
NAD 83: 43°28'14.34" N
110°45'15.41" W
DECIMAL DEGREES: 43.47065°N
110.754281°W

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE GEO-
DETIC COORDINATES REPORTED
HEREON ARE ACCURATE AND
MEET FAA/FCC REPORTING RE-
QUIREMENTS OF 1A: FIFTEEN
FEET (15') HORIZONTALLY AND
THREE FEET (3') VERTICALLY.

DATE OF SURV.:

8/16/17



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THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE
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THE WRITTEN CONSENT BY J5 INFRASTRUCTURE PARTNERS.

PREPARED BY:

CIS
PROFESSIONAL LAND SURVEYING

JAMES D. PITKIN WY P.L.S. #10111 11/02/17

(435)660-0816
cory@cispis.com

J5 INFRASTRUCTURE
PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

DESIGNED FOR:

verizon
3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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J5 INFRASTRUCTURE
PARTNERS
AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-
E	REVISED PER COMMENTS	11/15/17	MDA	-
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-
G	REVISED PER FIBER COORD & UPDATED SU/1A	5/8/18	MDA	-
H	REVISED PER UPDATED SURVEY	8/23/18	MDA	-

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:

WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

1A CERTIFICATION LETTER

SAVE DATE:

8/23/2018 4:54 PM

SHEET NUMBER:

SU4

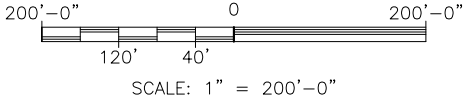
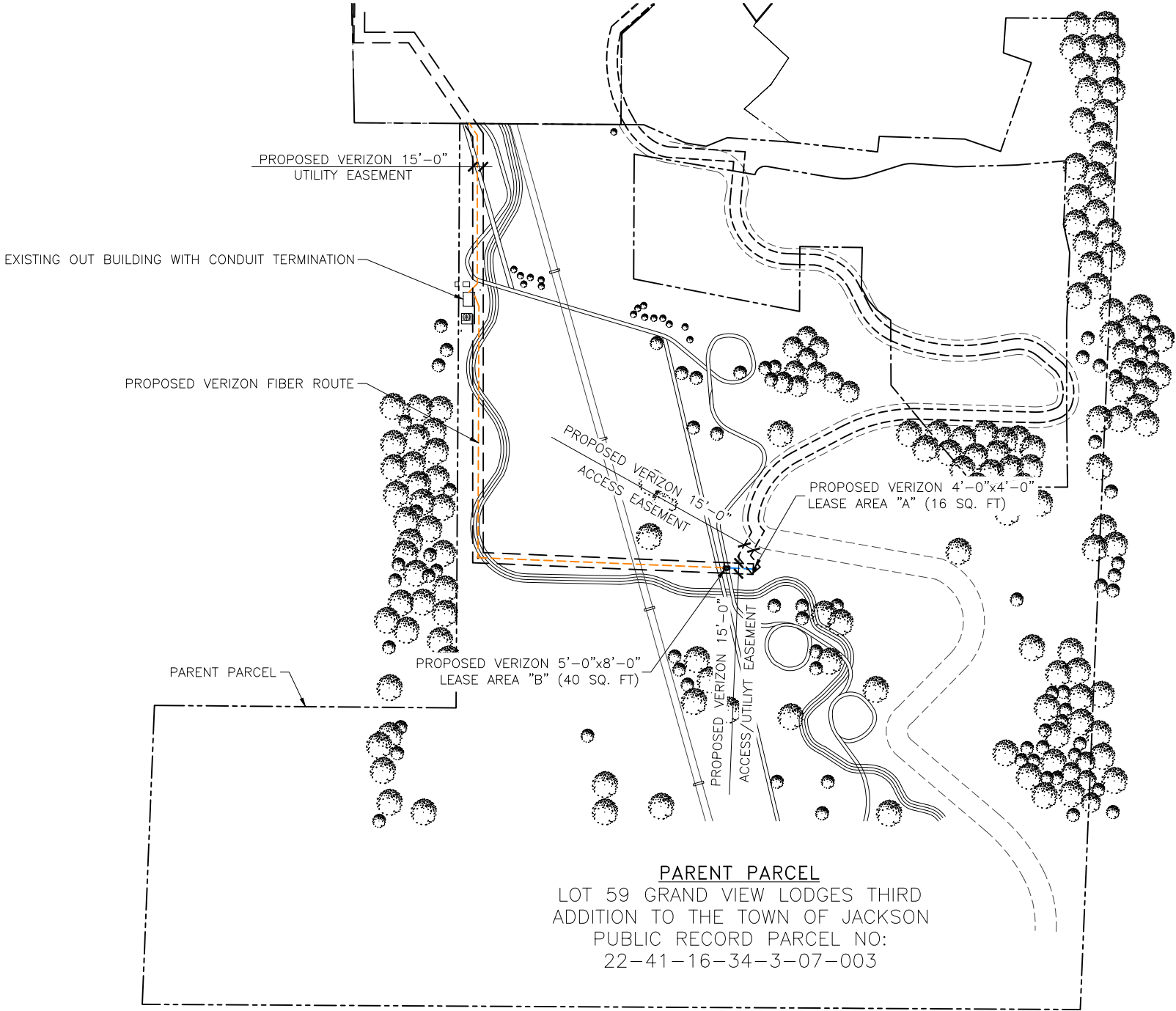
SITE NOTES:	
1.	PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
2.	INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.

