Jackson Town Council Regular Meeting

January 22, 2019
6:00 PM
Town Council Chambers

NOTICE: THE VIDEO AND AUDIO FOR THIS MEETING ARE STREAMED TO THE PUBLIC VIA THE INTERNET AND MOBILE DEVICES WITH VIEWS THAT ENCOMPASS ALL AREAS, PARTICIPANTS AND AUDIENCE MEMBERS. PLEASE SILENCE ALL ELECTRONIC DEVICES DURING THE MEETING

I. OPENING

A. Call to Order and Roll Call

B. Pledge of Allegiance

C. Announcements/Proclamations

1. Proclamation and Award of Medal of Merit to Officer Phillip Smith

II. PUBLIC COMMENT

This section is reserved for questions and comments from the public on items that are not otherwise included in this agenda. If you would like to communicate with the Council during the meeting, please address them during open public comment, when public comment is called for on a specific item or send an email to *Council@jacksonwy.gov*.

III. CONSENT CALENDAR

All matters listed in this section are considered to be of routine nature by the governing body and will be enacted in one motion, unless it is removed from the consent calendar and considered separately by Council. Public comment may be given on any item.

A. Minutes

1. January 7, 2019 regular meeting
2. January 14-15, 2019 special meeting / retreat

B. Disbursements

C. Special Event: 2019 Special Olympics Winter Games

D. Temporary Sign Permit: Patriotic Color Run 5K (P19-006)

IV. PUBLIC HEARINGS, DISCUSSION AND/OR POSSIBLE ACTION ITEMS

A. Planning

1. **Item P18-208**: Snow King Planned Resort District Master Plan Amendment (Tyler Sinclair, Planning Director) *This item will be continued to January 29*
2. Town Council Letter of Comment to U.S. Forest Service on Snow King Resort Master Plan (Tyler Sinclair, Planning Director) *This item will be continued to January 29.*
3. **Item P18-274,-323**: Conditional Use Permit and Administrative Adjustment for Dusty Acres Apartments at 1024 Gregory Lane (Tyler Valentine, Senior Planner)
4. **Item P18-301**: Conditional Use Permit for St. John's Medical Center at 555 E. Broadway Avenue (Brendan Conboy, Associate Planner)
5. **Item P18-267**: Zoning Map Amendment for 135 & 175 East Broadway Avenue (Paul Anthony, Principal Planner) 1/21/2019 The applicant requested an indefinite continuance of this item. It will not be heard by the Town Council at this meeting.

Please note that at any point during the meeting, the Mayor and Council may change the order of items listed on this agenda. In order to ensure that you are present at the time your item of interest is discussed, please join the meeting at the beginning to hear any changes to the schedule or agenda.

V. RESOLUTIONS

VI. ORDINANCES

A. **Ordinance S**: An Ordinance Amending and Reenacting Section 1 of Town Ordinance 1074 (part) and Division 4.4 Planned Unit Development Zones to Add Section 4.4.2.h.7 of the Town LDRs, for a Neighborhood Medium Density-2 Zone (Glenwood project P17-201) (Presented for 3RD reading and designated Ordinance 1206)

B. **Ordinance T**: An Ordinance Amending and Reenacting Section 2 of Town Ordinance 1074 (part) and the Town's Official Zoning District Map to Change the Current Zoning of Land Addressed at 640 & 650 S. Glenwood Street to Planned Unit Development – Neighborhood Medium Density-2 (P17-201) (Presented for 3RD reading and designated Ordinance 1207)

C. **Ordinance U**: An Ordinance Amending and Reenacting Section 12.16.030 of the Jackson Municipal Code Providing Law Enforcement Jurisdiction at the Jackson Hole Airport (Presented for 3RD reading and designated 1208)

VII. MATTERS FROM MAYOR AND COUNCIL

A. Board and Commission Reports

VIII. MATTERS FROM THE TOWN MANAGER

A. Town Manager's Report

IX. ADJOURN

Please note that at any point during the meeting, the Mayor and Council may change the order of items listed on this agenda. In order to ensure that you are present at the time your item of interest is discussed, please join the meeting at the beginning to hear any changes to the schedule or agenda.

PROCLAMATION and MEDAL OF MERIT COMMENDATION
OFFICER PHILLIP SMITH

WHEREAS, Phillip Smith took the Oath of Office on July 31, 2014 to not only support, obey and defend the Constitutions of the United States and the State of Wyoming and discharge the duties of his office as Police Officer but to also uphold the values of our community and the mission of the Jackson Police Department; and

WHEREAS, the Law Enforcement Oath of Honor states that "On my honor, I will never betray my badge, my integrity, my character or the public trust. I will always have the courage to hold myself and others accountable for our actions. I will always uphold the constitution, my community, and the agency I serve;" and

WHEREAS, in January 2017, Jackson Police Officers responded to a medical assist call, which resulted in a heroin overdose and death and while on the scene, Officer Smith recognized persons that were known to be involved in the use and distribution of controlled substances; and

WHEREAS, as a result of that incident, Officer Smith spearheaded an extensive investigation taking over ten months and gathered sufficient evidence to identify a suspect who had delivered the controlled substance to the deceased which resulted in the Wyoming Department of Criminal Investigations issuing a warrant for negligent homicide and the suspect being arrested; and

WHEREAS, Officer Smith held true to his Oath of Honor and his Oath of Office to the Town of Jackson to hold others accountable for their actions and thus removed a suspected narcotic dealer from our community; and

WHEREAS, this is not the first time Officer Smith has been recognized by his peers and supervisors for his values, as previous commendations include being Police Employee of the Quarter and Employee of the Year; and

WHEREAS, Officer Smith continues to present a resolve and devotion to his duties as a Jackson Police Officer including taking lead roles in major investigations encompassing our town, county, and neighboring states; and

WHEREAS, the Medal of Merit is one of the highest commendations bestowed upon a Jackson Police Officer by the Chief of Police and is awarded when an act of outstanding performance or service requiring extreme tenacity of purpose and devotion to duty occurs; and

WHEREAS, Chief Todd Smith has chosen to recognize **Officer Phillip Smith** by presenting him with the **Jackson Police Department Medal of Merit**, thereby presenting Officer Smith to others in the Department, the Town of Jackson organization, and the Jackson community as an exceptional example of law enforcement servant leadership and dedication to protection of the health, safety, and welfare and quality of life for all of the residents and guests of our community.

NOW, THEREFORE, I, Pete Muldoon, Mayor of the Town of Jackson, on behalf of the Jackson Town Council, the Jackson Police Department, the Town of Jackson organization, and the entire community do hereby acknowledge and commend Officer Phillip Smith for his significant contributions in keeping our community safe and for being awarded the Jackson Police Department Medal of Merit.

DATED THIS 22ND Day of January, 2019.

