



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 colocation on an existing stealth tower owned by Atlas Tower
Physical Address: 275 North Willow St, Jackson, WY 83001
Lot, Subdivision: _____ PIDN: 22-41-16-27-3-00-022

PROPERTY OWNER.

Name: Redeemer Lutheran Church/Atlas Towers Phone: 303-448-8896
Mailing Address: 3002 Bluff St Suite 300, Boulder, CO ZIP: 80301
E-mail: mpowers@atlastowers.com

APPLICANT/AGENT.

Name: Brian Sieck Phone: 505-410-1893
Mailing Address: 1334 W 1980 N, Provo, Utah ZIP: 84604
E-mail: brian.sieck@smartlinkgroup.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?

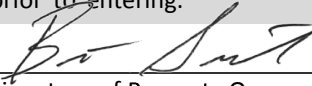
_____ **Application Fee.** Fees are cumulative. Go to www.townofjackson.com/200/Planning and select the relevant application type for the fees.

_____ **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 <http://www.townofjackson.com/DocumentCenter/View/845/LetterOfAuthorization-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

Brian Sieck

Name Printed

5/23/21

Date

Agent for AT&T

Title



Basic Use Permit Narrative – Jackson DT

June 1, 2021

Planning and Building Department
PO Box 1687
Jackson, WY 83001

RE: Basic Use Permit for AT&T Installation on Existing Atlas Tower Site

To Whom It May Concern:

GENERAL PROJECT DESCRIPTION

AT&T is proposing to install on the existing Atlas Tower Stealth Belltower located on the Redeemer Lutheran Church property at 275 N. Willow Street in Jackson, WY. This cellular site location was approved on July 5, 2016 by the Jackson Town Council (CUP P15-091). The proposed installation by AT&T will not alter or compromise the stealth tower design as previously approved. No increase to structure height or lease area footprint is proposed.

Land Owner

Redeemer Lutheran Church
275 North Willow St.
Jackson, WY 83001

Site Details

Parcel: 22-41-16-27-3-00-022

Applicant:

Brian Sieck
Smartlink on behalf of AT&T

Approximate Coordinates:

Latitude: 43° 28' 52.90" N

Longitude: 110° 45' 34.11" W

Tower Owner

Atlas Tower Holdings, LLC
3002 Bluff Street, Suite 300
Boulder, CO 80301

Lease Area: 1,225 square feet

Tower Design: 3-Carrier

Zoning: Urban Commercial (UC)

Please see the below response to the specific code provisions that were highlighted in email correspondence dated April 24, 2021:

Section 6.1.10.D.3.a:

Not in Lieu of Other Required Permits or Authorizations. Any permit to place a Wireless Facility issued under this ordinance and any exemption under subsection C authorizes placement of a facility at a location as proposed and as approved in the permit or as provided within the exemption, with the permission of the entity that controls access to that property. It is not in lieu of building permits, electrical permits, or any other permits or authorizations that may be required as a condition of construction or operation of a Wireless Facility, and it does not excuse compliance with any other law, regulation, practice or other requirement under federal, state or local law; nor does it authorize any action that creates a hazard.

This location was approved by the Jackson City Council on July 5, 2016 (CUP P15-0191). In addition, the Building Permit B17-0078 was issued on May 24, 2017. The proposed AT&T installation will not affect the approved stealth design or footprint.

Section 6.1.10.D.3.e

Standards for Wireless Facility Basic Use Permit

i. All notice only applications must contain the following:

a). Statement certifying that the 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 applicant certifies that the 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

b). The location of where the modification work will take place.

The location is provided per this requirement

c). The date(s) and time(s) during which the work will take place.

The applicant will provide this information

d). Statement certifying compliance with all non-discretionary structural, electrical, energy, building, and safety codes.

All work proposed will be in compliance with all non-discretionary structural, electrical, energy, building, and safety codes.

Section 6.1.10.D.f.ii.b)

Concealment Element. A Concealment Element is defeated for purposes of this ordinance if the modification:

1). Fails to meet a condition of approval;

All installations will meet the conditions of underlying approval CUP P15-091.

