



TOWN OF JACKSON PLANNING & BUILDING DEPARTMENT

TRANSMITTAL MEMO

Town of Jackson

- Public Works/Engineering
- Building
- Title Company
- Town Attorney
- Police

Joint Town/County

- Parks and Recreation
- Pathways
- Housing Department

Teton County

- Planning Division

- Engineer
- Surveyor- *Nelson*
- Assessor
- Clerk and Recorder
- Road and Levee

State of Wyoming

- Teton Conservation
- WYDOT
- TC School District #1
- Game and Fish
- DEQ

Federal Agencies

- Army Corp of Engineers

Utility Providers

- Qwest
- Lower Valley Energy
- Bresnan Communications

Special Districts

- START
- Jackson Hole Fire/EMS
- Irrigation Company

| | |
|---|---|
| Date: June 27, 2019 | REQUESTS: |
| Item #: P19-145 | The applicant is submitting a request for a Basic Use Permit for an antenna for the property located at 555 E. Broadway, legally known as 11D321 see also 59P448. |
| Planner: Brendan Conboy | For questions, please call Brendan Conboy at 733-0440, x1302 or email to the address shown below. Thank you. |
| Phone: 733-0440 ext. 1302 | |
| Fax: 734-3563 | |
| Email: bconboy@jacksonwy.gov | |
| Owner St. John's Medical Center 555 E. Broadway Ave Jackson, WY 83001 | |
| Applicant: AT&T Wireless – Tamara Shiveley 1152 W. 2400 S. Suite C West Valley City, UT 84119 | |
| Please respond by: July 11, 2019 (Sufficiency) July 18, 2019 (with Comments) | |

Owner

St. John's Medical Center
555 E. Broadway Ave
Jackson, WY 83001

Applicant:

AT&T Wireless – Tamara Shiveley
1152 W. 2400 S. Suite C
West Valley City, UT 84119

The applicant is submitting a request for a Basic Use Permit for an antenna for the property located at 555 E. Broadway, legally known as 11D321 see also 59P448.

For questions, please call Brendan Conboy at 733-0440, x1302 or email to the address shown below. Thank you.

RESPONSE: For Departments not using Trak-it, please send responses via email to:
tstolte@jacksonwy.gov



PLANNING PERMIT APPLICATION

Planning & Building Department

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

For Office Use Only

Fees Paid _____

Date & Time Received _____

Application #s _____

Please note: Applications received after 3 PM will be processed the next business day.

PROJECT.

Name/Description: AT&T Wireless site - Jackson DT FA 10129824 LTE 3C 4C

Physical Address: 555 E Broadway Jackson WY 83001

Lot, Subdivision: _____ PIDN: _____

PROPERTY OWNER.

Name: St. John's Medical Center Phone: 307-739-7488

Mailing Address: 625 E Broadway Jackson WY ZIP: 83001

E-mail: jjohnston@tetonhospital.org

APPLICANT/AGENT.

Name: AT&T Wireless - Tamara Shiveley Phone: 801-230-4877

Mailing Address: 1152 W. 2400 S. Ste C SLC, UT ZIP: 84119

E-mail: tamaras@shiveassoc.com

DESIGNATED PRIMARY CONTACT.

Property Owner Applicant/Agent

TYPE OF APPLICATION. Please check all that apply; review the type of application at www.townofjackson/200/Planning

Use Permit

Basic Use

Conditional Use

Special Use

Relief from the LDRs

Administrative Adjustment

Variance

Beneficial Use Determination

Appeal of an Admin. Decision

Physical Development

Sketch Plan

Development Plan

Design Review

Subdivision/Development Option

Subdivision Plat

Boundary Adjustment (replat)

Boundary Adjustment (no plat)

Development Option Plan

Interpretations

Formal Interpretation

Zoning Compliance Verification

Amendments to the LDRs

LDR Text Amendment

Map Amendment

Miscellaneous

Other: _____

Environmental Analysis

PRE-SUBMITTAL STEPS. To see if pre-submittal steps apply to you, go to www.townofjackson.com/200/Planning and select the relevant application type for requirements. Please submit all required pre-submittal steps with application.

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

SUBMITTAL REQUIREMENTS. 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. Go to www.townofjackson.com/200/Planning and select the relevant application type for submittal requirements.

