



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: 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.
Item #: P19-145	
Planner: Brendan Conboy 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)	

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 3C4C

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.** *redacted lease w/ owner see attached* 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.

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

6.3.19

Date

Name Printed

Tamara Shiveley
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 show 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:

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: 
Name: John Kren
Title: CODING

TENANT:

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

By: AT&T Mobility Corporation,
its Manager

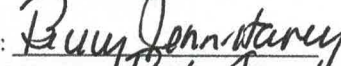
By: 
Name: Billy Johnstoney
Title: Area Manager

EXHIBIT B-1

DESCRIPTION OF THE PREMISES



Room: 9' x 6.5'



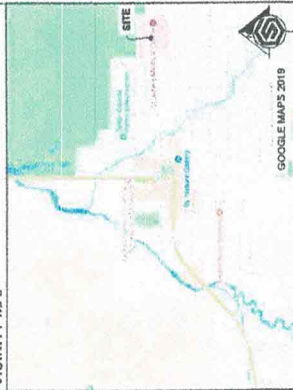
Pad: 4' x 4'

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 Precision Technology	
		GEOSTRUCTURAL PO BOX 270, BORER, ID 83701 E: CONTACT@GEOSTRUCTURAL.COM WWW.GEOSTRUCTURAL.COM	
REVISIONS		PROFESSIONAL ENGINEER (Structural) DONALD W. GEORGE 12675 S. YOUNG	
REV	DATE	DESCRIPTION	INT
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CHECKED BY: GGD		THE INFORMATION CONTAINED IN THIS SET OF PLANS IS THE PROPERTY OF GENERAL DYNAMICS. IT IS TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. NO PART OF THIS INFORMATION IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF GENERAL DYNAMICS.	
SITE INFORMATION: JACKSON DT IDL04058 10129826		TITLE SHEET SHEET NUMBER: T-1	