2). Frustrates the purpose of a condition of approval;

The underlying conditions of approval will be strictly observed

3). Changes a Stealth-Designed Facility or alters a Concealment Element such that the modified facility will no longer be as effectively concealed or disguised;

There will not be any changes to the aesthetic of the existing site. Any proposed installations are within the concealed tower and lease area

4). Changes a Stealth-Designed Facility or alters a Concealment Element such that the modified facility no longer blends in with its surrounding nature or architecture; or

There will be no changes to the concealed aspects of the site.

5). Changes a Stealth-Designed Facility or alters a Concealment Element such that the presence, purpose or nature of the facility become more readily apparent to a reasonable observer.

There will be no changes to the stealth design due to the AT&T installation.

Best Regards,

Tom Walker
Atlas Tower Holdings, LLC
3002 Bluff Street, Suite 300
Boulder, CO 80301
www.atlastowers.com
Cell (303) 868-6866
Office (303) 448-8896

CONTACT INFORMATION

APPLICANT: AT&T
161 INVERNESS DRIVE WEST, 2ND FLR.
ENGLEWOOD, CO 80112
BECKY JOHN-HANEY
720.480.6429 - BJ739H@ATT.COM

PROJECT AT&T
MANAGEMENT: JAN ROBINETTE
801.201.4173 - JR102N@ATT.COM

CONSTRUCTION AT&T
MANAGER: REID POST
720.838.4228 - RP836C@ATT.COM

SITE SMARTLINK LLC
ACQUISITION: 1997 ANNAPOLIS EXCHANGE PARKWAY
#200, ANNAPOLIS, MD 21401
STEVE PHILLIPS
801.652.7506
STEPHEN.PHILLIPS@SMARTLINKLLC.COM

ENGINEER OF RECORD: TELEMtn ENGINEERING LLC
104 N. BROADWAY, SUITE 600
DENVER, CO 80203
KHRISTOPHER SCOTT, P.E.
303.596.6804



SITE NAME: JACKSON NORTH
FA NUMBER: 15433582
SITE ID / USID: IDL04525/299574
PACE #/PTN: MRUTH043860/3770A0XADZ
SITE TYPE: NSB
STRCT TYPE: CONCEALMENT TOWER

APPROVALS

AT&T (RF): _____ DATE: _____

AT&T (CONST): _____ DATE: _____

AT&T (SAM): _____ DATE: _____

PROPERTY OWNER: _____ DATE: _____

PROJECT SCOPE

☒ 1C ☒ 3C ☐ 5C ☐ 4T4R ☐ 2ND RRH ADD

☒ 2C ☒ 4C ☐ 6C ☐ RRH SWAP

SCOPE OF WORK

- NEW AT&T TOWER SCOPE OF WORK:**
- INSTALL (8) ANTENNAS, (2) PER SECTOR.
 - INSTALL (48) COAX CABLES
- NEW AT&T GROUND SCOPE OF WORK:**
- INSTALL (1) AT&T PRE-FABRICATED 6'-8" X 6'-8" STEEL WALK-IN-CABINET (SWIC).
 - INSTALL (1) 30KW DIESEL GENERATOR
 - INSTALL NEW 200A ELECTRIC SERVICE WITH 200A METER BASE AND NEW POWER RUN TO EXISTING H-FRAME
 - INSTALL NEW FIBER SERVICE DIRECT FROM H-FRAME TO WIC
 - INSTALL (3) FIBER LINES.
 - INSTALL (6) DC POWER LINES
 - INSTALL (12) RRH'S, (3) PER SECTOR ON H-FRAME
 - INSTALL GPS ANTENNA
- WORK TO COMMENCE 9/29 - 10/27 FROM 8:00 AM - 6:00 PM.