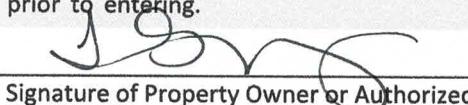
Have you attached the following?

- Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.
- 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. Please see the Letter of Authorization template at www.townofjackson.com/DocumentCenter/View/102/Town-Fee-Schedule-PDF.
- Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is required, the submittal requirements will be provided to applicant at the conference. The submittal requirements are at www.townofjackson.com/200/Planning under the relevant application type.

redacted lease w/ owner see attached

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.


Signature of Property Owner or Authorized Applicant/Agent

Tamara Shiveley
Name Printed

6.3.19

Date

Site acquisition
Title

AT&T Wireless Communication Site located at 555 E Broadway (St. John's Medical Center).

555 East Broadway Jackson WY 83001

AT&T Site Jackson DT FA 10129826 LTE 3C 4C Project

AT&T has a wireless communication site that was recently approved to be located on the roof of the Medical Office Building at St. John's Medical Center (555 E. Broadway). During the build AT&T will be changing some of the originally approved equipment as shown on the enclosed construction drawings. The original drawings submitted with the Conditional Use Packet (and approved) have been revised to show these changes.

The equipment will include changes in the equipment room to the power plant, rectifiers, converters and batteries (see page A-2) and the addition of (2) Tower Mounted Amplifiers (TMAs) in the rooftop equipment area behind the stealth screen (see page A-4).

These changes will not change the appearance of the wireless communication site in any way as the TMAs will be located behind the stealth screen and the other changes will take place within AT&T's existing equipment area. No changes to ground space or height of the stealth screen are being requested.

Market: RMR
Cell Site Number: IDL04058
Cell Site Name: Jackson DT
Fixed Asset Number: 10129826

FIRST AMENDMENT TO COMMUNICATIONS FACILITY LEASE

THIS FIRST AMENDMENT TO COMMUNICATIONS FACILITY LEASE ("Amendment"), dated as of the latter of the signature dates below, is by and between St. Johns Medical Center having a mailing address of 625 East Broadway, Jackson, Wyoming 83001 ("Landlord") and New Cingular Wireless PCS, LLC, a Delaware limited liability company, successor in interest to Edge Wireless LLC, an Oregon limited liability company, having a mailing address of 1025 Lenox Park Blvd NE 3rd Floor, Atlanta, GA 30319 ("Tenant").

WHEREAS, Landlord and Tenant's predecessor-in-interest entered into a Communications Facility Lease dated August 13, 2004 whereby Landlord leased to Tenant certain Premises, therein described, that are a portion of the Property located at 555 East Broadway, Jackson, Wyoming, County of Teton, State of Wyoming; and

WHEREAS, Tenant desires to relocate Tenant's Facilities; and

WHEREAS, Tenant desires to modify its equipment, which Landlord is willing to approve; and

WHEREAS, Landlord and Tenant desire to modify the rent payable under the Lease; and

WHEREAS, Landlord and Tenant desire to amend the Lease to modify the notice section thereof; and

WHEREAS, Landlord and Tenant, in their mutual interest, wish to amend the Lease as set forth below accordingly.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Landlord and Tenant agree as follows:

1. Equipment Relocation. Landlord consents to the relocation of Tenant's Facility from the existing structure to a location on the rooftop of the building located at 555 East Broadway as further described in Exhibit B-1 attached hereto. Exhibit B-1 hereby replaces Exhibit B to the Lease. Landlord consents to the placement of stealth screens on the rooftop of the building to hide existing and future installed equipment from view as required by Town of Jackson ordinance. All other previously leased portions of the Property to remain the same including the radio equipment room and 4 ft. x 4 ft. pad outside building next to the structure. Tenant acknowledges the right of Landlord to further relocate Tenant's Facility if Landlord condemns the building as part of the hospital expansion plans. In the event Landlord desires to further relocate Tenant's Facility as required by hospital expansion plans, Landlord agrees to give Tenant one (1) year written notice and the opportunity to relocate Tenant's Facility to another mutually agreed upon location on the St. Johns Medical Center property.

2. Equipment Modification. Landlord consents to the addition of other communication equipment more fully described in Exhibit B-1. Exhibit B-1 hereby replaces Exhibit B to the Lease.