Town of Jackson, Wyoming

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ATTEST: Pete Muldoon, Mayor

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Sandra P. Birdyshaw, Town Clerk

TOWN COUNCIL PROCEEDINGS - UNAPPROVED

JANUARY 7, 2019 **JACKSON, WYOMING**

The Jackson Town Council met in regular session in the Council Chambers of the Town Hall located at 150 East Pearl at 6:00 P.M. Upon roll call the following were found to be present:

MAYOR: Pete Muldoon
COUNCIL: Jim Stanford, Arne Jorgensen, and Jonathan Schechter. Hailey Morton Levinson was absent. *(new Councilmen Jorgensen and Schechter were sworn in this morning at 9:00 AM)*
STAFF: Larry Pardee, Roxanne Robinson, Audrey Cohen-Davis, Lea Colasuonno, Todd Smith, Tyler Sinclair, Paul Anthony, Floren Poliseo, Johnny Ziem, Carl Pelletier, and Sandy Birdyshaw.

Ex-Officio Members: Don Frank and Bob Lenz were present.

Resolution 19-01. A Resolution of Appreciation for Bob Lenz's Service to the Town of Jackson. A motion was made by Jim Stanford and seconded by Jonathan Schechter to approve Resolution 19-01.

WHEREAS, Robert F. Lenz has served the Town of Jackson faithfully for twelve years as a Town of Jackson Councilman from January of 2007 to January of 2019; and

WHEREAS, Bob also served and as Mayor Pro Tem from January 2011 through January 2014; and

WHEREAS, Bob has represented the Town of Jackson through his many years of service as liaison to the Historic Downtown Business District, Jackson Hole Historical Society & Museum, the Museum Administrative Board, the Jackson/ Teton County Housing Authority and Housing Supply Board, START Bus Joint Powers Board, the Fair Board, plus other numerous committees and subcommittees of the Town Council; and

WHEREAS, Bob's third term on the Jackson Town Council has expired and we shall deeply miss his priceless local perspective, his no-nonsense approach, his knowledge of parliamentary procedure, his commitment to sustain Jackson's unique character while balancing scenic and agricultural resources that define that character; and

WHEREAS, Bob worked tirelessly to represent the Town of Jackson to the Wyoming Association of Municipalities and the rest of the state, establishing meaningful relationships with other Mayors and Councilmembers which helped present Jackson in a positive light and also consistently attended the Colorado Association of Ski Towns meetings to further his knowledge of issues affecting Rocky Mountain resort communities; and

WHEREAS, Bob was an advocate for property acquisition during his tenure on the Town Council with the saying, "They're not making any more land," and his decisions in this regard will serve the community far beyond the needs of today and well into the future; and

WHEREAS, Bob was a strong and unwavering advocate for improved walkability, wide sidewalks, and appropriate street lighting to further promote livability and a sense of community for residents and guests of all abilities and needs; and

WHEREAS, those staff members and Councilmembers close to Bob felt and feel special because he cares about individuals, takes the time to make connections, respects opinions and needs of others and truly cares about all of us working at the Town, our families and needs; and

WHEREAS, Bob could be counted on to give credit where credit was due, and was always complimentary of the staff and their work and how the issues were presented; and

WHEREAS, Bob's integrity and diligence has greatly improved the community over the years and Jackson is a better place for Mr. Lenz having served these past twelve years; and

WHEREAS, without public minded citizens such as Bob Lenz, local governments such as ours would be very challenged to deliver the services that the community demands and deserves; and

WHEREAS, the above efforts were consistently undertaken without any recognition sought or received.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Mayor and Town Council of the Town of Jackson in regular session duly assembled, that the Mayor and Town Council on behalf of all of the people of the Town of Jackson, the employees of the Town of Jackson, and Jackson Hole community,

shall and do hereby take this opportunity to express their sincere gratitude and appreciation and offer a heartfelt thank-you to Bob Lenz for his many years of dedicated service to the Town of Jackson government and community.

BE IT FURTHER RESOLVED, that a copy of this resolution be maintained in the official records of the Town of Jackson as a permanent record and memorandum of the many years of devoted service from Bob Lenz.
DATED THIS 7th DAY OF JANUARY, 2019.

Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried, with Morton Levinson absent.

Resolution 19-02. A Resolution of Appreciation for Don Frank's Service to the Town of Jackson. A motion was made by Jim Stanford and seconded by Arne Jorgensen to approve Resolution 19-02.

WHEREAS, Donald W. Frank has served the Town of Jackson faithfully for six years as a Town of Jackson Councilman from January of 2013 to January of 2018; and

WHEREAS, Don has represented the Town of Jackson by serving as liaison to the Town's Design Review Committee, Jackson Hole Community Housing Trust, Jackson/Teton County Parks and Recreation Board, the Town's Planning and Zoning Commission, plus numerous committees and subcommittees of the Town Council; and

WHEREAS, Don has been a staunch advocate for employees and employee issues during his tenure on the Council, consistently supporting wage and benefit issues and those affecting the welfare and equal treatment of all employees in the organization; and

WHEREAS, Don could always be counted on to have researched the issues and to come to the meeting prepared and with the ability to talk about those issues intelligently and passionately; and

WHEREAS, Don's technical expertise on any issue related to buildings and construction was relied upon by the Council and staff to help understand those technical issues and assist the rest of the Council through those discussions; and

WHEREAS, Don was always quick with a smile, a joke, and a sincere interest in employees, their families, and how things were going; and

WHEREAS, Don stepped up to serve by filling in and assisting the Council when a vacancy existed without any agenda related to personal ego, personal issues, or personal gain, and was a true public servant without any kind of agenda; and

WHEREAS, without public minded citizens such as Don Frank, local governments such as ours would be hard pressed to deliver the services to the community that the community demands and deserves; and

WHEREAS, frequently these efforts were undertaken without recognition being sought or received; and

WHEREAS, Don's term on the Town Council has expired and we shall truly miss his consistent, unwavering stewardship for providing housing opportunities and alternative transportation options, to maintain a healthy community and diversified local economy, his "*frankness*" and humorful conclusions.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Mayor and Town Council of the Town of Jackson in regular session duly assembled, that the Mayor and Town Council on behalf of all of the people of the Town of Jackson and Jackson Hole community, shall and do hereby take this opportunity to express their sincere gratitude and appreciation and offer a heartfelt thank-you to Don Frank for his many years of dedicated service to the Town of Jackson government and community.

BE IT FURTHER RESOLVED, that a copy of this resolution be maintained in the official records of the Town of Jackson as a permanent record and memorandum of the many years of fine service of Don Frank.
DATED THIS 7th DAY OF JANUARY, 2019.

Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried, with Morton Levinson absent.

Public Comment. Public comment was given by Brenna Cannon on eco-tourism, Wes Gardner on the parking survey, Ryan Stolp on the Wildlife Crossings Master Plan, Kevin Cochary on the Snow King Master Plan, and Aaron Pruzan on wildlife crossings and use of the lodging tax.