DRAWING INDEX

T1	TITLE SHEET
A1	OVERALL SITE PLAN
A2	ENLARGED SITE PLAN AND TYPICAL ANTENNA PLAN
A3	NEW WEST ELEVATION

SITE INFORMATION

SITE ADDRESS: 275 NORTH WILLOW STREET
JACKSON, WY 83001

PARCEL NUMBER (APN): 22-41-16-27-3-00-022

PROPERTY OWNER: REDEEMER LUTHERAN CHUCH
275 N. WILLOW ST.
JACKSON, WY 83001

BUILDING OWNER: ATLAS TOWER HOLDINGS
4450 ARAPAHOE AVE, #100
BOULDER, CO 80303

LATITUDE (NAD 83) 43.4809806°, 43° 28' 51.5301"

LONGITUDE (NAD 83) -110.7596028°, -110° 45' 34.5701"

GROUND ELEV. 6234.0'

COUNTY: TETON

OCCUPANCY GROUP: U-1

POWER PROVIDER: LOWER VALLEY ENERGY

FIBER PROVIDER: TBD

DO NOT SCALE DRAWINGS

CONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME

GENERAL NOTES

THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS NEW.

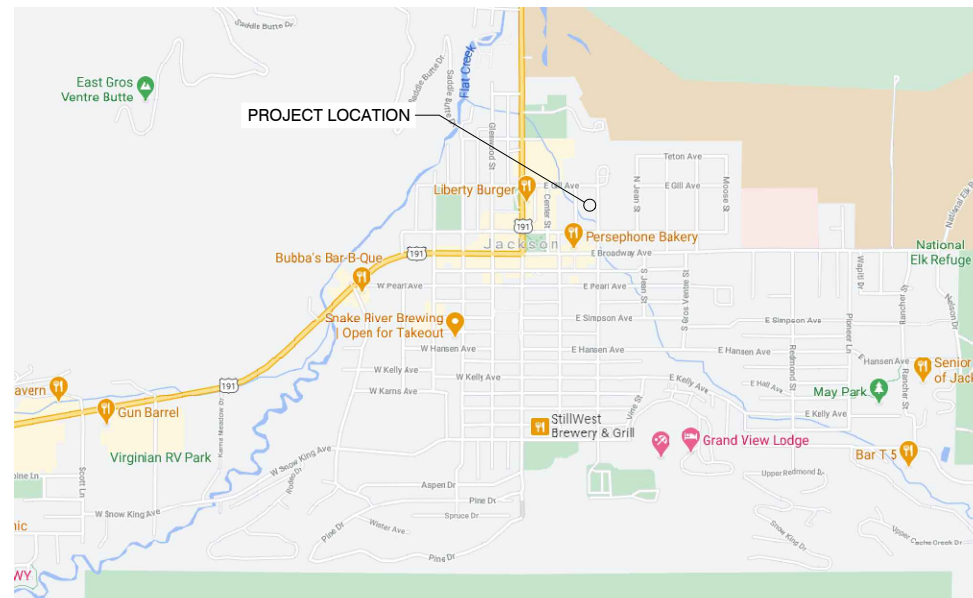


Know what's below.
Call before you dig.

TO OBTAIN LOCATION OF PARTICIPANTS UNDERGROUND FACILITIES BEFORE YOU DIG IN IDAHO, CALL DIG LINE, INC.
TOLL FREE: 1-800-342-1585 OR
www.digline.com

IDAHO STATUTE
REQUIRES MIN OF 2
WORKING DAYS NOTICE
BEFORE YOU EXCAVATE

VICINITY MAP



DRIVING DIRECTIONS

DIRECTIONS TO SITE FROM AT&T OFFICE AT 188 INVERNESS DRIVE WEST, ENGLEWOOD CO, 80112:

DEPART NORTH ON INVERNESS DRIVE WEST. TURN LEFT ONTO EAST DRY CREEK ROAD. MERGE ONTO I-25 NORTH. TAKE I25 NORTH TO I80 WEST. FOLLOW I80 WEST TO EXIT 104 AND TAKE HWY 191 NORTH TO JACKSON. IN JACKSON TAKE A RIGHT ON E GILL AVE AND THEN A RIGHT ONTO E WILLOW ST. FOLLOW SOUTH TO SIGHT ON THE RIGHT.