SETBACK TABLE:		
	LEASE AREA "A" BOUNDARY TO PARENT PROPERTY LINE	LEASE AREA "B" BOUNDARY TO PARENT PROPERTY LINE
NORTH	~608'	~610'
SOUTH	~621'	~621'
EAST	~486'	~524'
WEST	~422'	~380'

DESIGNED FOR:


3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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DESIGNED BY:		J5 INFRASTRUCTURE PARTNERS, LLC		AZ - CA - CO - ID - NM - NV - TX - UT	
REV	DESCRIPTION	DATE	BY	CHK	
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-	-
E	REVISED PER COMMENTS	11/15/17	MDA	-	-
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-	-
G	REVISED PER FIBER COORD & UPDATED SU/TA	5/8/18	MDA	-	-
H	REVISED PER UPDATED SURVEY	8/23/18	MDA	-	-

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:	WY3 SK COASTER 1 PROPOSED 29'-0" LIGHT POLE (OVERALL HEIGHT: 30'-0" A.G.L.) LIGHT POLE REPLACEMENT
PROJECT ADDRESS:	402 E. SNOW KING AVENUE JACKSON, WY 83001 TETON COUNTY
SHEET TITLE:	SITE PLAN
SAVE DATE:	8/23/2018 4:54 PM
SHEET NUMBER:	Z1

PENETRATIONS

RRH/BBU

ANTENNAS

FIBER

POWER/GROUNDING

HYBRID/COAX

- SITE NOTES:**
1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
 2. INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE USED FOR SURVEYING OR OTHER RELATED PURPOSES.

DESIGNED FOR:

verizon

3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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J5 INFRASTRUCTURE
P A R T N E R S
AZ - CA - CO - ID - NM - NV - TX - UT

REV	DESCRIPTION	DATE	BY	CHK
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-
E	REVISED PER COMMENTS	11/15/17	MDA	-
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-
G	REVISED PER FIBER COORD & UPDATED SU/TA	5/8/18	MDA	-
H	REVISED PER UPDATED SURVEY	8/23/18	MDA	-

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:
WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