Approval of 2018 Meeting Minutes. A special committee comprised of Pete Muldoon, Hailey Morton Levinson and Jim Stanford was established December 17, 2018 for the purpose of approving the meeting minutes at the next regular meeting due to a change in the makeup of the Town Council. Once this task is complete, the special committee will cease to exist.

A motion was made by Jim Stanford and seconded by Pete Muldoon to approve the workshop and regular meeting minutes dated December 17, 2018, and the special meeting minutes dated December 20, 2018. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried, with Morton Levinson absent.

Consent Calendar. A motion was made by Jonathan Schechter and seconded by Jim Stanford to approve the consent calendar including items A-F as presented with the following motions.

A. **Disbursements.** To approve the disbursements as presented. Jackson Curbside $780.00, Carquest $241.89, Ace Hardware $288.28, Teton County Sheriff $648.00, Curran-Seeley $12062.50, Delcon $1834.57, Evans Construction $3188.25, Airgas Intermountain $209.00, High Country Linen $2103.86, Caselle $1398.67, Interstate Battery $384.80, Jackson Lumber $112.74, Jackson Hole News & Guide $10725.60, LVPL $16568.62, Nelson Engineering $2713.25, Red's Auto glass $552.50, Smith Power Products $3393.68, Napa $2359.05, Community Safety Network $10000.00, Teton Motors $545.71, Teton Youth & Family Services $40500.00, Mike's Body Shop $1444.61, GFOA $435.00, Wyoming Law Enforcement $90.00, Bruce Hayse $360.00, Wort Hotel $1976.80, CDW-Government $14223.00, WAM $1300.00, Centurylink $2123.11, Rendezvous Engineering $101253.52, Cummins Rocky Mountain $1211.67, Teton County Special Fire $17101.18, Galls $98.57, Jack's Tire $15201.55, Energy Laboratories $225.50, Grafix Shoppe $1615.63, Spring Creek Animal Hospital $446.52, Blue Spruce Cleaners $562.05, Todd Smith $690.00, Entenmann-Rovin $183.00, Western States $2796.01, Wyoming.com $5.00, AT&T $760.51, Verizon $7660.95, Division of Victim Services $310.00, Xerox $664.78, Alphagraphics $989.27, LGLP $1000.00, Amerigas $2506.27, Kenworth $83.52, Teton Waterworks $100.00, Jack's Truck $549.23, Luminator $18.33, Safety Kleen $289.23, Westwood Curtis $423489.31, Yellow Iron $230.00, Caroline Fisher $11919.24, Creative Energies $165142.97, Portis Group $10942.00, Neopost $36.00, ER Office $284.44, Visa $33717.95, Two Ocean Builders $5000.00, UPS $74.58, Exposure Signs $3518.00, Elk Country Inn $995.10, Advanced Glass & Trim $610.00, Thomson West $1237.27, Charter $1617.03, Stinky Prints $30.24, Respond First Aid $230.22, Gillig $2213.99, Commercial Tire $3793.28, Warner Truck $10052.33, Mailfinance $468.69, Proforce $1614.15, Provantage $800.00, Long Building Technologies $4926.40, Apple $1088.00, Meyring & Associates $951.79, Bank of Jackson Hole $60.00, Jeromie Traphagen $100.00, MSC Industrial $50.36, Rendezvous Pages $420.00, Jim Corsi $85.00, Snake River Roasting $432.25, Fleetpride $561.37, Silverstar $2313.63, Advanced Pump & equipment $750.00, Dustin Christensen $102.00, Big R $53.99, Brian Schmidt $102.00, MHL Systems $4540.00, Kois Brothers $356.49, Swagit $1775.00, H&R Enterprises $1233.85, Cornforth Consultants $355.50, Jelly Donut $380.00, ISC Inc $142310.24, Department of Family Services $10.00, Flat Creek WID $12000.00, Kellerstrass $61986.17, Christopher Leigh $980.00, Amazon $5819.17. Greenway Painting $842.82, Casper Star Tribune $665.20, Wyoming Garage Door $151.50, Crown Trophy $20.86, Superion $10520.22, CCC's PBI $1000.00, Raftelis $2202.50, Water Werks $1937.89, Process Technology $3149.40, Energy 1 $933.67, Identisys $290.78, Peter Muldoon $1814.87, Outlaw Brothers Construction $8741.79, Buckrail $375.00, West Fork Construction $17033.00, Robert Johnson $1300.00, Day Wireless $5900.69, Renee Raudman $15.98, CCC's Snow King $4451.42, Shuttle Bus Leasing $71550.00, Jackson Towing Partners $1350.00, BYG $63.00, Andrei Lungu $63.00, Cowboy Taxi $63.00, Teton Music Game $100.00, Shades of JH $100.00, JMC Professional Consulting $290.00, Westbank Garden Center $130.00, Dwight Posey $93.00, Durwin Clayton $155.00, Alyson Klaczkiewicz $40.00, 4Imprint $690.06, Snap-On $4125.00

B. **Municipal Court Report for December 2018.** To accept the December 2018 Municipal Court Report into the record.

C. **START and Grand Targhee Resort Service Operator Agreement.** To approve the Service Agreement with Grand Targhee Resort for the operation of Commuter Shuttle Bus service as presented and request the Mayor to sign.

D. **Water Line Easement for 660 West Broadway.** To approve the Perpetual Water Main Easement with property-owner, David Tibbitts, and authorize the Mayor to sign the Easement subject to any minor revisions deemed necessary by staff.

E. **Official Depositories for 2019.** To approve the recommendation of naming Wells Fargo Bank, Bank of Jackson Hole, First Interstate Bank, US Bank, Rocky Mountain Bank, Bank of the West, Zions Bancorporation, First Republic Bank, and Certificate of Deposit Account Registry Service as official depositories for the Town of Jackson during 2019.

F. **Fifth Amendment to the CMAR for West Broadway Landslide Project.** To approve Amendment number 5 to the West Broadway Landslide Mitigation Project Construction Manager at Risk Contract.

New Restaurant Liquor License Application by Scarfish LLC d/b/a Suda. Sandy Birdyshaw made staff comment. Mayor Muldoon opened a public hearing to hear protests against the issuance, renewal, or transfer of these liquor licenses. No protests were given. Mayor Muldoon closed the public hearing.

A motion was made by Jim Stanford and seconded by Arne Jorgensen to approve the issuance of a restaurant liquor license to Scarfish LLC *dba* Suda for the remaining license year ending 3/31/2019, subject to the conditions listed in the staff report and further direct the Town Clerk to issue the licenses upon confirmation that the conditions of approval have been met within the timeframe set forth in Wyoming Statute 12-4-103(a)(iv).