		IDL04058 JACKSON DT FA#: 10129826 18.2' ROOFTOP																							
PTN#3770440029 - LTE 1C PTN#3770779493 - LTE 2C PTN#3770A0JN4W - LTE 3C PTN#3770A0JMJZJ - LTE 4C		SITE PHOTO 																							
SCOPE OF WORK		SHEET INDEX																							
<p>PROPOSED:</p> <ul style="list-style-type: none"> 18'x10'x5' TALL SCREW DOWN GROUND ANTENNAS (TO MATCH EXISTING BUILDING) (3) AIRSHELL 68H 47.4R E30 100W ARMA (4) AIRSHELL 68H 47.4R E30 100W ARMA (5) AIRSHELL 68H 47.4R E30 100W ARMA (6) AIRSHELL 68H 47.4R E30 100W ARMA (7) DC-FIBER DISTRIBUTION BOXES (1) POWER RACK CABLE TRAYS ACROSS ROOF DECK OF HOSPITAL 		<table border="1"> <thead> <tr> <th>SHEET</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td>T-1</td> <td>TITLE SHEET</td> </tr> <tr> <td>GN-1</td> <td>GENERAL NOTES</td> </tr> <tr> <td>SS-1 - SS-2</td> <td>SITE SURVEY</td> </tr> <tr> <td>A-0</td> <td>OVERALL SITE PLAN</td> </tr> <tr> <td>A-1</td> <td>SITE PLAN</td> </tr> <tr> <td>A-2</td> <td>EQUIPMENT PLAN</td> </tr> <tr> <td>A-3 - A-3.2</td> <td>ANTENNA ELEVATIONS</td> </tr> <tr> <td>A-4</td> <td>ANTENNA PLANS</td> </tr> <tr> <td>R-1</td> <td>EQUIPMENT DETAILS</td> </tr> <tr> <td>G-1</td> <td>GROUNDING DETAILS</td> </tr> </tbody> </table>		SHEET	DESCRIPTION	T-1	TITLE SHEET	GN-1	GENERAL NOTES	SS-1 - SS-2	SITE SURVEY	A-0	OVERALL SITE PLAN	A-1	SITE PLAN	A-2	EQUIPMENT PLAN	A-3 - A-3.2	ANTENNA ELEVATIONS	A-4	ANTENNA PLANS	R-1	EQUIPMENT DETAILS	G-1	GROUNDING DETAILS
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<p>DO NOT SCALE DRAWINGS</p> <p>CONTRACTOR SHALL VERIFY ALL PLANS, EXISTING DIMENSIONS, CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY DISCREPANCIES. THE ENGINEER SHALL NOT BE RESPONSIBLE FOR THE WORK OR BE RESPONSIBLE FOR THE SAME.</p>		<p>CODE COMPLIANCE</p> <p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES:</p> <ul style="list-style-type: none"> AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. WORK PERFORMED IN VIOLATION OF THESE CODES IS NOT ALLOWED. 																							
<p>FCC COMPLIANCE</p> <p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES:</p> <ul style="list-style-type: none"> AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. WORK PERFORMED IN VIOLATION OF THESE CODES IS NOT ALLOWED. 		<p>FCC COMPLIANCE</p> <p>ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE FOLLOWING CODES:</p> <ul style="list-style-type: none"> AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. WORK PERFORMED IN VIOLATION OF THESE CODES IS NOT ALLOWED. 																							
<p>DIG LINE</p> <p>Know what's below. 811 CALL before you dig.</p>		<p>DIG LINE</p> <p>Know what's below. 811 CALL before you dig.</p>																							
<p>VICINITY MAP</p> 		<p>DRIVING DIRECTIONS</p> <p>From Jackson Airport:</p> <ul style="list-style-type: none"> Turn right at the 1st cross street onto US-191 S (0.8 mi) Turn left onto E Broadway (0.4 mi) Continue onto E Broadway (0.4 mi) Arrive at Site 																							
<p>APPROVALS</p> <p>RF MANAGER _____</p> <p>CONSTRUCTION MANAGER _____</p> <p>SITE A.C.O. MANAGER _____</p> <p>PROPERTY OWNER _____</p> <p>OPERATIONS MANAGER _____</p>		<p>APPROVALS</p> <p>RF MANAGER _____</p> <p>CONSTRUCTION MANAGER _____</p> <p>SITE A.C.O. MANAGER _____</p> <p>PROPERTY OWNER _____</p> <p>OPERATIONS MANAGER _____</p>																							
<p>SITE INFORMATION</p> <p>SITE ADDRESS: 555 E BROADWAY, JACKSON, WY 83001</p> <p>COUNTY: TETON</p> <p>COORDINATES: 43.46073° / -110.75135° (FOR NAVIGATION ONLY)</p> <p>PROPERTY LANDLORD OR OWNER: ST. JOHN'S HOSPITAL, 300 JOHNSTON FACILITIES MANAGER 307.726.7468, RICK WALKER MAINTENANCE 307.206.1903</p> <p>JURISDICTION: TETON COUNTY</p> <p>OCCUPANCY GROUP: UNMANNED</p> <p>CONSTRUCTION TYPE: B-B</p> <p>POWER COMPANY: LOWER VALLEY ENERGY</p> <p>TELCO COMPANY: CENTURYLINK</p> <p>A.D.A. COMPLIANCE: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION</p>		<p>CONTACT INFORMATION</p> <p>APPLICANT: AT&T, 1000 REBERG ROAD, SUITE 400, TAYLORSVILLE, UTAH 84123</p> <p>PHONE: 801.458.8559</p> <p>CONTACT: BYRON BOSSHARDT</p> <p>PROJECT MANAGER: GENERAL DYNAMICS WIRELESS SERVICES, LLC, 1152 W. 2400 S. SUITE C, SALT LAKE CITY, UT 84119</p> <p>PHONE: 801.201.0568</p> <p>CONTACT: ROOBY WATTISON</p> <p>ARCHITECTURE & ENGINEERING: GEOSTRUCTURAL, LLC, PO BOX 270, BORER, ID 83701</p> <p>PHONE: 530.538.4787</p> <p>CONTACT: DON GEORGE</p>																							





GENERAL DYNAMICS
Information Technology



GEOSTRUCTURAL
PO BOX 2021, BOISE, ID 83721
TEL: 208.333.8888
E: CONTACT@GEOSTRUCTURAL.COM
WWW.GEOSTRUCTURAL.COM

REVISIONS	
REV	DESCRIPTION
1	ISSUED FOR CONSTRUCTION
2	ISSUED FOR CONSTRUCTION
3	ISSUED FOR CONSTRUCTION
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5	ISSUED FOR CONSTRUCTION
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10	ISSUED FOR CONSTRUCTION