3. Modification of Rent. [REDACTED]

4. Notices. Section 27 of the Lease is hereby deleted in its entirety and replaced with the following:

NOTICES. All notices, requests, demands and communications hereunder will be given by first class certified or registered mail, return receipt requested, or by a nationally recognized overnight courier, postage prepaid, to be effective when properly sent and received, refused or returned undelivered. Notices will be addressed to the parties as follows.

If to LANDLORD: St. Johns Medical Center
625 East Broadway

Jackson, WY 83001

If to TENANT: New Cingular Wireless PCS, LLC
Attn: Network Real Estate
Administration
Re: Cell Site # IDL04058
Cell Site Name: Jackson DT
Fixed Asset #: 10129826
1025 Lenox Park Blvd. NE
3rd Floor
Atlanta, GA 30319

With copy to: New Cingular Wireless PCS, LLC
Attn: Legal Department
Re: Cell Site # IDL04058
Cell Site Name: Jackson DT
Fixed Asset #: 10129826
208 S. Akard Street
Dallas, Texas, 75202-4206

The copy sent to the Legal Department is an administrative step which alone does not constitute legal notice. Either party hereto may change the place for the giving of notice to it by thirty (30) days prior written notice to the other as provided herein.

5. Additional Terms and Conditions. The following terms and conditions are hereby added as additional provisions of the Lease, numbered as stated below:

34. **Governmental Immunity.** The parties acknowledge that Landlord does not, by entering into this Lease, waive the tort immunity provided to it by the Wyoming Governmental Claims Act, W.S. § 1- 39-101 et seq. (the "Act"), and Landlord retains all immunities and defenses provided to it by the Act. Furthermore, as contemplated by the Act (in W.S. § 1-39-104(a)), Landlord specifically reserves to itself immunity from actions based upon contract, including actions based upon this Lease. Any part of this Lease that conflicts either with the tort immunity provided by the Act or with Landlord's reservation of contractual immunity under this Section shall be void and of no effect. Any actions or claims against Landlord under this Lease, to the extent that the same are permissible under the terms of this Section and/or applicable law, must be brought in accordance with the procedural requirements of the Act. If this Lease provides for arbitration or mediation, or any similar alternative dispute resolution mechanism, the parties hereto agree that the notice requirement of W.S. § 1-39-113 shall begin at the date of the occurrence giving rise to the need for arbitration, mediation or other alternative dispute resolution and not the date such proceeding ends. This provision shall survive the termination of the Lease.

35. **Change of Law.** The terms of this Lease are intended to be in compliance with all federal, state and local statutes, regulations and ordinances applicable on the date this Amendment takes effect including but not limited to HIPAA and, in the event of conflict, the state and/or the federal law will supersede the terms of this Lease. The parties hereto agree to execute such amendments as may be necessary for compliance, or to ensure that Landlord's tax-exempt status is not threatened, as

additional regulations and agency guidance are promulgated or become final and effective.

36. **Limitation of Liability.** Neither party shall be liable to the other party for incidental, consequential, indirect, special, punitive, or exemplary damages (including damages for loss of goodwill, work stoppage, lost profits, lost business or lost opportunity), or any other similar damages under any theory of liability (whether in contract, tort or otherwise), even if such party has been advised of the possibility of such damages. Landlord's total liability under this Lease, whether in an action in contract, tort or otherwise, shall in no event exceed Landlord's interest in the Property and Structure. The limitations provided in this section shall apply even if any other remedies fail of their essential purpose.

6. **Memorandum of Lease.** Either party will, at any time upon fifteen (15) days prior written notice from the other, execute, acknowledge and deliver to the other a recordable Memorandum of Lease. Either party may record this memorandum at any time, in its absolute discretion.

7. **Other Terms and Conditions Remain.** In the event of any inconsistencies between the Lease and this Amendment, the terms of this Amendment shall control. Except as expressly set forth in this Amendment, the Lease otherwise is unmodified and remains in full force and effect. Each reference in the Lease to itself shall be deemed also to refer to this Amendment.

8. **Capitalized Terms.** All capitalized terms used but not defined herein shall have the same meanings as defined in the Lease.

IN WITNESS WHEREOF, the parties have caused this Amendment to be effective as of the last date written below.