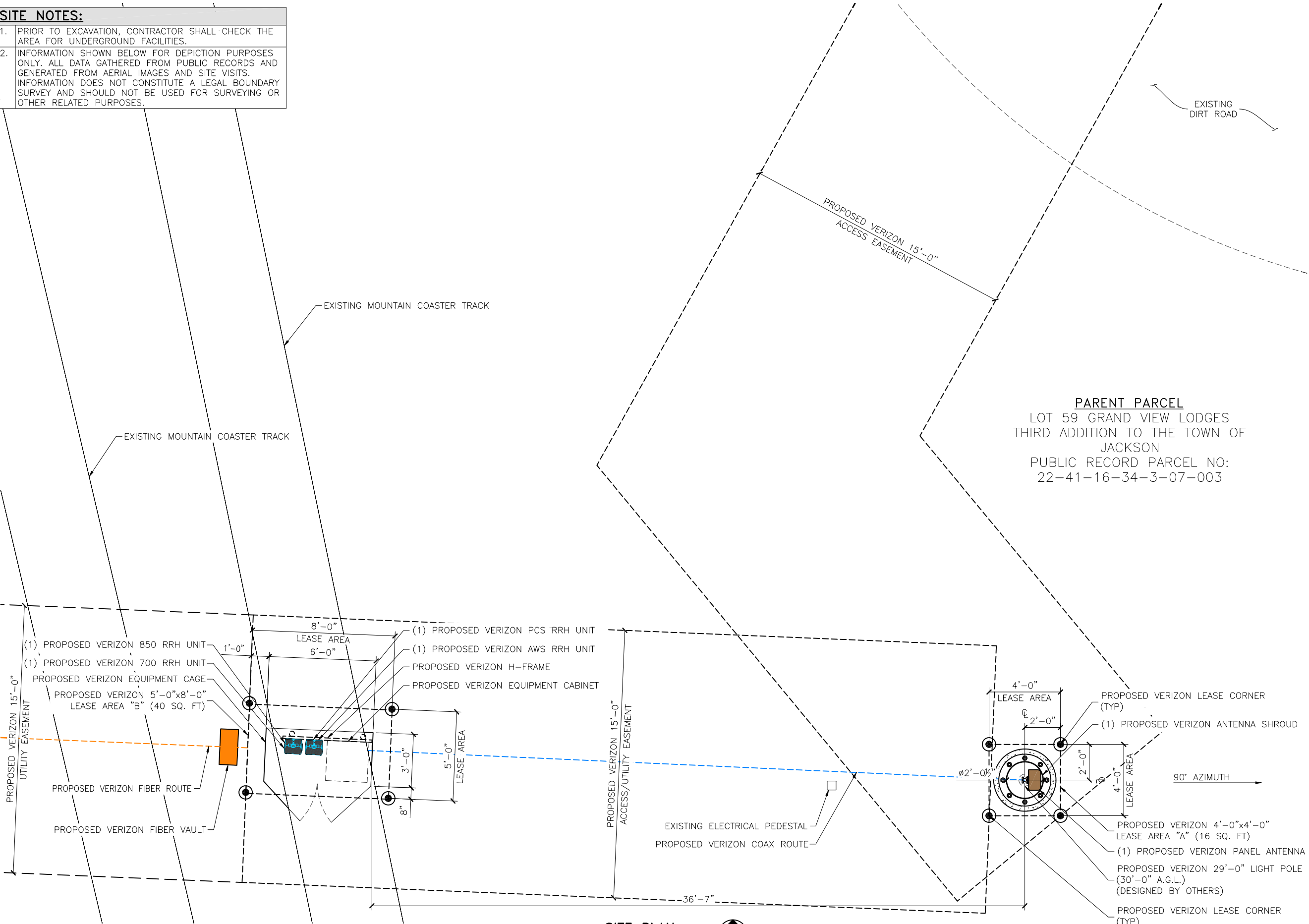
PROJECT ADDRESS:
**402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY**