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10129826

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LTE 2C
LTE 3C
LTE 4C

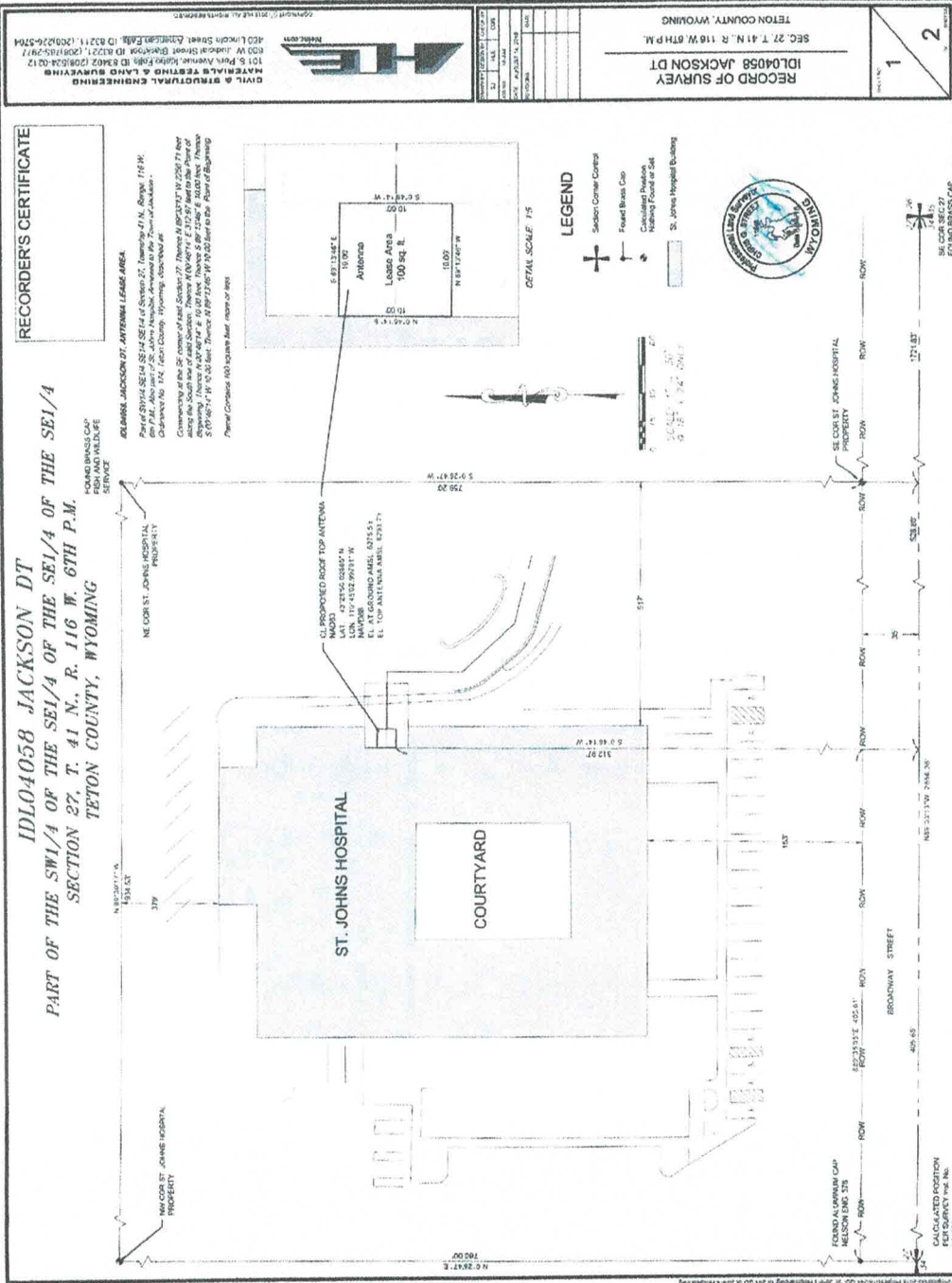
555 E. BROADWAY