LANDLORD:

St. Johns Medical Center

By: Rebekah
Name: John Kren
Title: COO/CEO

TENANT:

NEW CINGULAR WIRELESS PCS, LLC,
a Delaware limited liability company

By: AT&T Mobility Corporation,
its Manager

By: Rebekah John-Kren
Name: Rebekah John-Kren
Title: Area Manager

EXHIBIT B-1

DESCRIPTION OF THE PREMISES

Room: 9' x 6.5'

Pad: 4' x 4'

Antenna locations: See attached drawings

Notes:

1. This Exhibit may be replaced by a land survey and/or construction drawings of the Premises once received by Tenant.
2. Any setback of the Premises from the Property's boundaries shall be the distance required by the applicable governmental authorities.
3. Width of access road shall be the width required by the applicable governmental authorities, including police and fire departments.
4. The type, number and mounting positions and locations of antennas and transmission lines are illustrative only. Actual types, numbers and mounting positions may vary from what is shown above.



GENERAL DYNAMICS
Information Technology



GEOSTRUCTURAL



GENERAL ELECTRICAL NOTES

1. FOR THE PURPOSE OF CONSTRUCTION DRAWINGS, THE FOLLOWING DEFINITIONS SHALL APPLY.

GENERAL CONTRACTOR: TBD
SUB-CONTRACTOR: TBD

2. ALL SITE WORK SHALL BE COMPLETED AS INDICATED ON THE DRAWINGS AND AT&T PROJECT SPECIFICATIONS.

3. GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL VISIT THE SITE AND SHALL FAMILIARIZE THEMSELVES WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS, GENERAL CONTRACT DOCUMENTS AND AT&T SUBCONTRACTOR SHALL BE RESPONSIBLE FOR FAMILIARIZING HIMSELF WITH ALL CONTRACT DOCUMENTS, FIELD CONDITIONS, DIMENSIONS, AND CONFIRMING THAT THE WORK MAY BE ACCOMPLISHED AS SHOWN PRIOR TO PROCEEDING WITH CONSTRUCTION, ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER PRIOR TO THE COMMENCEMENT OF WORK.

4. ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS, AND ORDINANCES. GENERAL CONTRACTOR SHALL APPROPRIATE NOTICES AND COMPLY WITH ALL LANS, ORDINANCES, RULES, REGULATIONS, AND LAWS, ORDERS OF ANY PUBLIC AUTHORITY THAT BOUNDERS THE SITE.

5. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.

6. UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING, MATERIALS, EQUIPMENT, APPURTENANCES, AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.

7. PLANS ARE NOT TO BE SCALED. THESE PLANS ARE INTENDED TO BE A DIAGNAMATIC OUTLINE ONLY. UNLESS OTHERWISE NOTED, DIMENSIONS SHOWN ARE TO FINISHED SURFACE. UNLESS OTHERWISE NOTED, SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FELLY VERIFY DIMENSIONS SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS. THE SUBCONTRACTOR FOR SHALL BE RESPONSIBLE FOR OBTAINING A CLARIFICATION FROM THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH THE WORK. DETAILS ARE INTENDED TO SHOW DESIGN INTENT. MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS. SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF WORK AND PREPARED BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING WITH WORK.

8. THE SUBCONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.

9. IF THE SPECIFIED EQUIPMENT CANNOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE SUBCONTRACTOR SHALL PROPOSE AN ALTERNATIVE SPACE FOR APPROVAL BY THE ARCHITECT/ENGINEER PRIOR TO PROCEEDING.

10. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF WORK AREA, ADJACENT AREAS AND BUILDING OCCUPANTS THAT ARE LIKELY TO BE AFFECTED BY THE WORK UNDER THIS CONTRACT. WORK SHALL CONFORM TO ALL OSHA REQUIREMENTS AND LOCAL JURISDICTION.

11. GENERAL CONTRACTOR SHALL COORDINATE WORK AND SCHEDULE WORK ACTIVITIES WITH OTHER SUB-CONTRACTORS.

12. ERECTION SHALL BE DONE IN A WORKMANLIKE MANNER BY COMPETENT EXPERIENCED PROFESSIONALS. ALL MEMBERS SHALL BE LAD PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.

13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH LISTED MATERIALS APPROVED BY LOCAL JURISDICTION. SUB-CONTRACTOR SHALL KEEP AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DEBRIS.