REFERENCE DOCUMENTS

DATE	DOCUMENT
01/06/21	IDL04525 RFDS

APPLICABLE CODES

2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL PLUMBING CODE
2018 ENERGY EFFICIENCY CODES
2017 NATIONAL ELECTRIC CODE



188 INVERNESS DRIVE WEST
2ND FLR.
ENGLEWOOD, CO. 80112



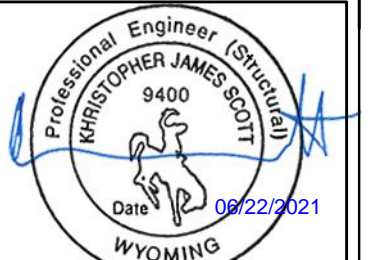
PLANS PREPARED BY:



104 N. BROADWAY, SUITE 600
DENVER, CO 80203
303-596-6804

Rev:	Date:	Description:	By:
0	02/10/21	90% ZD'S	KS
1	05/07/21	100% ZD'S	MC
2	05/13/21	100% ZD'S	MC
3	05/18/21	STAMPED ZD'S	MC
4	06/21/21	STAMPED ZD'S	MC

LICENSURE NO:



ZONING DRAWINGS NOT FOR CONSTRUCTION

DRAWN BY:	CHK BY:	APV BY:
KS	KS	KS

IDL04525
JACKSON NORTH
275 N. WILLOW ST.
JACKSON WY 83001

SHEET TITLE:

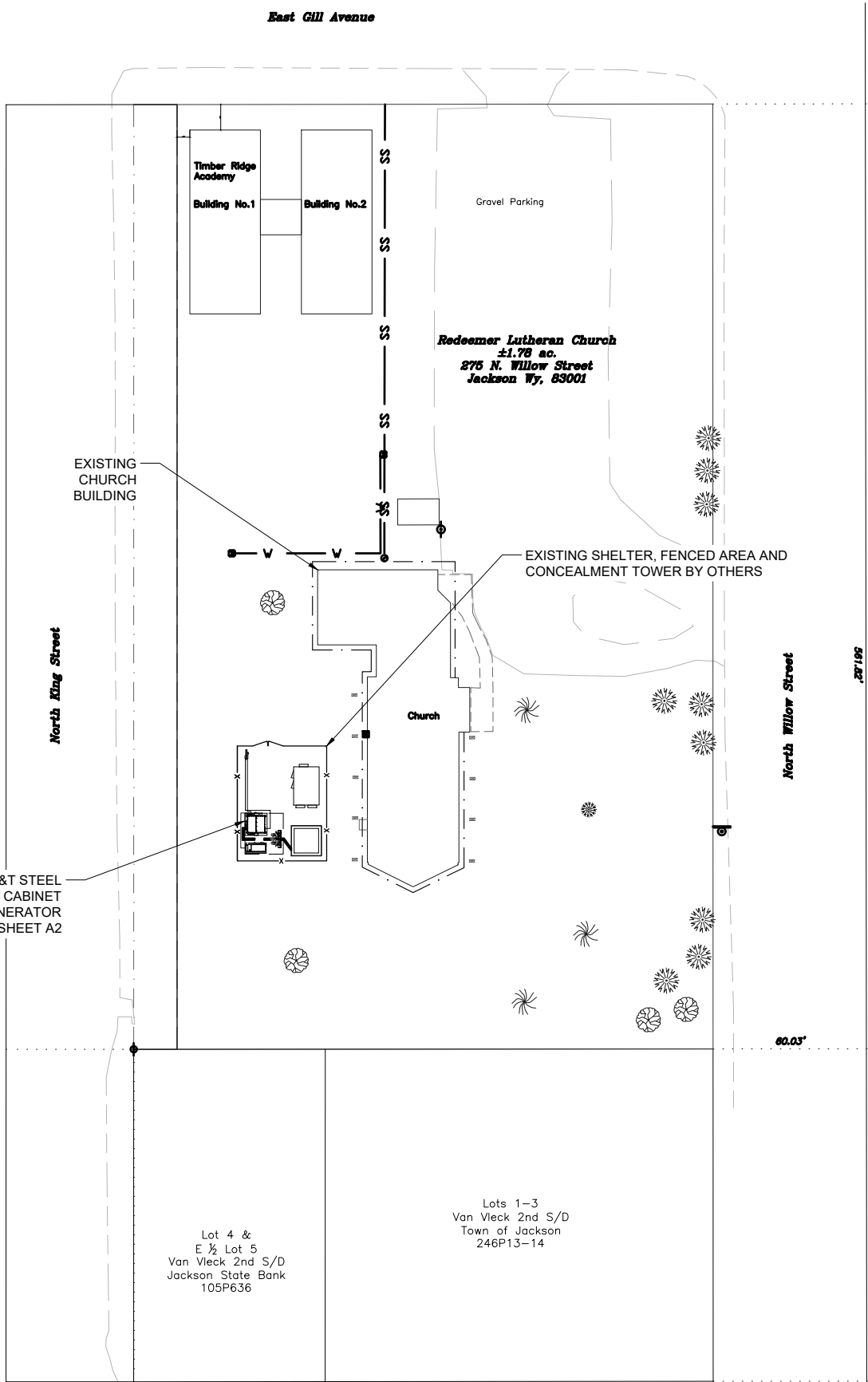
TITLE SHEET

SHEET NUMBER:

T1



NEW AT&T STEEL
WALK-IN CABINET
AND GENERATOR
- SEE SHEET A2



NOTE:
1. FIBER BACKHAUL UTILITY
ROUTE IS PRELIMINARY.
FINAL UTILITY SOURCE
AND ROUTE TO BE
DETERMINED BY UTILITY
COMPANIES IN
COORDINATION WITH AT&T.



188 INVERNESS DRIVE WEST
2ND FLR.
ENGLEWOOD, CO. 80112



PLANS PREPARED BY:



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303-596-6804

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LICENSURE NO:



ZONING DRAWINGS NOT FOR CONSTRUCTION

DRAWN BY:	CHK BY:	APV BY:
KS	KS	KS

IDL04525
JACKSON NORTH
275 N. WILLOW ST.
JACKSON WY 83001

SHEET TITLE:

OVERALL
SITE PLAN

SHEET NUMBER:

A1

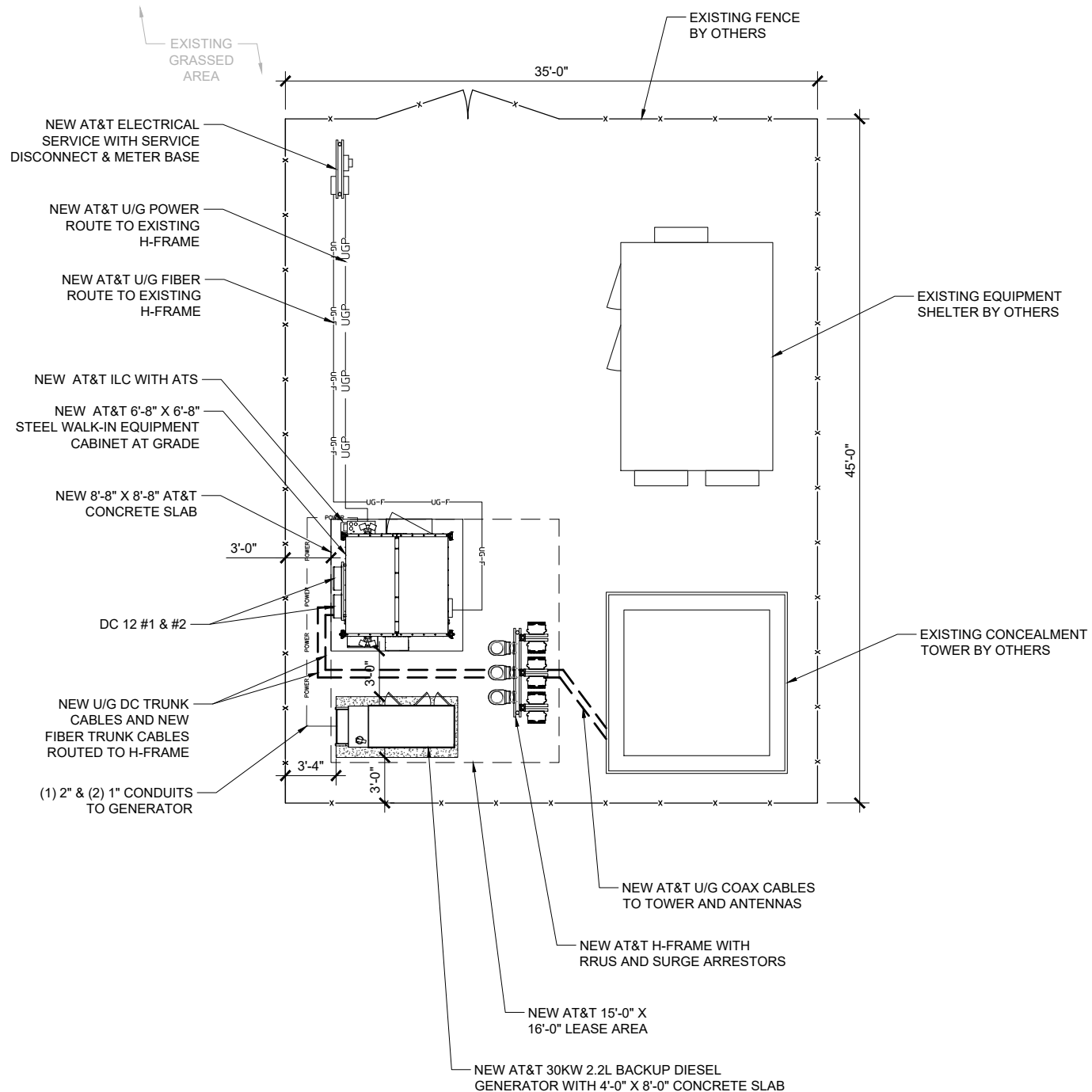


AERIAL VIEW

SCALE: 1" = 60'-0" (11X17)

SCALE: 1" = 30'-0" (24X36)

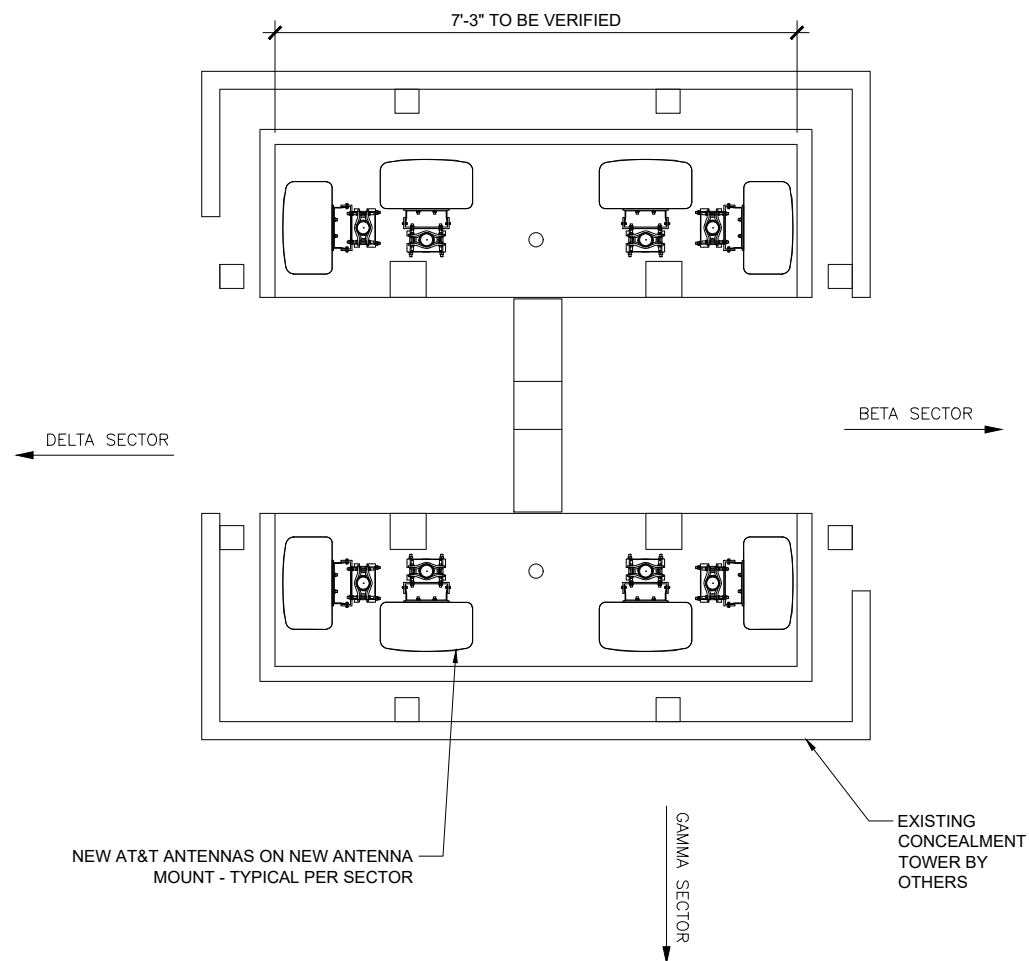
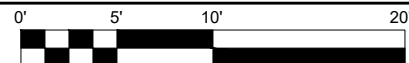