JACKSON, WY 83001

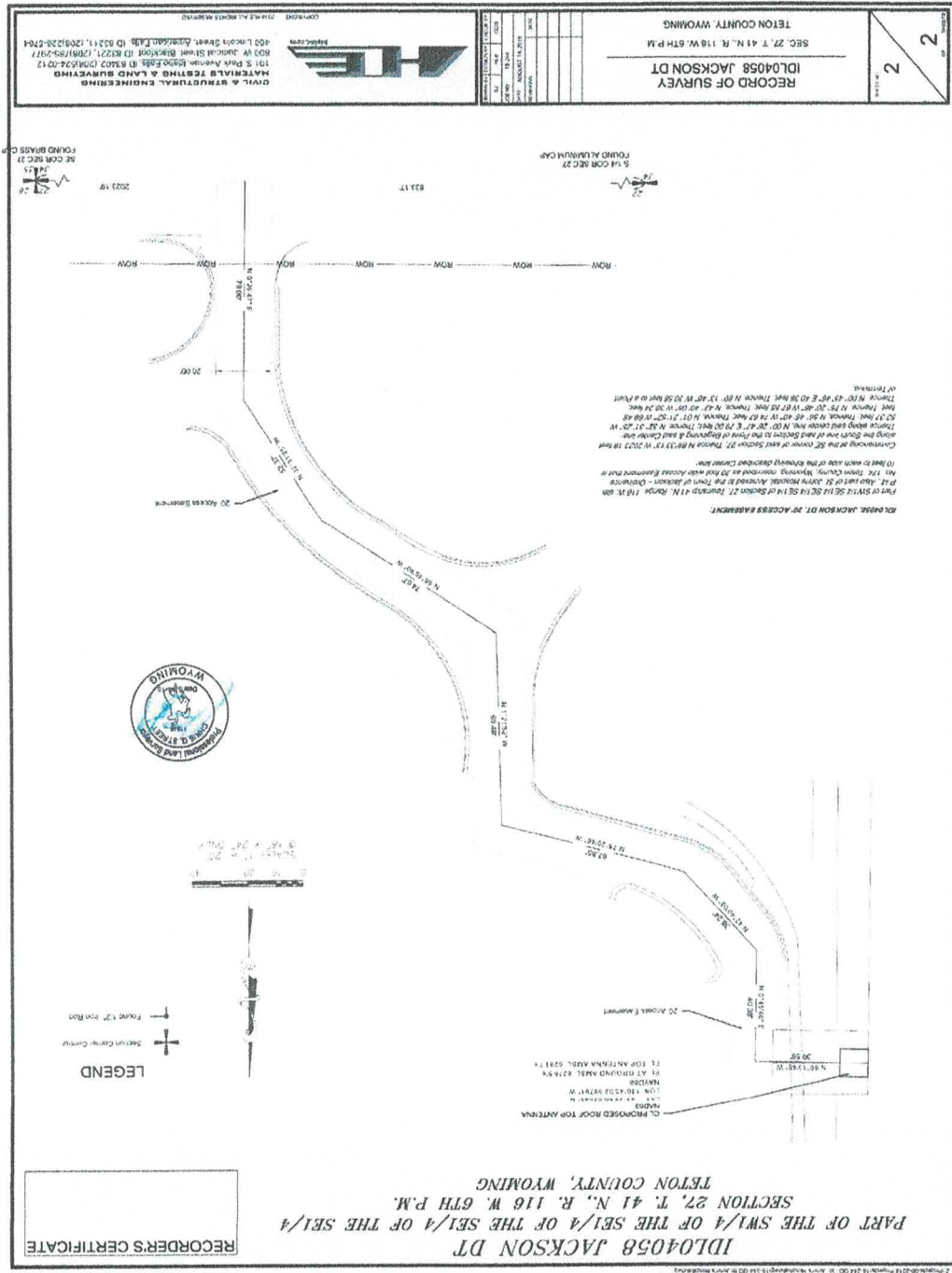
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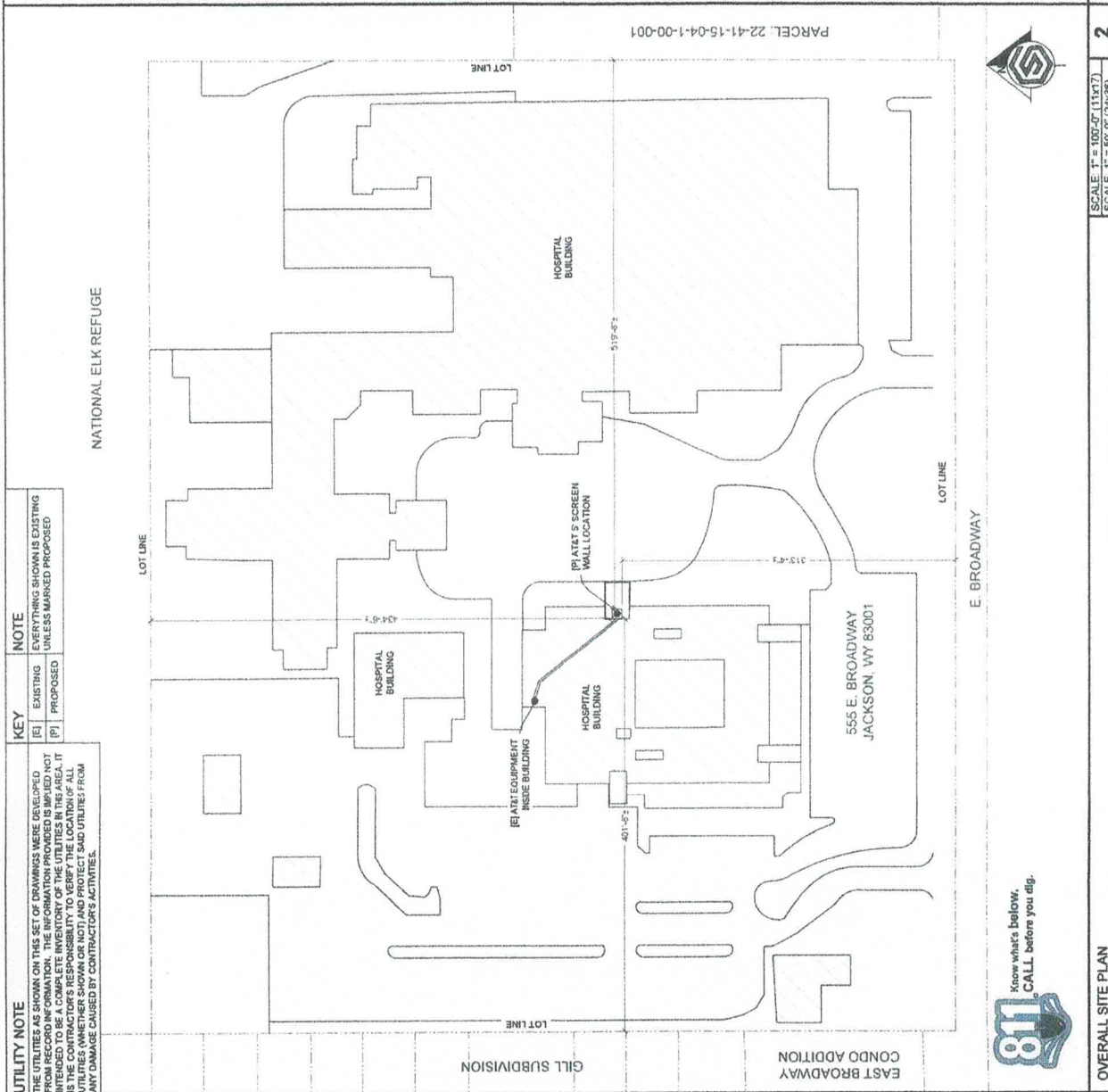
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