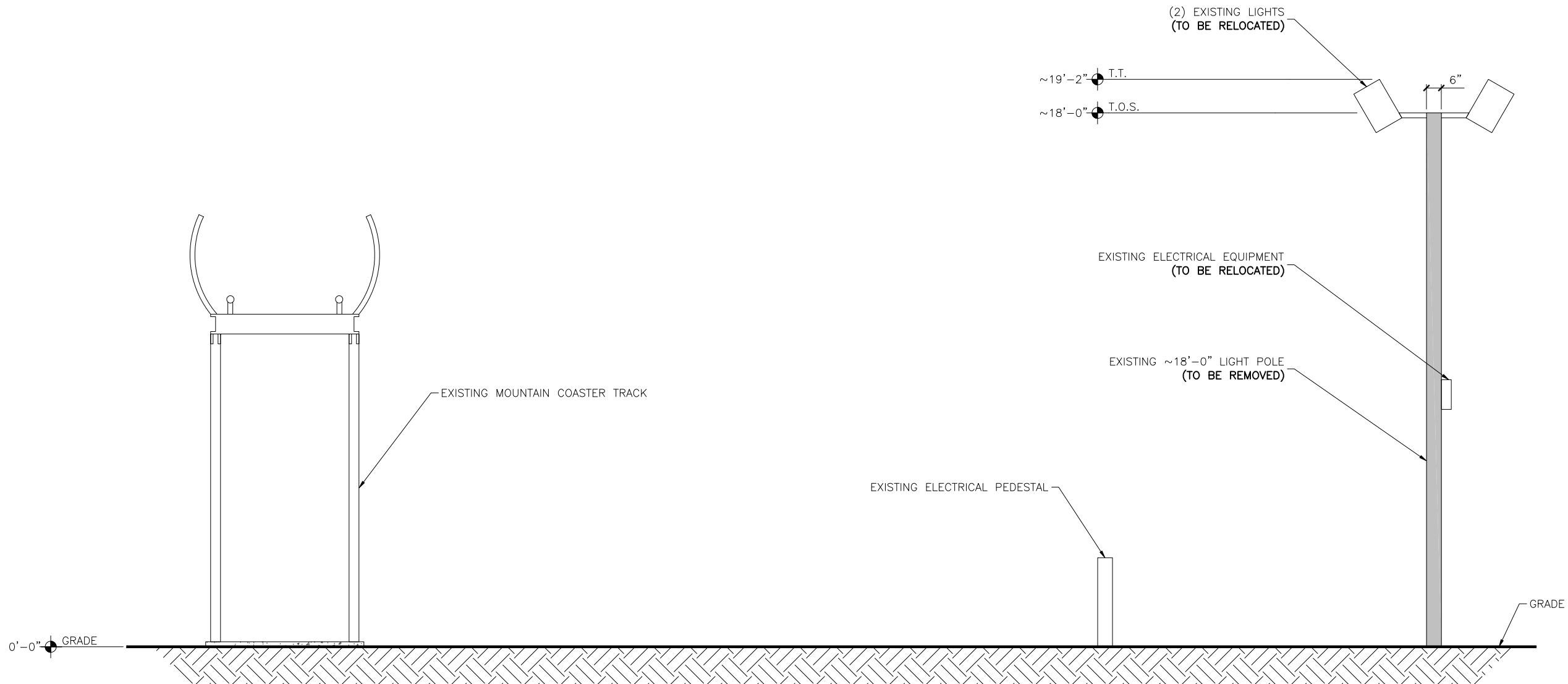
SHEET TITLE:
**ENLARGED
SITE PLAN**

SAVE DATE:
8/23/2018 4:54 PM

SHEET NUMBER:
22

SITE PLAN
SCALE: 3/16" = 1'-0"
NORTH
52





EXISTING SOUTH ELEVATION
SCALE: N.T.S.

KEY:	
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE

DESIGNED FOR:


3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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DESIGNED BY:		J5 INFRASTRUCTURE PARTNERS		AZ - CA - CO - ID - NM - NV - TX - UT	
REV	DESCRIPTION	DATE	BY	CHK	
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA	-	-
E	REVISED PER COMMENTS	11/15/17	MDA	-	-
F	REVISED PER UPDATED SURVEY	3/21/18	MDA	-	-
G	REVISED PER FIBER COORD & UPDATED SU/TA	5/8/18	MDA	-	-
H	REVISED PER UPDATED SURVEY	8/23/18	MDA	-	-

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:

WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:

402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:

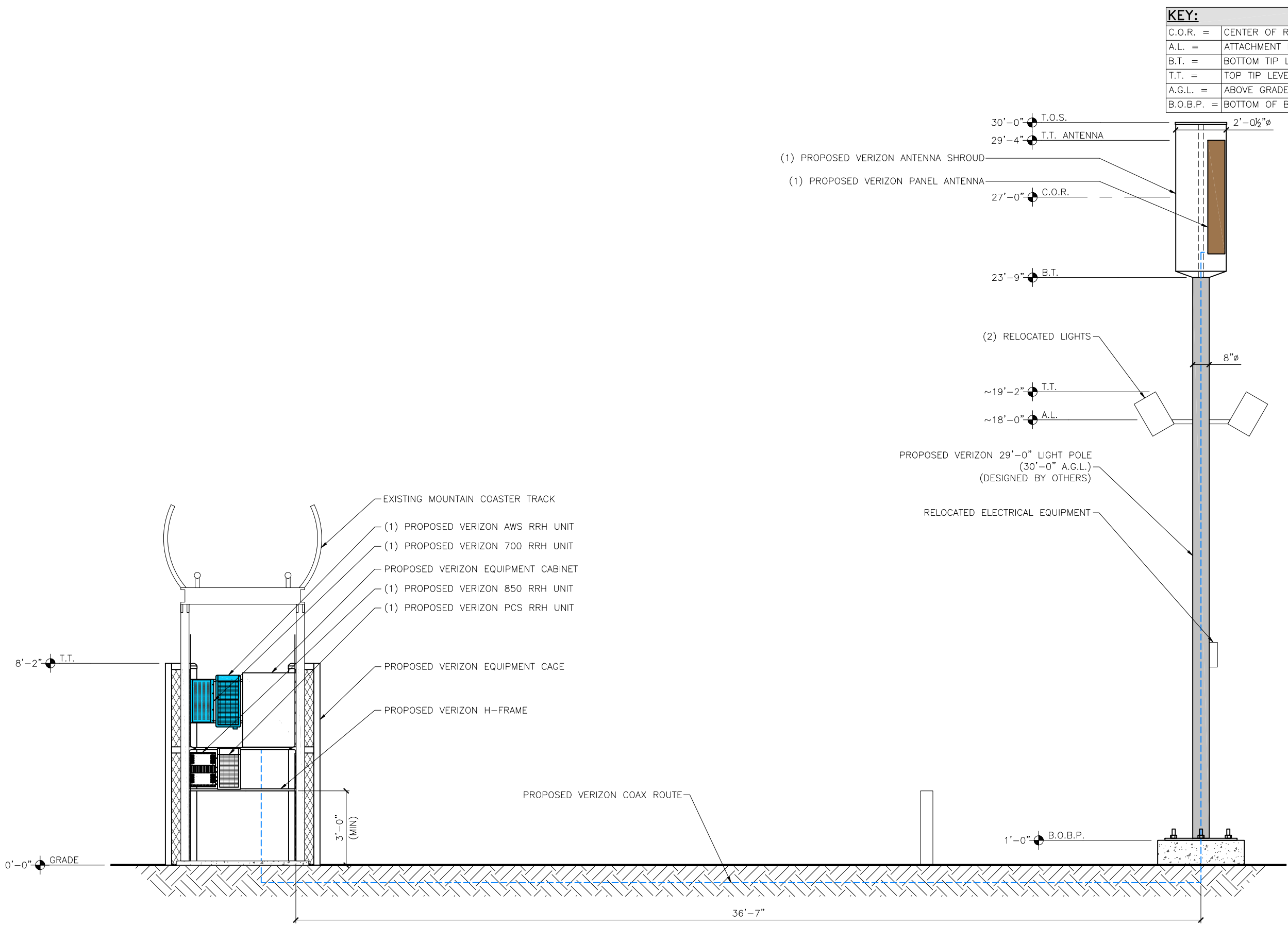
EXISTING ELEVATION

SAVE DATE:

8/23/2018 4:54 PM

SHEET NUMBER:

Z3



KEY:	
C.O.R. =	CENTER OF RADIATION
A.L. =	ATTACHMENT LEVEL
B.T. =	BOTTOM TIP LEVEL
T.T. =	TOP TIP LEVEL
A.G.L. =	ABOVE GRADE LEVEL
B.O.B.P. =	BOTTOM OF BASE PLATE

DESIGNED FOR:


3131 SOUTH VAUGHN WAY, SUITE 550
AURORA, COLORADO 80018

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J5 INFRASTRUCTURE PARTNERS, LLC		AZ - CA - CO - ID - NM - NV - TX - UT	
REV	DESCRIPTION	DATE	CHK
D	REVISED TO 24X36 TEMPLATE	11/6/17	MDA
E	REVISED PER COMMENTS	11/15/17	MDA
F	REVISED PER UPDATED SURVEY	3/21/18	MDA
G	REVISED PER FIBER COORD & UPDATED SU/TA	5/8/18	MDA
H	REVISED PER UPDATED SURVEY	8/23/18	MDA

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:
WY3 SK COASTER 1
PROPOSED 29'-0" LIGHT POLE
(OVERALL HEIGHT: 30'-0" A.G.L.)
LIGHT POLE REPLACEMENT

PROJECT ADDRESS:
402 E. SNOW KING AVENUE
JACKSON, WY 83001
TETON COUNTY

SHEET TITLE:
PROPOSED ELEVATION

SAVE DATE:
8/23/2018 4:54 PM

SHEET NUMBER:
Z4

PROPOSED SOUTH ELEVATION
SCALE: N.T.S.