14. WORK PREVIOUSLY COMPLETED IS REPRESENTED BY LIGHT SHADDED LINES AND NOTES. THE SCOPE OF WORK FOR THIS CONTRACT IS REPRESENTED BY DARK SHADDED BARS AND NOTES. SUB-CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEGRADE THE DRAWINGS PRIOR TO THE BEGINNING OF CONSTRUCTION.

15. SUB-CONTRACTOR SHALL PROVIDE WRITTEN NOTICE TO THE CONSTRUCTION MANAGER 48 HOURS PRIOR TO THE COMMENCEMENT OF WORK.

16. THE SUB-CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PARTS SHALL BE REPAIRED AT SUB-CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.

17. THE SUB-CONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.

18. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND SUB-CONTRACTORS TO THE SITE AND OWNER BUILDING.

19. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE FOR THE DURATION OF CONSTRUCTION UNTIL JOB COMPLETION.

20. THE GENERAL CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS WITH ALL REVISION, ADDENDA, AND CHANGES ORDERS ON THE PREMISES AT ALL TIMES.

21. CONTRACTOR SHALL MINIMIZE DISTURBANCE TO THE EXISTING SITE DURING CONSTRUCTION, EROSION CONTROL MEASURES, REQUIRED DURING CONSTRUCTION, SHALL BE IN CONFORMANCE WITH THE FEDERAL AND LOCAL JURISDICTION FOR EROSION AND SEDIMENT CONTROL.

22. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH GRADE AND COMPACTED TO 95% OF STANDARD PROCTOR DENSITY UNLESS PAVEMENT AND STRUCTURES AND 60 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE, ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH LOAMABLE FIL, OR OTHER MATERIAL, PRE-APPROVED BY THE LOCAL JURISDICTION.

23. ALL NECESSARY RUBBISH, STUMPS, DEBRIS, STICKS, STONES AND OTHER REFUSE SHALL BE REMOVED FROM THE SITE AND DISPOSED OF IN A LAWFUL MANNER.

ANTENNA MOUNT PIPES

1. PROPOSED OR REPLACEMENT ANTENNA PIPE MOUNTS SHALL BE 2-3/8" (D.I.X) SCH. 80 PIPE - U.N.O.

1. VERIFY ALL FINAL EQUIPMENT WITH AN AT&T REPRESENTATIVE, ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND OTHER FINAL LOCATION ARE TO BE APPROVED BY AT&T. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/her WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.
2. THE CONTRACTOR IS RESPONSIBLE FOR FURNISHING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY AT&T, THE CONTRACTOR SHALL PROVIDE AT&T ONE COPY OF ALL REPAIRED DRAWINGS.
3. SITE INFORMATION: JACKSON DT IDL04058 10129826 L1E 1G L1E 2C L1E 3C L1E 4C 555 E. BROADWAY JACKSON, WI 58001 SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-1

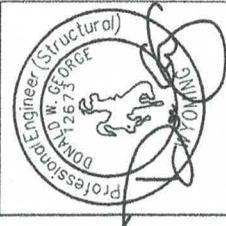


GENERAL DYNAMICS
Information Technology



GEOSTRUCTURAL

PO BOX 2021, BORGE, ID 83711
P: 530.539.4767
E: CONTACT@GEODESTRUCTURAL.COM
WWW.GEODESTRUCTURAL.COM



SITE INFORMATION
JACKSON DT
IDL04058
10129826

555 E BROADWAY
JACKSON, WY 83001
SWEET TITLE: OVERALL

SHEET NUMBER:



PARCEL: 22-41-15-04-1-00-001

NATIONAL ELK REFUGE

| KEY | NOTE |
|-----|----------|
| [E] | EXISTING |
| [P] | PROPOSED |

UTILITY NOTE
THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM RECORD INFORMATION. THE INFORMATION PROVIDED IS AS FIRM AS POSSIBLE, BUT THE CONTRACTOR IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES. THE CONTRACTOR IS NOT RESPONSIBLE FOR DAMAGE TO UTILITIES CAUSED BY THE CONTRACTOR'S ACTIVITIES.