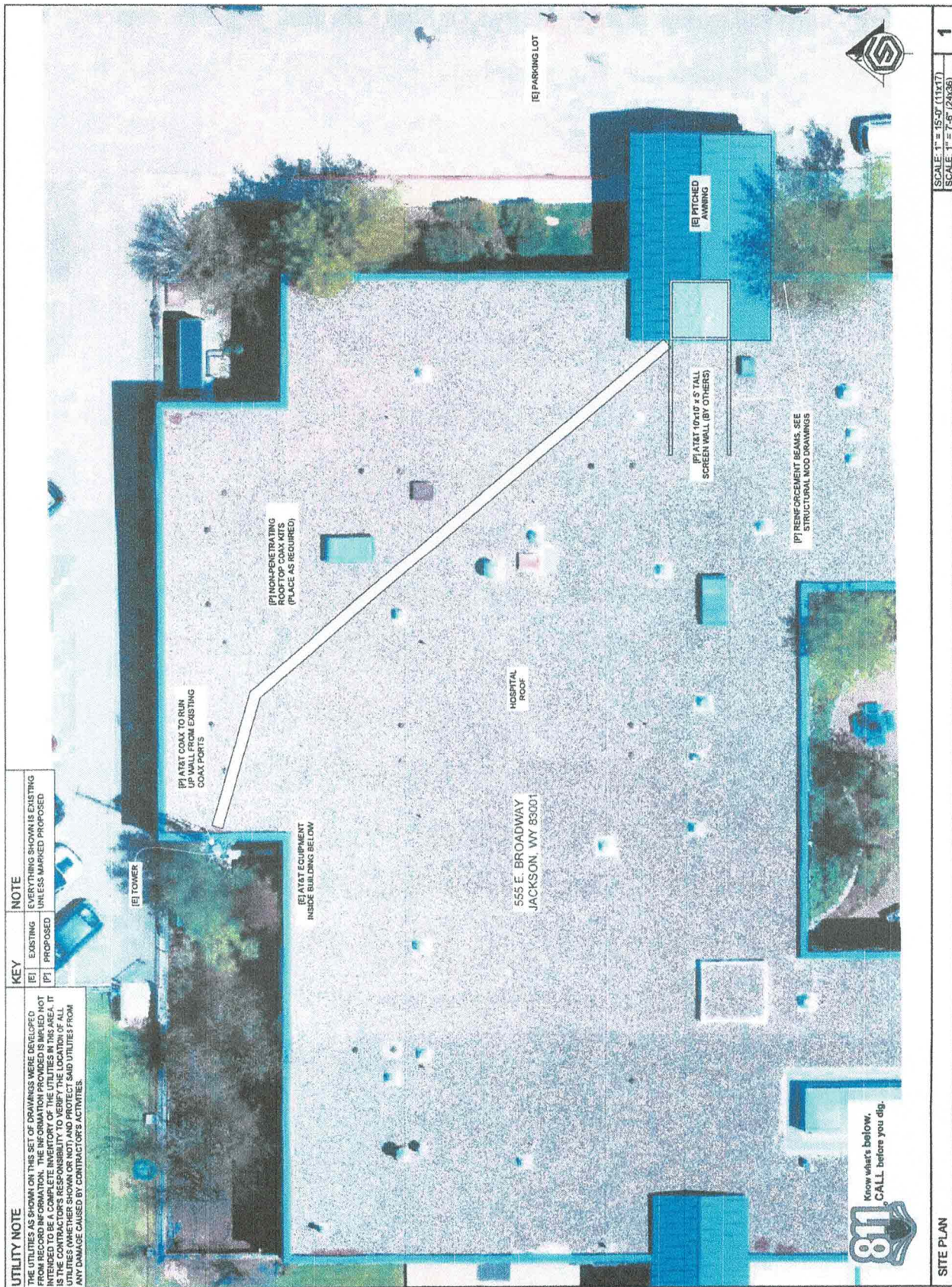
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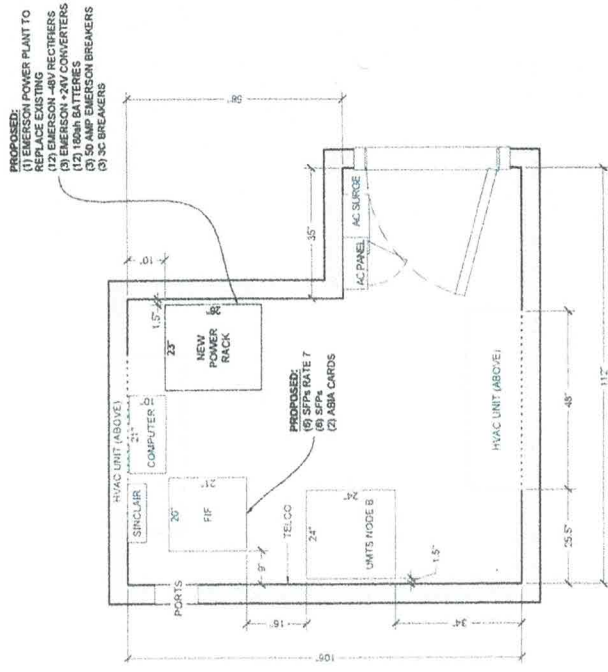
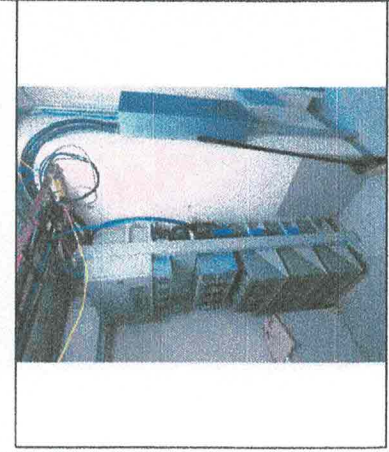