1) Prior to liquor license issuance, the applicant shall comply with all Town of Jackson Building Codes, Fire, Health & Safety Codes, and the Land Development Regulations, and will have obtained all required permits and approvals from all applicable Town/County departments.
2) Prior to liquor license issuance, the applicant shall provide a copy of the food service permit.
3) Any additional minor corrections deemed necessary by staff and the Wyoming Liquor Division.

Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried, with Morton Levinson absent.

Proposed Updates to Jackson Municipal Code Title 6. Sandy Birdyshaw made staff comment on the scope of proposed updates. Public comment was given by Stephan Abrams of The Liquor Store.

A motion was made by Arne Jorgensen and seconded by Jonathan Schechter to direct staff to proceed with proposed revisions as presented, prepare an update for Council consideration at a future workshop, and prepare a draft ordinance to be presented for discussion. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried, with Morton Levinson absent.

Amendment to Title 12.16 Airport Regulations. Police Chief Todd Smith made comment on a proposed revision to clarify that all Town ordinances would be enforced at the airport. Public comment was given by Aimee Crook, Assistant Airport Director and Security Operations at the Airport. As an ordinance would be presented later in this meeting, the Council took no action on this item.

Construction Management Plan for 60 East Pearl Avenue – Fire/EMS Station One Addition. Brian Lenz and Larry Pardee made staff comment. Battalion Chief Matt Redwine and Engineer John Kemp made comment on behalf of the Fire Station. Public comment was given by West Gardner.

A motion was made by Arne Jorgensen and seconded by Jim Stanford to approve of the construction staging and phasing plan as presented and direct the owner/applicant to coordinate with neighboring and adjacent businesses and properties for construction related activities and to coordinate with the Town of Jackson for use and occupying of the Public Right-of-Way for all associated construction permits and waive fees and bonding required for such work. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried, with Morton Levinson absent.

Item P17-147: Golf & Tennis Master Plan. Tyler Sinclair made staff comment. Teton County Planner Roby Hurley presented proposed amendments for consideration and comment from the Town Council. Robert Infinger of Y2 Consultants made comment on behalf of the applicant. Golf & Tennis General Manager Guy Evans and Vice President Alex Klein made comment.

The Council provided comments to agree with staff's proposal related to the buffer to the river channel, deny the cellular use at this time, to put the RV pads on a watch list to be sure they are maintained, that housing types should not include RVs, and to preserve and protect area's eco-system.

Item P18-208: Snow King Planned Resort District Master Plan Amendment.
Town Council Letter of Comment to U.S. Forest Service on Snow King Resort Master Plan. Tyler Sinclair made staff comment.

A motion was made by Jonathan Schechter and seconded by Jim Stanford to continue Item P18-208, an amendment to the Snow King Planned Resort District Master Plan, and associated Sketch Plan, and the consideration of a draft letter to the United States Forest Service outlying comments on the Snow King Mountain Resort On-Mountain Improvements Project Proposal to the January 22, 2019 Regular Town Council meeting. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried, with Morton Levinson absent.

Item P18-314: Land Development Regulations (LDR) Clean-Up. Paul Anthony made staff comment that this amendment of various sections throughout the Land Development Regulations (LDRs), would address a variety of issues to clarify and correct provisions, based on the adoption of Districts 3-6.

Based upon the findings pursuant to Section 8.7.1.C for an amendment to the text of the Land Development Regulations, as presented by the applicant and by the Council for Item P18-314, the application: 1) Is consistent with the purposes and organization of the LDRs; 2) Improves the consistency of the LDRs with other provisions of the LDRs; 3) Provides flexibility for landowners within standards that clearly define desired character; 4) Is necessary to address changing conditions, public necessity, and/or state or federal legislation; 5) Improves implementation of the Comprehensive Plan; and 6) Is consistent with other adopted Town Ordinances, a motion was made by Jim Stanford and seconded by Arne Jorgensen to approve the requested text amendments subject to this staff report and the departmental reviews attached hereto.

Item P18-267: Zoning Map Amendment for 135 & 175 East Broadway Avenue. A motion was made by Jonathan Schechter and seconded by Arne Jorgensen to continue item P18-267 to the regular Council meeting on January 22, 2019. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried, with Morton Levinson absent.

Ordinances. A motion was made by Jim Stanford and seconded by Arne Jorgensen to read ordinances by short title. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried, with Morton Levinson absent.

Ordinance P: An Ordinance Adding Chapter 8.36 to the Jackson Municipal Code Establishing Disposable Bag Requirements.

AN ORDINANCE ADDING CHAPTER 8.36 TO THE MUNICIPAL CODE OF THE TOWN OF JACKSON ESTABLISHING DISPOSABLE BAG REQUIREMENTS AND PROVIDING FOR THE COLLECTION AND DESIGNATION OF THE FEE TO THE TETON COUNTY WASTE REDUCTION PROGRAM AND PROVIDING FOR AN EFFECTIVE DATE.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

Public comment was given by Bob Lenz, Wes Gardner, and Henry Sollit.

A motion was made by Jim Stanford and seconded by Arne Jorgensen to approve Ordinance P at third reading and designate it Ordinance 1205. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried, with Morton Levinson absent.

Ordinance S: An Ordinance Amending and Reenacting Section 1 of Town Ordinance 1074 (part) and Division 4.4 Planned Unit Development Zones to Add Section 4.4.2.h.7 of the Town LDRs, for a Neighborhood Medium Density-2 Zone (Glenwood project P17-201).

AN ORDINANCE AMENDING AND REENACTING SECTION II OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART) TO ADD SUBSECTION 4.4.2.H.7 TO THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING THE ADDITION OF A NEW PLANNED UNIT DEVELOPMENT ZONE AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

A motion was made by Jim Stanford and seconded by Arne Jorgensen to approve Ordinance S at second reading. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried, with Morton Levinson absent.

Ordinance T: An Ordinance Amending and Reenacting Section 2 of Town Ordinance 1074 (part) and the Town's Official Zoning District Map to Change the Current Zoning of Land Addressed at 640 & 650 S. Glenwood Street to Planned Unit Development – Neighborhood Medium Density-2 (P17-201).

AN ORDINANCE AMENDING AND REENACTING SECTION II OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART) TO AMEND THE TOWN OF JACKSON OFFICIAL ZONING DISTRICT MAP TO CHANGE THE ZONING DESIGNATION OF 0.62 ACRES OF LAND ADDRESSED AS 640 S GLENWOOD STREET AND 650 S GLENWOOD STREET FROM

NEIGHBORHOOD MEDIUM DENSITY-2 (NM-2) TO PLANNED UNIT DEVELOPMENT-NEIGHBORHOOD MEDIUM DENSITY-2 (P17-201) (PUD-NM-2 (P17-201)); AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

A motion was made by Jim Stanford and seconded by Jonathan Schechter to approve Ordinance T at second reading. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried, with Morton Levinson absent.