ACCESS EASEMENT	REV	DESCRIPTION	DATE	BY	DESIGNED FOR:
	A	PRELIMINARY – FOR LEASING & ZONING	8/24/17	MDA	<div>verizon</div> <div>3131 SOUTH VAUGHN WAY, SUITE 550 AURORA, COLORADO 80018</div> <div>THESE DRAWINGS AND SURVEYS ARE COPYRIGHT PROTECTED AND THE SOLE PROPERTY OF J5 INFRASTRUCTURE PARTNERS, LLC AND PRODUCED FOR THE USE OF OUR CLIENT. ANY REPRODUCTION OR USE OF THE INFORMATION CONTAINED WITHIN SAID DOCUMENTS IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF J5 INFRASTRUCTURE PARTNERS, LLC.</div>
	B	REVISED PER COMMENTS	9/12/17	MDA	
	C	REVISED PER COMMENTS	9/25/17	MDA	
	D	ADDED ACCESS/UTILITY EASEMENT AND UPDATED SURVEY	11/6/17	MDA	
E	REVISED PER RF COMMENTS	11/15/17	MDA		
UTILITY EASEMENT	F	REVISED PER UPDATED SURVEY	3/9/18	MDA	<div>J5 INFRASTRUCTURE PARTNERS</div> <div>AZ - CA - CO - ID - NM - NV - TX - UT</div>
	F	REVISED PER UPDATED SURVEY AND SITE AQ COMMENTS	3/16/18	MDA	
	F	REVISED PER COMMENTS	3/21/18	MDA	
	G	REVISED PER FIBER COORDINATION AND UPDATED SU/1A	5/8/18	MDA	
LEASE AREA	H	REVISED PER UPDATED SU	8/23/18	MDA	DESIGNED BY:
PENETRATIONS					<div>PRELIMINARY FOR LEASING/ZONING</div>
RRH/BBU					PROJECT NAME:
ANTENNAS					WY3 SK COASTER 1 PROPOSEED 29'-0" LIGHT POLE (OVERALL HEIGHT: 30'-0" A.G.L.) LIGHT POLE REPLACEMENT
FIBER					PROJECT ADDRESS:
POWER/GROUNDING					402 E. SNOW KING AVENUE JACKSON, WY 83001 TETON COUNTY
HYBRID/COAX					SHEET TITLE:
					SAVE DATE:
					8/23/2018 4:54 PM
					SHEET NUMBER:
					PHS

KAPPA CONSULTING

REPRESENTING

Verizon Wireless (VAW) LLC, d/b/a Verizon Wireless

APPLICATION FOR CONDITIONAL USE PERMIT

ADDENDUM: RESPONSE TO REVIEW COMMENTS

Project Number P18-163

August 10, 2018

In response to Project Plan Review Comments received on August 8, 2018, Applicant offers the following:

LEGAL:

Disturbance and Landscaping:

Legal requests clarification of the statement that no landscaping will be done because the location is on a ski slope. Applicant concedes that the ski slope has existing vegetation; however, the location of the proposed light pole does not lend itself to new landscaping. The location is adjacent to an existing maintenance road and there is no source of irrigation water to maintain new landscaping. One of the goals of the proposed design was to minimize any obstacles that would interfere with operations and safety on the ski slope. The addition of new landscaping would create obstacles which could interfere with operations and safety on this slope.

Legal requests clarification of the statement that disturbance in the fiber route will be minimal. Applicant proposes to install the fiber optic line by boring, not trenching. Installation by boring minimizes ground disturbance, as surface penetration is required only in small areas between boring runs. Applicant will apply for any necessary grading permits associated with this installation and comply with all requirements of any such permits.