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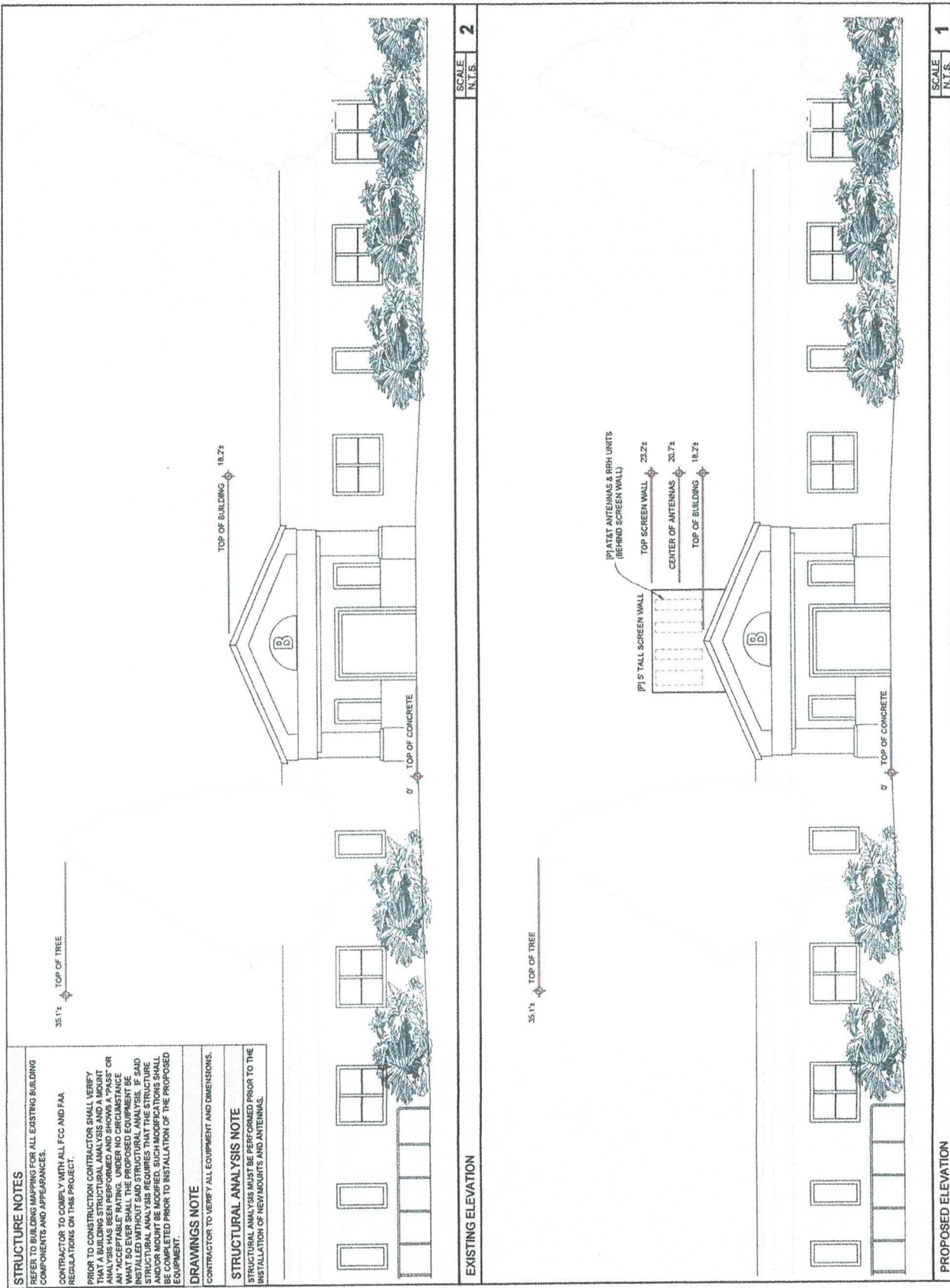
NOTE	EVERYTHING SHOWN IS EXISTING UNLESS MARKED PROPOSED
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EQUIPMENT PLAN