Ordinance U: An Ordinance Amending and Reenacting Section 12.16.030 of the Jackson Municipal Code Providing Law Enforcement Jurisdiction at the Jackson Hole Airport

AN ORDINANCE AMENDING AND REENACTING SECTION 2(a) OF TOWN OF JACKSON ORDINANCE NO. 175 (PART) AND SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 923 (PART) AND SECTION 12.16.030 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON TO INCLUDE APPLICABILITY OF ALL ORDINANCES OF THE TOWN OF JACKSON FOR LAW ENFORCEMENT JURISDICTION AT THE AIRPORT AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

A motion was made by Jim Stanford and seconded by Arne Jorgensen to approve Ordinance U at first reading. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried, with Morton Levinson absent.

Matters from Mayor and Council.
Voting Delegate Form for WAM Winter Conference. A motion was made by Arne Jorgensen and seconded by Jonathan Schechter to appoint Hailey Morton Levinson as the voting delegate for the WAM Winter Conference and Arne Jorgensen as an alternate. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried, with Morton Levinson absent.

Arne Jorgensen made shared information on his community involvement: he is partners with Bruce Hawtin, owners of Hawtin Jorgensen Architects, a member of the Wyoming State Board of Architects and Landscape Architects, an Advisory Board Member with First Interstate Bank, an emeritus member of the Wyoming Community Foundation, and emeritus member of the Jackson Hole Community Housing Trust.

Jonathan Schechter made comment on his community involvement: founder of the Charture Institute, a founding board member of the Jackson Hole Center for Global Affairs, and a past hospital trustee.

The Council discussed January 29, 2019, as a possible date for special joint and council meetings.

Town Manager's Report. A motion was made by Jonathan Schechter and seconded by Jim Stanford to accept the Town Manager's Report. The Town Manager's Report contained an update on the Council's Retreat and Joint Retreat with the County Commissioners, the January CAST Meeting, the WAM Winter Workshop, and upcoming schedule for the FY20 Budget. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried, with Morton Levinson absent.

Adjourn. A motion was made by Jonathan Schechter and seconded by Arne Jorgensen to adjourn the meeting. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried, with Morton Levinson absent. The meeting adjourned at 8:22 p.m. minutes:spb

TOWN OF JACKSON

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Pete Muldoon, Mayor

ATTEST:

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Sandra P. Birdyshaw, Town Clerk

Published JH News & Guide: January 16, 2019

TOWN COUNCIL PROCEEDINGS - UNAPPROVED

JANUARY 14-15, 2019 **JACKSON, WYOMING**

The Jackson Town Council met in special session as a retreat at the Grandview Lodge at Snow King Resort, 537 Snow King Loop Road at 8:00 a.m. Upon roll call the following were found to be present:

MAYOR: Pete Muldoon
COUNCIL: Jim Stanford, Hailey Morton Levinson, Arne Jorgensen, and Jonathan Schechter.
FACILITATOR: John Heymann with NewLevel Group
STAFF: Larry Pardee, Roxanne Robinson, Carl Pelletier, Kelly Thompson, Todd Smith, Michael Palazzolo, Floren Poliseo, Johnny Ziem, April Norton, Tyler Sinclair, Darren Brugmann, Mike Moyer, and Sandy Birdyshaw

Vice Mayor Appointment. Mayor Muldoon thanked Jim Stanford for his service as vice mayor and appointed Hailey Morton Levinson as vice mayor for 2019.

Ordinances. A motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to read ordinances by short title. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Ordinance U: An Ordinance Amending and Reenacting Section 12.16.030 of the Jackson Municipal Code Providing Law Enforcement Jurisdiction at the Jackson Hole Airport

AN ORDINANCE AMENDING AND REENACTING SECTION 2(a) OF TOWN OF JACKSON ORDINANCE NO. 175 (PART) AND SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 923 (PART) AND SECTION 12.16.030 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON TO INCLUDE APPLICABILITY OF ALL ORDINANCES OF THE TOWN OF JACKSON FOR LAW ENFORCEMENT JURISDICTION AT THE AIRPORT AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

A motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to approve Ordinance U at second reading. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried.

Agenda Overview. Pete Muldoon reviewed the agenda and the purpose of various agenda items listed. John Heymann facilitated discussion.

Effective Governance and Leadership. John Heymann gave a presentation on the importance of good leadership; fiduciary responsibilities; good governance; building strong cultures; core values, working agreements related to discussion, consensus and voting, respect, intentionality, fairness and equity, and the body politic; five functions of an effective group; strategic framework; and led discussion amongst the Council.

The meeting recessed at 9:05 a.m. and reconvened at 9:11 a.m.

Council Priorities Discussion, Focusing & Implementation. Larry Pardee made introductory remarks for this session being comprised of each council member's top two priorities for the next two years. Tyler Sinclair gave a brief presentation on the Comprehensive Plan and led discussion. Pete Muldoon introduced his first priority of creating a capacity to strategize and engage.

The meeting recessed at 10:10 a.m. and reconvened at 10:29 a.m.

Hailey Morton Levinson presented her first priority of creating a strategic approach to implementing safe routes to schools and getting families from point A to B. Jim Stanford presented his first priority as improving the health of the Flat Creek riparian system. Arne Jorgensen introduced his first priority of creating predictable funding of priorities. Jonathan Schechter presented his first priority of providing resources to implement the Comprehensive Plan vision.

The meeting recessed at 12:03 p.m. and reconvened at 1:03 p.m.

Jonathan Schechter continued discussion with his second priority of improving relationships with the community and actively harnessing community wisdom and experience. Arne Jorgensen

introduced his second priority of preserving a community of people through housing. Jim Stanford brought up topics for later discussion including broadband infrastructure, water quality and water treatment, and property tax assessments on mobile home parks. Hailey Morton Levinson introduced her second priority of having a plan in place for Karns Meadow utilization and improvements.

The meeting recessed at 2:55 p.m. and reconvened at 3:08 p.m.

Pete Muldoon presented his second priority of a comprehensive strategy to update Town parking policies.

Day One Wrap Up. John Heymann asked the Council to think about the nine priorities presented today and be ready to rank them in the morning as being a high, middle, or low priority for them.

The meeting recessed at 4:09 P.M. and reconvened the following morning, on January 15, 2019 at 8:15 A.M. Upon roll call the following were found to be present:

MAYOR: Pete Muldoon
COUNCIL: Jim Stanford, Hailey Morton Levinson, Arne Jorgensen, and Jonathan Schechter.
FACILITATOR: John Heymann with NewLevel Group
STAFF: Larry Pardee, Roxanne Robinson, Carl Pelletier, Kelly Thompson, Todd Smith, Michael Palazzolo, Floren Poliseo, Johnny Ziem, April Norton, Tyler Sinclair, Audrey Cohen-Davis, Darren Brugmann, Brady Hansen, Steve Ashworth, and Sandy Birdyshaw

The Council went through an exercise to rank the nine priorities that were introduced yesterday. Town Council liaison assignments for this year were discussed.