Know what's below.
CALL before you dig.
811

OVERALL SITE PLAN

| | | |
|-----------------------------|---|--------|
| SCALE 1" = 100'-0" (111x17) | 2 | PHOTOS |
| SCALE 1" = 50'-0" (24x26) | | |

OVERALL SITE PLAN



GENERAL DYNAMICS
Information Technology



GEOSTRUCTURAL

P.O. Box 2621, Boise, ID 83707
E. CONTACT: GEOSTRUCTURAL.COM
WWW.GEOSTRUCTURAL.COM

REVISIONS

REV. DATE

DESCRIPTION

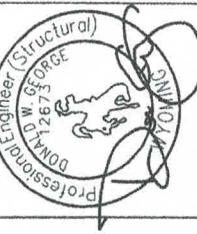
ISSUED FOR CONSTRUCTION

03/00

GGD

CHECKED BY:

LD W. GEORGE



SITE INFORMATION:
ID 04058
10129626

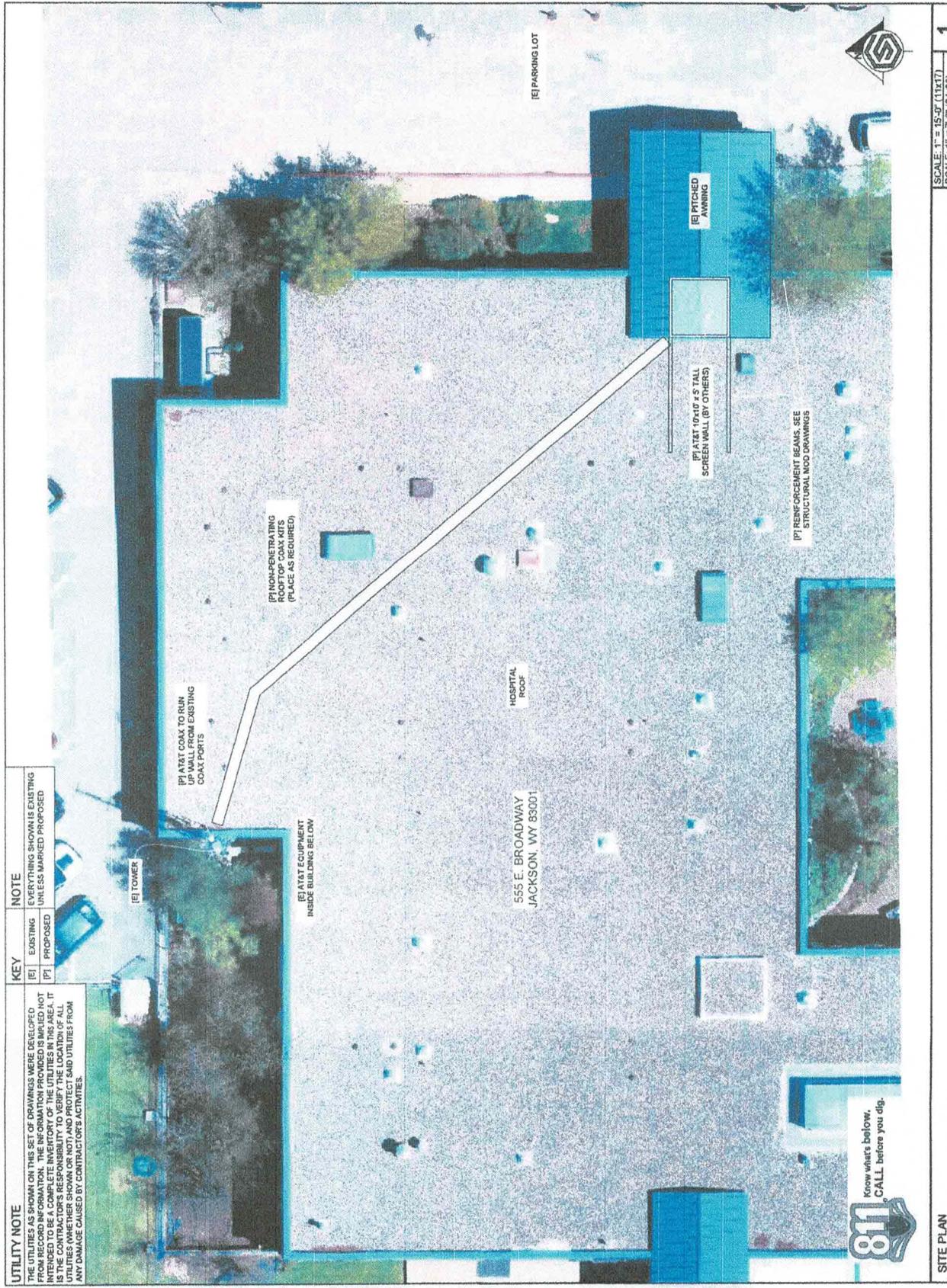
LTE 1C
LTE 2C
LTE 3C
LTE 4C

555 E. BROADWAY
JACKSON, WY 83001

SHEET NUMBER:
A-1

SCALE: 1" = 15'-0" (11x17")
SCALE: 1" = 7'-6" (24x36")

1





GENERAL DYNAMICS
Information Technology



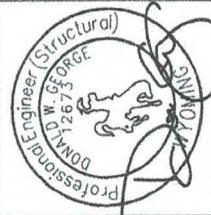
PO BOX 2000, BIRMINGHAM, AL 35244-2000
P. 205.965.2000, FAX 205.965.2001
E. CONTACT@GEOSTRUCTURAL.COM
WWW.GEOSTRUCTURAL.COM

REVISIONS

| REV. | DATE | DESCRIPTION | BY |
|------|----------|-------------------------|-----|
| 0 | 06/09/99 | ISSUED FOR CONSTRUCTION | GEO |
| | | | |
| | | | |
| | | | |

CHECKED BY: GEO

THE INFORMATION CONTAINED IN THIS SET OF
DRAWINGS IS THE PROPERTY OF THE OWNER AND
DOES NOT EXCUSE OTHER THAN THAT WHICH
RELATES TO THE CLIENT NAMES STRICTLY
PROTECTED.