PHOTOS

N.T.S.

1



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

555 E. BROADWAY
JACKSON, WY 83001

SHEET TITLE:
**ANTENNA
ELEVATIONS**

SHEET NUMBER:
A-3



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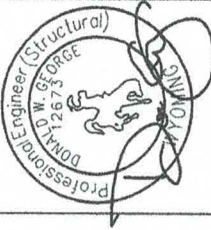


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PO BOX 2071, INGLE, ID 83717
P: 503.534.4787
E: CON@GEOSTRUCTURAL.COM
WWW.GEOSTRUCTURAL.COM

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10129826

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


555 E. BROADWAY
JACKSON, WY 83201

SHEET TITLE:


ANTENNA
ELEVATIONS

SHEET NUMBER:

A-3.1



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 Information Technology

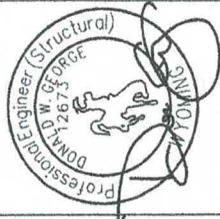


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PO BOX 1000, SUITE 100, 81501
 E. CONTACT@GEOSTRUCTURAL.COM
 JAVIER@GEOSTRUCTURAL.COM

REV	DATE	DESCRIPTION	BY

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 10129826
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 LITE 1C
 LITE 3C
 LITE 4C


555 E. BROADWAY
 JACKSON, WY 83001

SHEET TITLE:
ANTENNA ELEVATIONS

SHEET NUMBER:
A-3.2



BEFORE




AFTER


PROPOSED ELEVATION (PHOTO SIM)

SCALE: N.T.S.