Priority Based Budgeting Review and Alignment. Larry Pardee led a presentation and discussion on the Town's new priority-driven budget process being a common sense, strategic alternative to incremental budgeting.

The meeting recessed at 10:10 p.m. and reconvened at 10:30 p.m.

High Level Key Performance Indicators. John Heymann led discussion on determining performance indicators as a measurement tool.

Other Discussion. The Council discussed other items including a snow grader, council-staff direction and feedback, increasing the dissemination of council actions, incorporating a celebration of success to meeting agendas, determining a process to provide guidance to Travel and Tourism Board, structure of meeting agendas, agenda documentation, and local control legislation.

A motion was made by Hailey Morton Levinson and seconded by Arne Jorgensen to direct staff to review the nine priorities presented during the retreat and bring back to Council. The Mayor called for the vote and the motion carried.

Audrey Cohen-Davis made comment on small cell regulation deadlines and upcoming agendas.

Wrap Up and Next Steps. John Heymann facilitated a wrap up of the retreat.

Adjourn. A motion was made by Hailey Morton Levinson and seconded by Jim Stanford to adjourn the meeting. Mayor Muldoon called for the vote. The vote showed all in favor and the motion carried. The meeting adjourned on January 15, 2019 at 12:10 p.m.

TOWN OF JACKSON

_____
Pete Muldoon, Mayor

ATTEST:

_____
Sandra P. Birdyshaw, Town Clerk

minutes: spb
Published JH News & Guide: January 23, 2019

Report Criteria:
Detail report.
Invoices with totals above $0 included.
Paid and unpaid invoices included.

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
2	JACKSON CURBSIDE INC.	00026380	RECYCLING COLLECTION @ D	12/10/2018	985.00	.00	
2	JACKSON CURBSIDE INC.	00026461	TOWN SQUARE RECYCLING	01/14/2019	795.00	.00	
2	JACKSON CURBSIDE INC.	00026461	4TH QUARTER FRANCHISE FE	01/14/2019	734.25-	.00	
Total 2:					1,045.75	.00	
5	CARQUEST AUTO PARTS INC.	6090-419689	COUPLER, INFATOR/DGT GAU	01/16/2019	71.07	.00	
Total 5:					71.07	.00	
21	ADVANCED INDUSTRIAL SUPP	5156985	GLOVE MECHANIX, FAS TRAC	12/19/2018	327.17	.00	
21	ADVANCED INDUSTRIAL SUPP	5156986	SAFETY GLASSES NEMESIS S	12/19/2018	73.89	.00	
21	ADVANCED INDUSTRIAL SUPP	5157023	SAFETY GLASSES SMITH & WE	12/19/2018	93.09	.00	
21	ADVANCED INDUSTRIAL SUPP	5157182	SAFETY GLASS GRAY LENS AN	12/26/2018	179.60	.00	
Total 21:					673.75	.00	
51	ACE HARDWARE	633690	TOOL ALL PURPOSE 1000	12/11/2018	34.99	.00	
51	ACE HARDWARE	634087	WOOD WALL THERMOMETER	12/14/2018	9.98	.00	
51	ACE HARDWARE	635871	HEADLIGHT VIS HD LED 250	12/28/2018	34.99	.00	
51	ACE HARDWARE	636004	OMNI SMOOTH BODY BULB, BU	12/31/2018	33.97	.00	
51	ACE HARDWARE	636239	SPLICE BUTT XTREME. WIRE S	01/02/2019	34.98	.00	
51	ACE HARDWARE	636240	LIGHTER BIC ASSTD	01/02/2019	2.99	.00	
51	ACE HARDWARE	636266	TUBE COPR	01/03/2019	11.40	.00	
51	ACE HARDWARE	636535	HX BOLT USS Z, STOP NUT US	01/05/2019	6.10	.00	
51	ACE HARDWARE	636649	KEY RACK 8 TAG	01/07/2019	9.99	.00	
51	ACE HARDWARE	636801	FOLD SAWHORSE 1000LB 2PK	01/08/2019	39.99	.00	
51	ACE HARDWARE	636967	BATTERY WATCH/CALC	01/09/2019	5.49	.00	
51	ACE HARDWARE	637042	PART 50PARTS	01/09/2019	36.30	.00	
51	ACE HARDWARE	637053	BATTERIES	01/09/2019	51.44	.00	
51	ACE HARDWARE	637133	CORD APPL, INDR MECH TIMR,	01/10/2019	107.94	.00	
51	ACE HARDWARE	637271	BATTRY LITHUM, ALKINE 9V 4P	01/11/2019	41.74	.00	
51	ACE HARDWARE	637356	CREDIT: CORD APPL, INDR ME	01/11/2019	51.98-	.00	
51	ACE HARDWARE	637376	POLY SLEIGH SHOVEL	01/11/2019	54.99	.00	
51	ACE HARDWARE	637510	8X1.25 INT SABER TORX	01/14/2019	17.98	.00	
51	ACE HARDWARE	637747	TAPE ELECTRC LIQ BLK, HX LO	01/15/2019	42.62	.00	
51	ACE HARDWARE	637891	CAULK SILCN CLR GE	01/16/2019	6.49	.00	
51	ACE HARDWARE	637917	BLANK COVER 1GANG GRAY	01/16/2019	2.99	.00	
Total 51:					535.38	.00	
70	THYSSEN KRUPP ELEVATOR C	3004352885	GOLD- FULL MAINTENANCE SE	01/01/2019	297.86	.00	
Total 70:					297.86	.00	
79	WYOMING DEPARTMENT OF E	01/11/2019	4th QTR Taxes	01/11/2019	68.54	68.54	01/11/2019
79	WYOMING DEPARTMENT OF E	01/11/2019	4th QTR Taxes	01/11/2019	20.15	20.15	01/11/2019
79	WYOMING DEPARTMENT OF E	01/11/2019	4th QTR Taxes	01/11/2019	54.43	54.43	01/11/2019
79	WYOMING DEPARTMENT OF E	01/11/2019	4th QTR Taxes	01/11/2019	94.28	94.28	01/11/2019
79	WYOMING DEPARTMENT OF E	01/11/2019	4th QTR Taxes	01/11/2019	47.80	47.80	01/11/2019
79	WYOMING DEPARTMENT OF E	01/11/2019	4th QTR Taxes	01/11/2019	39.57	39.57	01/11/2019
79	WYOMING DEPARTMENT OF E	01/11/2019	4th QTR Taxes	01/11/2019	51.51	51.51	01/11/2019
79	WYOMING DEPARTMENT OF E	01/11/2019	4th QTR Taxes	01/11/2019	70.42	70.42	01/11/2019