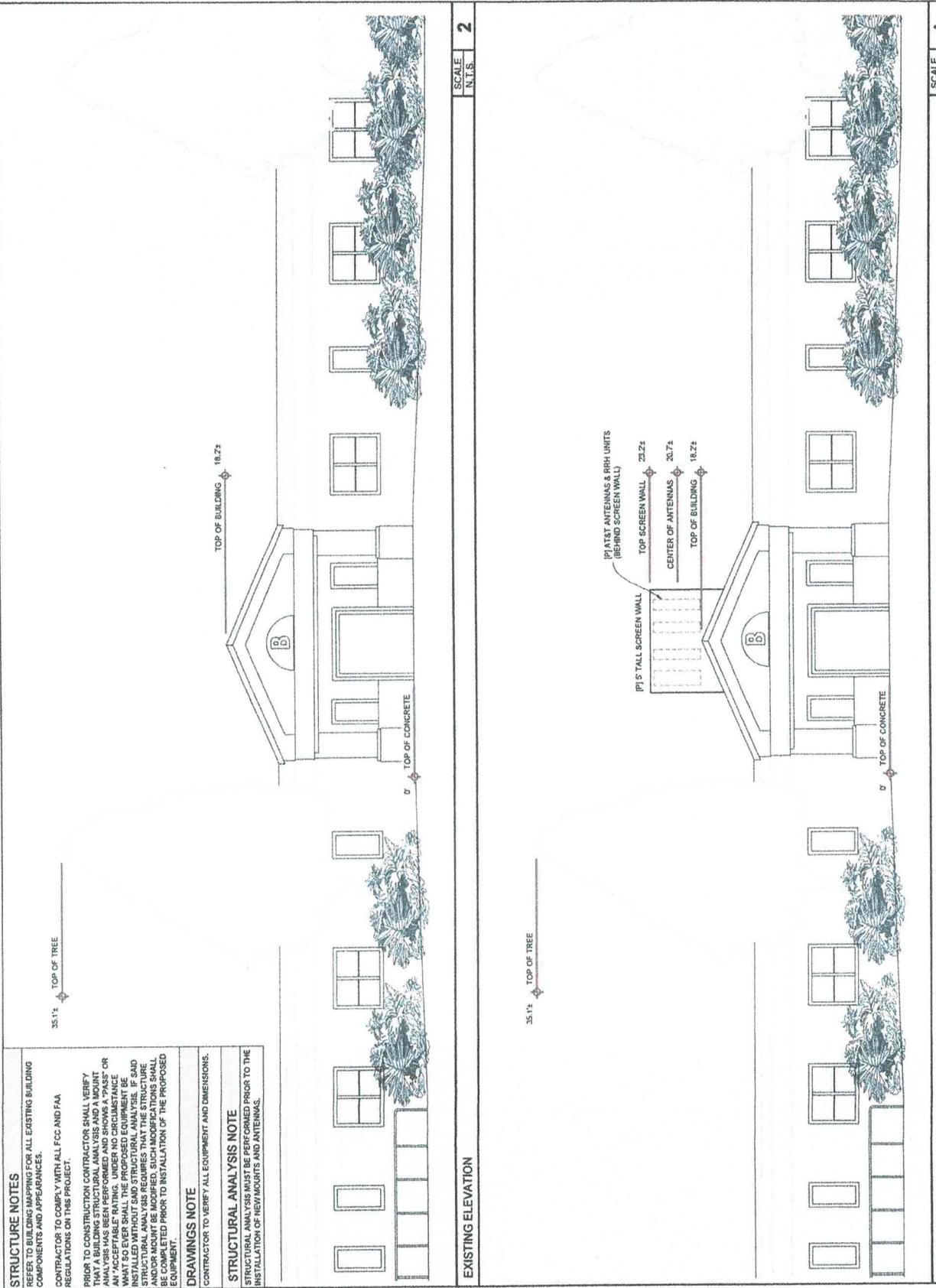


SITE INFORMATION:
JACKSON DT
10129826
LTE 1G
LTE 2G
LTE 3G
LTE 4G
555 E. BROADWAY
JACKSON, WY 83001

SHEET TITLE:
ANTENNA ELEVATIONS
SHEET NUMBER:
A-3

SCALE
N.T.S.

1



HOUSING MITIGATION PLAN

For BUP Application for Wireless Telecommunications Site at 555 E. Broadway Ave in Jackson

AT&T has equipment on an existing unmanned wireless communication site located at 555 E. Broadway Ave in Jackson. The equipment changes will take place behind the existing stealth screen. There will be no square footage related to this project.

.000246 X 0 sq. ft. = 0

AT&T believes it does not qualify to provide housing given that there is no square footage and the site is unmanned.

GENERAL DYNAMICS

Wireless Services

Contracted to  AT&T Mobility

Town of Jackson Planning Department
150 E. Pearl Avenue
Jackson, WY 83001

June 26, 2019

RE: Compliance with Applicable Codes - AT&T project Jackson DT IDL04058 FA 10129826

This letter is submitted in accordance with Sec. 6.1.10.D.3.d.vii of the Town of Jackson Land Development Regulations. AT&T affirms that the proposed Base Station known as "Jackson DT IDL04058 FA 10129826" located at 555 E Broadway Ave., will be constructed and maintained in compliance with all applicable non-discretionary structural, electrical, energy, building and safety codes.

Respectfully Submitted,

Tamara Shiveley
Real Estate Specialist
Shiveley and Associates, Inc.
Consultant to AT&T
801-230-4877
tamaras@shiveassoc.com