2



BEFORE



AFTER

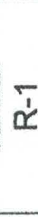
PROPOSED ELEVATION (PHOTO SIM)

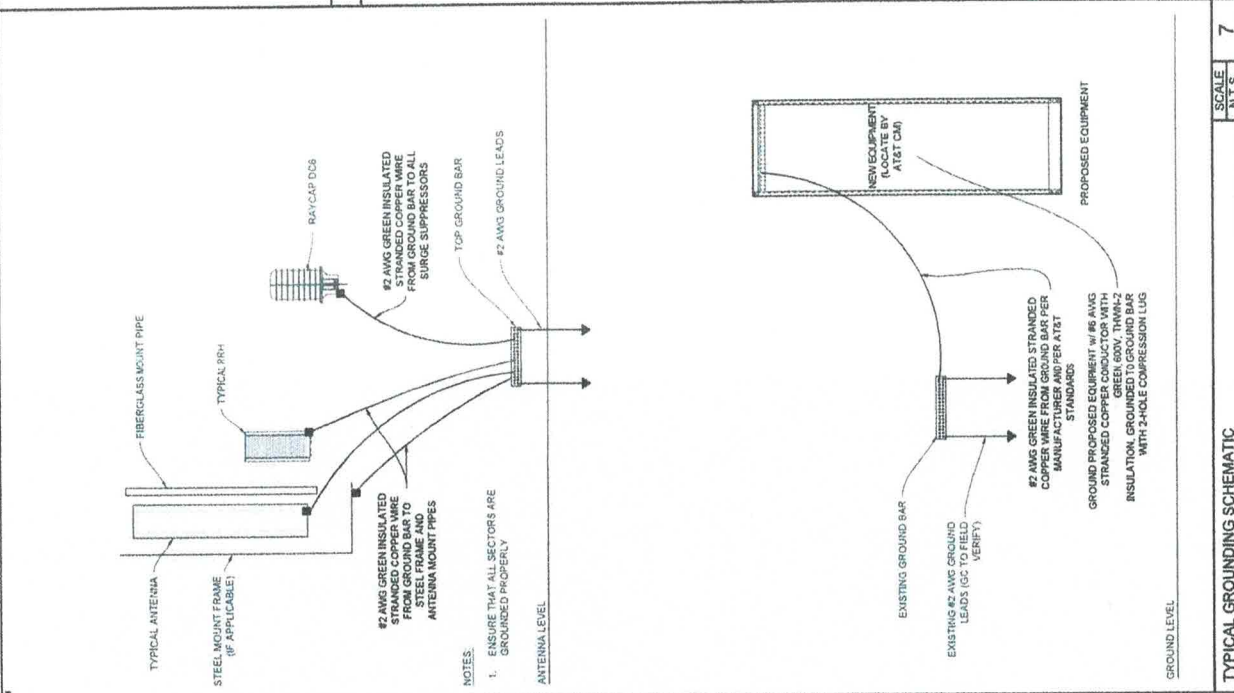
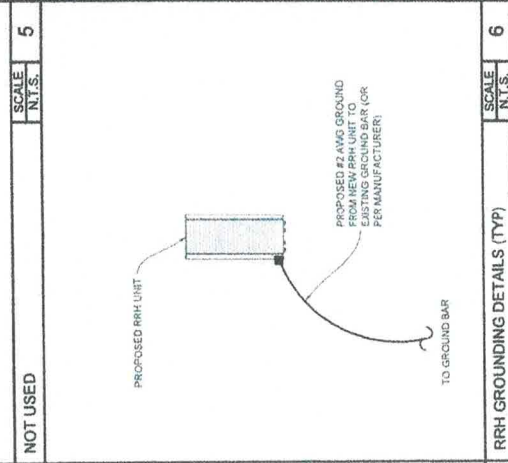
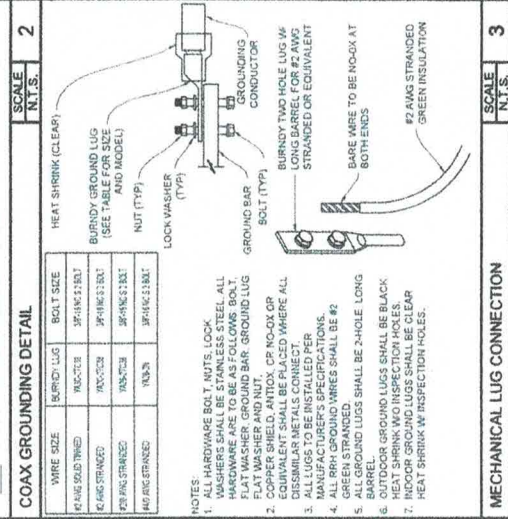
SCALE: N.T.S.

1



2	NOT USED	N.T.S.	1
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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.



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 show 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.