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
79	WYOMING DEPARTMENT OF E	01/11/2019	4th QTR Taxes	01/11/2019	25.75	25.75	01/11/2019
79	WYOMING DEPARTMENT OF E	01/11/2019	4th QTR Taxes	01/11/2019	25.75	25.75	01/11/2019
79	WYOMING DEPARTMENT OF E	01/11/2019	4th QTR Taxes	01/11/2019	1,038.78	1,038.78	01/11/2019
79	WYOMING DEPARTMENT OF E	01/11/2019	4th QTR Taxes	01/11/2019	42.06	42.06	01/11/2019
79	WYOMING DEPARTMENT OF E	01/11/2019	4th QTR Taxes	01/11/2019	11.95	11.95	01/11/2019
79	WYOMING DEPARTMENT OF E	01/11/2019	4th QTR Taxes	01/11/2019	.01	.01	01/11/2019
Total 79:					1,591.00	1,591.00	
88	AIRGAS INTERMOUNTAIN INC.	9958836602	RENT CYL IND LARGE ACETYL	12/31/2018	100.92	.00	
Total 88:					100.92	.00	
96	HIGH COUNTRY LINEN	0104730	MATS @ SHELTER	12/19/2018	61.93	.00	
96	HIGH COUNTRY LINEN	0106724	BUILDING MAINT: HOME RANC	12/31/2018	25.31	.00	
96	HIGH COUNTRY LINEN	0107031	MATS @ SHELTER	01/02/2019	61.93	.00	
96	HIGH COUNTRY LINEN	0107036	BUILDING MAINT: WWTP	01/02/2019	86.57	.00	
96	HIGH COUNTRY LINEN	0107138	MATS @ START	01/02/2019	241.80	.00	
96	HIGH COUNTRY LINEN	0107293	BUILDING MAINT: PUBLIC WOR	01/03/2019	59.05	.00	
96	HIGH COUNTRY LINEN	0107293	UNIFORMS: ADMIN	01/03/2019	9.70	.00	
96	HIGH COUNTRY LINEN	0107293	UNIFORMS: SEWER	01/03/2019	19.40	.00	
96	HIGH COUNTRY LINEN	0107293	UNIFORMS: WATER	01/03/2019	26.67	.00	
96	HIGH COUNTRY LINEN	0107293	UNIFORMS: STREET	01/03/2019	55.78	.00	
96	HIGH COUNTRY LINEN	0107293	UNIFORMS: FLEET	01/03/2019	38.80	.00	
96	HIGH COUNTRY LINEN	0107293	UNIFORMS: WWTP	01/03/2019	14.55	.00	
96	HIGH COUNTRY LINEN	0107928	BUILDING MAINT: HOME RANC	01/07/2019	7.50	.00	
96	HIGH COUNTRY LINEN	0108492	BUILDING MAINT: PUBLIC WOR	01/10/2019	36.75	.00	
96	HIGH COUNTRY LINEN	0108492	UNIFORMS: ADMIN	01/10/2019	9.70	.00	
96	HIGH COUNTRY LINEN	0108492	UNIFORMS: SEWER	01/10/2019	19.40	.00	
96	HIGH COUNTRY LINEN	0108492	UNIFORMS: WATER	01/10/2019	26.67	.00	
96	HIGH COUNTRY LINEN	0108492	UNIFORMS: STREET	01/10/2019	65.48	.00	
96	HIGH COUNTRY LINEN	0108492	UNIFORMS: FLEET	01/10/2019	38.80	.00	
96	HIGH COUNTRY LINEN	0108492	UNIFORMS: WWTP	01/10/2019	14.55	.00	
96	HIGH COUNTRY LINEN	0108492	UNIFORMS: SEASONAL	01/10/2019	9.70	.00	
96	HIGH COUNTRY LINEN	0109127	BUILDING MAINT: HOME RANC	01/14/2019	25.31	.00	
96	HIGH COUNTRY LINEN	0109289	MATS @ TOWN HALL	01/15/2019	215.50	.00	
96	HIGH COUNTRY LINEN	C0106828	CREDIT: REFUND C. MORAN U	12/31/2018	38.80-	.00	
96	HIGH COUNTRY LINEN	S0106243	BUILDING MAINT: HOME RANC	12/27/2018	147.00	.00	
96	HIGH COUNTRY LINEN	S0106432	BUILDING MAINT: HOME RANC	12/28/2018	292.50	.00	
96	HIGH COUNTRY LINEN	S0107221	BUILDING MAINT: PUBLIC WOR	01/02/2019	174.76	.00	
96	HIGH COUNTRY LINEN	S0107440	BUILDING MAINT: HOME RANC	01/03/2018	27.60	.00	
96	HIGH COUNTRY LINEN	S0107666	BUILDING MAINT: PUBLIC WOR	01/04/2019	222.81	.00	
96	HIGH COUNTRY LINEN	S0108651	GARBAGE CAN LINERS & TOW	01/10/2019	488.48	.00	
96	HIGH COUNTRY LINEN	S0108664	BAR MOP	01/10/2019	8.00	.00	
96	HIGH COUNTRY LINEN	S0108870	TOWELS	01/11/2018	34.25	.00	
Total 96:					2,527.45	.00	
106	INTERSTATE BATTERY	22242328	(1) MT-35, (1) MTP-48/H6	01/02/2019	217.90	.00	
106	INTERSTATE BATTERY	22242393	(2) 8D-MHD, (1) MTP-48/H6, (2) S	01/07/2019	714.75	.00	
106	INTERSTATE BATTERY	22242481	(1) MT-78, (2) MTP-48/H6	01/14/2019	358.85	.00	
Total 106:					1,291.50	.00	
110	INTERWEST SUPPLY COMPAN	IN0074142	JOMA RUBBER ENCASED ARTI	01/10/2019	1,660.41	.00	
Total 110:					1,660.41	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
131	JACKSON HOLE NEWS & GUID	289107	LEGAL P18-298	12/03/2018	32.60	.00	
131	JACKSON HOLE NEWS & GUID	289108	LEGAL P1-314	12/03/2018	28.53	.00	
131	JACKSON HOLE NEWS & GUID	289167	LEGAL P18-135	12/04/2018	32.60	.00	
131	JACKSON HOLE NEWS & GUID	289168	LEGAL P18-330	12/04/2018	24.45	.00	
131	JACKSON HOLE NEWS & GUID	289353	AD#357062	12/05/2018	24.45	.00	
131	JACKSON HOLE NEWS & GUID	289354	AD#357060	12/05/2018	28.53	.00	
131	JACKSON HOLE NEWS & GUID	289355	AD#357061	12/05/2018	28.53	.00	
131	JACKSON HOLE NEWS & GUID	289601	AD#357393	12/12/2018	28.53	.00	
131	JACKSON HOLE NEWS & GUID	289931	AD#357945	12/27/2018	364.80	.00	
131	JACKSON HOLE NEWS & GUID	289932	AD#357826	12/27/2018	486.40	.00	
131	JACKSON HOLE NEWS & GUID	290043	AD#358049	12/27/2018	24.45	.00	
131	JACKSON HOLE NEWS & GUID	290044	AD#358050	12/27/2018	24.45	.00	
131	JACKSON HOLE NEWS & GUID	290412	AD#358304	01/02/2019	387.13	.00	
131	JACKSON HOLE NEWS & GUID	290586	AD#358511	01/09/2019	594.95	.00	
Total 131:					2,110.40	.00	
139	JORGENSEN ASSOCIATES, PC	41993	PROJ: 14005- TOJ/ BUDGE DRI	01/08/2019	2,389.01	.00	
Total 139:					2,389.01	.00	
154	THE CHILDREN'S LEARNING C	010719	3RD QUARTER CONTRACT	01/07/2019	25,350.00	.00	
Total 154:					25,350.00	.00	
156	LOWER VALLEY ENERGY INC	1922-365 1218	55 VIRGINIAN LANE	12/31/2018	41.96	.00	