1 ENLARGED SITE PLAN

SCALE: 1" = 10'-0" (11X17)

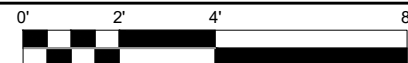
SCALE: 1" = 5'-0" (24X36)



2 ANTENNA PLAN

SCALE: 1/4" = 1'-0" (11X17)

SCALE: 1/2" = 1'-0" (24X36)



188 INVERNESS DRIVE WEST
2ND FLR.
ENGLEWOOD, CO. 80112



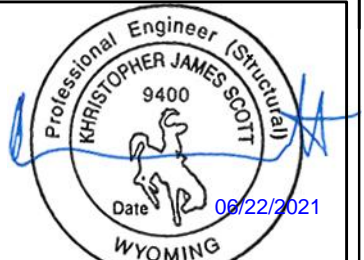
PLANS PREPARED BY:



104 N. BROADWAY, SUITE 600
DENVER, CO 80203
303-596-6804

Rev:	Date:	Description:	By:
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LICENSURE NO.:



ZONING DRAWINGS NOT FOR CONSTRUCTION

DRAWN BY:	CHK BY:	APV BY:
KS	KS	KS

IDL04525
JACKSON NORTH
275 N. WILLOW ST.
JACKSON WY 83001

SHEET TITLE:

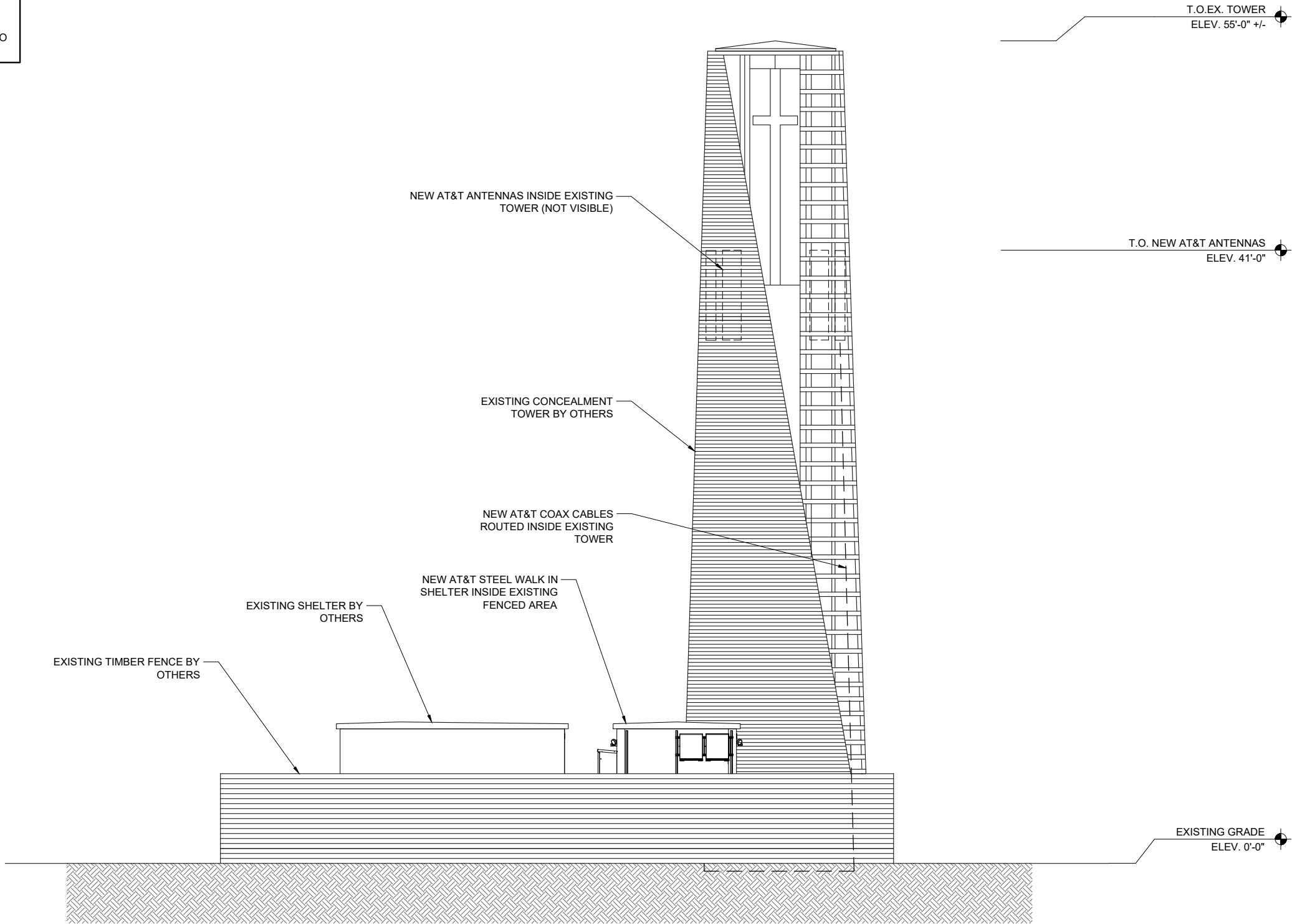
**ENLARGED SITE PLAN
& ANTENNA PLAN**

SHEET NUMBER:

A2

STRUCTURAL NOTES / STRUCTURAL SERVICES COMPLIANCE NOTE:

NO WORK SHALL COMMENCE WITHOUT THE APPROVED STRUCTURAL TOWER/ANTENNA/MOUNT ANALYSIS REPORT (SIGNED AND SEALED) TO BE PROVIDED UNDER SEPARATE COVER. CONTRACTOR PRIOR TO CONSTRUCTION SHALL REVIEW THE APPROVED TOWER/ANTENNA/MOUNT ANALYSIS REPORT SUPPLIED BY AT&T / SMARTLINK. MODIFY IF REQUIRED ALL APPLICABLE MEMBERS AS INDICATED IN CERTIFIED STRUCTURAL REPORT PRIOR TO INSTALLATION ON STRUCTURE.



188 INVERNESS DRIVE WEST
2ND FLR.
ENGLEWOOD, CO. 80112



PLANS PREPARED BY:



104 N. BROADWAY, SUITE 600
DENVER, CO 80203
303-596-6804

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LICENSURE NO:



ZONING DRAWINGS NOT FOR CONSTRUCTION

DRAWN BY:	CHK BY:	APV BY:
KS	KS	KS

IDL04525
JACKSON NORTH
275 N. WILLOW ST.
JACKSON WY 83001

SHEET TITLE:

**NEW
WEST
ELEVATION**

SHEET NUMBER:

A3

LETTER OF AUTHORIZATION

Redeemer Lutheran Church of Jackson Wyoming, "Owner" whose address is: _____
275 N Willow St, Jackson WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Redeemer Lutheran Church of Jackson Wyoming, as the owner of property

more specifically legally described as: A PORTION OF THE SOUTHWEST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 116 WEST, 6TH P.M.

(If too lengthy, attach description)

HEREBY AUTHORIZES Atlas Tower 1, LLC and Smartlink Group, on behalf of AT&T 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: Member, Trustee Redeemer Lutheran
(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 Steven Weichman this 15th day of June, 2021.

WITNESS my hand and official seal.

(Notary Public)

My commission expires: 3/30/2024

(Seal)