AT&T Wireless Communication Site located at 555 E Broadway (St. John's Medical Center).

555 East Broadway Jackson WY 83001

AT&T Site Jackson DT FA 10129826 LTE 3C 4C Project

AT&T has a wireless communication site that was recently approved to be located on the roof of the Medical Office Building at St. John's Medical Center (555 E. Broadway). During the build AT&T will be changing some of the originally approved equipment as shown on the enclosed construction drawings. The original drawings submitted with the Conditional Use Packet (and approved) have been revised to show these changes.

The equipment will include changes in the equipment room to the power plant, rectifiers, converters and batteries (see page A-2) and the addition of (2) Tower Mounted Amplifiers (TMAs) in the rooftop equipment area behind the stealth screen (see page A-4).

These changes will not change the appearance of the wireless communication site in any way as the TMAs will be located behind the stealth screen and the other changes will take place within AT&T's existing equipment area. No changes to ground space or height of the stealth screen are being requested.

This request is being made pursuant to Section 6409 of the Federal Middle Class Tax Relief and Job Creation Act of 2012, 47 U.S.C. 1455 (a) and complies with all regulations set forth therein.

The work will take place at 555 E Broadway between August 15th and September 15th, 2019 during the hours of Monday through Friday between 8:00am and 5:00pm.