Stealthiness:

Applicant agrees that stealthiness applies to this proposal. The definition of a stealth facility includes a facility “that is designed so that the purpose and nature of the Wireless Facility is not readily apparent to a reasonable observer.” The proposed equipment area is designed to appear as part of the existing coaster track beneath which it is located. The coaster facility consists of numerous metal tracks and support structures. The proposed equipment enclosure is intended to be consistent with the existing metal equipment of the coaster facility. The regulation in question provides the definition of a stealth facility as “(a) wireless facility that is integrated into an existing structure so that no portion is visible from outside the existing structure” OR “that is designed so that the purpose and nature of the Wireless Facility is not readily apparent to a reasonable observer.”

Applicant submits that, in the context of the coaster track location, the proposed design including a metal cage surrounding metal equipment cabinets disguises the purpose and nature of the wireless facility. Applicant discussed several possible designs for the equipment enclosure with management of the ski resort. The location and design of the equipment area was chosen after significant deliberation. To completely enclose the equipment cabinets in a separate structure such as a small shed would have created an obstacle or safety hazard for skiers on the ski slope and would have created more visual impact than the proposed design beneath the coaster track. The wire mesh enclosure is intended to avoid unwanted build-up of wind-blown snow. The wire mesh enclosure is further intended to be the least possible mass to accomplish protection of the electronic equipment and minimize visual impact, while being consistent with the metal framework of the coaster facility.

Light Pole:

Applicant apologizes for the error in the narrative which incorrectly states that the pole will be 12 inches in diameter. The drawing on sheet Z-4 correctly identifies the pole as 8 inches in diameter.

General Comments:

Applicant agrees that the size, width, height, proportion and massing of the tower as a light pole are all integral to its stealthing. If possible, Applicant would have attached the proposed antenna to the existing light pole; however, the existing pole did not have sufficient structural capability to accommodate the additional equipment and a replacement pole was required.

PUBLIC WORKS:

Under Conditions of Approval, Public Works notes that if the installation of fiber is accomplished by trenching, a grading permit pre-application meeting and grading permit will be required. At this time, it is anticipated that the fiber will be installed by boring so that no grading permit will be required.

Under Additional Comments, Public Works notes that sections of the proposed fiber route appear to go under the existing alpine slide and coaster that may require a change in alignment. Applicant has reviewed the proposed fiber route in detail with Snow King Resort management and has proposed the fiber route that is most acceptable to operations at the Resort.

Public Works further notes that the 8' x 5' equipment lease area is not accessed by an access easement. Applicant will revise the site plans and survey to show an access easement to this equipment area.

PLEASE NOTE:

Applicant will submit revised site plans and survey as soon as possible to address the easement issue noted by Public Works.

PLANNING

Project Number	P18-163	Applied	5/21/2018	STOL
Project Name	CUP SK Wireless Antenna	Approved		
Type	CUP	Closed		
Subtype	WIRELESS COMS FACILITY	Expired		
Status	STAFF REVIEW	Status		

Applicant	Irene Cooke	Owner	SNOW KING MOUNTIAN RESORT, LLC
------------------	-------------	--------------	--------------------------------

Site Address	City	State	Zip
---------------------	-------------	--------------	------------

Subdivision	Parcel No	General Plan
	22411634307003	

Type of Review	Status	Dates			Remarks
		Sent	Due	Received	

Contact Notes					
Building Jim Green		5/21/2018	6/11/2018		

Fire Kathy Clay	NO COMMENT	5/21/2018	6/11/2018	5/22/2018	
--------------------	------------	-----------	-----------	-----------	--

Legal	APPROVED W/CONDITI	5/21/2018	6/11/2018	7/23/2018	
-------	--------------------	-----------	-----------	-----------	--

Lea Colasuonno

(7/23/2018 11:38 AM LC)

Disturbance/Landscaping: Z1; pgs. 10 & 12 (narrative)

- The drawings for this facility show a extensive fiber route (Z1), however the narrative states that no landscaping because the location is on a ski slope. This should be clarified, as the ski slope has vegetation on it.
- Disturbance is stated as minimal, however given the length of the fiber route, some clarity is sought on the term "minimal."

Stealththing: Z4; pgs. 8 & 11 (narrative)

- A wireless facility is "a facility consisting of a Base Station and any structure or modifications to a structure constructed or designed to support a Base Station or any portion of a Base Station. The term specifically includes, but is not limited to a Tower."
- A stealth facility is "[a] Wireless Facility that is integrated into an existing structure so that no portion is visible from outside the existing structure; or that is designed so that the purpose and nature of the Wireless Facility is not readily apparent to a reasonable observer."
- The description and drawings of the equipment area for this Wireless Facility are not clear. The narrative states only two of the three dimensions, though in conjunction with Z4 it appears the equipment shelter will be 8 feet high. The narrative states the equipment will be in a "cage" or "metal mesh" that is "intended to appear to be part of the existing elevated coaster track." How equipment set within a metal cage will be stealth is unclear.

Light Pole:

- The narrative states the light pole will be "approximately 12 inches in diameter." However, the drawing (Z4)shows a pole diameter of 8 inches. Please clarify.

General Comments:

- Given that the size, width, height, proportion and massing of this tower as a light pole are all integral to its stealththing (see narrative pg. 11 & 12), these are concealment elements, which are defined in the LDRs as "feature or technique that disguises, camouflages, or hides a Wireless Facility to blend in with its surrounding environment or architecture so that, to the extent possible the presence, purpose or nature of the Wireless Facility is less apparent to a reasonable observer."

Project Reviews

Report By: Brendan Conboy

Type of Review Contact Notes	Status	Dates			Remarks
		Sent	Due	Received	
Parks and Rec Steve Ashworth (5/22/2018 1:25 PM STOL) No concerns from Parks & Rec on Trans Memo P18-163. Thanks.		5/21/2018	6/11/2018	5/22/2018	
Andy Erskine					
Pathways Brian Schilling (5/30/2018 8:23 AM STOL) No comments from pathways	NO COMMENT	5/21/2018	6/11/2018	5/30/2018	
Planning Brendan Conboy		5/21/2018	6/11/2018		See Staff Report
Police Todd Smith (5/22/2018 1:20 PM STOL) No concerns from the police department.		5/21/2018	6/11/2018	5/22/2018	
Thanks, Todd					
Public Works Brian Lenz (7/26/2018 3:13 PM BTL) Conditional Use Permit – APPROVED	APPROVED W/CONDITI	5/21/2018	6/11/2018	7/26/2018	
P18-163 Irene Cook for Snow King Mountain Resort 402 E Snow King Ave.					
7/26/2018 Brian Lenz, 307 733-3079					
NOTES FOR APPROVAL					
CONDITIONS OF APPROVAL: If trenched, the installation of the fiber to the antenna site will require a grading permit pre-application meeting and a grading permit.					
ADDITIONAL COMMENTS Sections of the proposed fiber appear to go under the existing alpine slide that may require a change in alignment.					
Given the orientation of the gates to access the 8'X5' lease area, it does not appear that the lease area can be accessed without leaving the easement.					
START Darren Brugmann		5/21/2018	6/11/2018		
TC Housing Authority Stacy Stoker	INSUFFICIENT	5/21/2018	6/11/2018	5/23/2018	No Housing Mitigation Plan

Type of Review	Status	Dates			
		Sent	Due	Received	Remarks
Contact					
Notes					
- Addendum added to file by BC 6/7/18					

Snow King Master Plan

Page 51: Snow King Resort Land Use Schedule

Institutional Uses: Allowed: C (Conditional Use)

1994 LDRs:

DIVISION 49500 EMPLOYEE HOUSING STANDARDS

SECTION 49520 EXEMPTIONS

49520.G. Institutional uses. Development of an institutional use, as listed in Section 2220.C.,

Institutional uses, is exempt from the standards of this Division.

SECTION 2220 DEFINITIONS FOR USE SCHEDULE

2200.C.1 - Institutional Uses

b. Utility. Utility includes utility substations, transmission and distribution facilities or pipelines, including telephone, cable, and natural gas; sewage treatment plants, water supply facilities, pump stations, booster pumps, and any other appurtenance that requires a structure; radio or TV broadcasting towers, telecommunications towers, personal wireless telecommunication services and/or facilities including commercial wireless telecommunication services, unlicensed wireless services, and common carrier wireless exchange access services; antenna and antenna arrays. Specifically excluded are residential satellite dishes, antennas used for the reception of television broadcast signals, transformers, junction boxes, pedestals, and other appurtenances that do not require a structure. (Ord 607 § 1, 1998)