156	LOWER VALLEY ENERGY INC	19722-078 121	145 W HANSEN	12/31/2018	58.46	.00	
156	LOWER VALLEY ENERGY INC	19722-078 121	145 W HANSEN	12/31/2018	25.06	.00	
156	LOWER VALLEY ENERGY INC	19722-079 121	145 W HANSEN	12/31/2018	55.71	.00	
156	LOWER VALLEY ENERGY INC	19722-079 121	145 W HANSEN	12/31/2018	103.46	.00	
156	LOWER VALLEY ENERGY INC	19722-102 121	145 W HANSEN	12/31/2018	55.31	.00	
156	LOWER VALLEY ENERGY INC	19722-102 121	145 W HANSEN	12/31/2018	23.70	.00	
156	LOWER VALLEY ENERGY INC	19722-106 121	940 SIMON	12/31/2018	192.94	.00	
156	LOWER VALLEY ENERGY INC	19722-333 121	174 N KING	12/31/2018	504.88	.00	
156	LOWER VALLEY ENERGY INC	19722-345 121	930 SIMON	12/31/2018	143.44	.00	
156	LOWER VALLEY ENERGY INC	19722-363 121	455 VINE	12/31/2018	56.31	.00	
156	LOWER VALLEY ENERGY INC	19722-364 121	55 VIRGINIAN LANE	12/31/2018	83.10	.00	
156	LOWER VALLEY ENERGY INC	19722-367 121	455 VINE	12/31/2018	93.31	.00	
156	LOWER VALLEY ENERGY INC	19722-368 121	455 VINE	12/31/2018	76.77	.00	
156	LOWER VALLEY ENERGY INC	19722-370 121	2022 WILDFLOWER GAS	12/31/2018	110.80	.00	
156	LOWER VALLEY ENERGY INC	19722-371 121	2022 WILDFLOWER ELECTRIC	12/31/2018	47.73	.00	
156	LOWER VALLEY ENERGY INC	19722-384 121	1177 MEADOWLARK LANE	12/31/2018	129.66	.00	
156	LOWER VALLEY ENERGY INC	92050 0373 12	92050-0373 475 W ASPEN	12/31/2018	158.59	.00	
156	LOWER VALLEY ENERGY INC	92050-017- 12/	92050-017: INTERMED TREATM	12/31/2018	16.00	.00	
156	LOWER VALLEY ENERGY INC	92050-021: 12/	92050-021: 150 E PEARL AVE	12/31/2018	2,050.60	.00	
156	LOWER VALLEY ENERGY INC	92050-025- 12/	92050-025: SK W NEW SHOP	12/31/2018	781.11	.00	
156	LOWER VALLEY ENERGY INC	92050-047- 12/	92050-047: UV BUILDING	12/31/2018	418.46	.00	
156	LOWER VALLEY ENERGY INC	92050-049- 12/	92050-049: WASTE WATER PLA	12/31/2018	8,682.60	.00	
156	LOWER VALLEY ENERGY INC	92050-051- 12/	92050-051: WELL #5	12/31/2018	2,668.33	.00	
156	LOWER VALLEY ENERGY INC	92050-114: 12/	92050-114: HOME RANCH RSTR	12/31/2018	375.61	.00	
156	LOWER VALLEY ENERGY INC	92050-357- 12/	92050-131: 195 E DELONEY RS	12/31/2018	378.20	.00	
156	LOWER VALLEY ENERGY INC	92050-357-12/	92050-357: KARNS MEADOW ST	12/31/2018	710.50	.00	
156	LOWER VALLEY ENERGY INC	92050-359- 12/	92050-359: MILLER PARK PARKI	01/10/2019	65.65	.00	
156	LOWER VALLEY ENERGY INC	92050-361- 12/	92050-361: 625 W BROADWAY	01/10/2019	26.22	.00	
156	LOWER VALLEY ENERGY INC	92050-369- 12/	92050-369: 1195 S HWY 89 S/O	01/10/2019	9.38	.00	
156	LOWER VALLEY ENERGY INC	92050-382- 12/	92050-382: BUDGE DR LIGHT S	01/10/2019	21.72	.00	
156	LOWER VALLEY ENERGY INC	92050-383- 12/	92050-383: SNOW KING DR WA	01/10/2019	16.78	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-091: 665 FLAT CREEK DR	01/10/2019	16.48	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-002: ANIMAL SHELTER	01/10/2019	400.28	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-003: ASPEN HIGHLAND P	01/10/2019	317.33	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-008: CEMETARY	01/10/2019	71.51	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-008: HEAT TAPE	01/10/2019	83.86	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-018: JBP SEWER LIFT PU	01/10/2019	22.38	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-019: LIFT PUMP COTTON	01/10/2019	94.19	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-023: RANGEVIEW ST LT	01/10/2019	19.89	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-024: SEWER LIFT PUMP	01/10/2019	19.63	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-026: 450 SNOW KING AV	01/10/2019	350.75	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-027: ST LT LOTS 20, 21	01/10/2019	19.83	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-028: ST LT LOTS 26, 27	01/10/2019	19.18	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-030: ST LT LOTS 95, 96	01/10/2019	19.23	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-031: ST LT LOTS 38, 39	01/10/2019	19.30	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-032: ST LT LOTS 88, 89	01/10/2019	19.49	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-034: ST LT LOTS 80, 81	01/10/2019	18.78	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-035: ST LT COTTONWOO	01/10/2019	19.63	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-036: ST LT LOTS 12, 13	01/10/2019	16.48	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-039: ST LT LOTS 86, 87	01/10/2019	19.71	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-040: ST LT LOTS 90, 91	01/10/2019	19.96	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-041: ST LT LOTS 99, 101	01/10/2019	16.48	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-043: ST LT LOTS 68, 69	01/10/2019	16.48	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-044: SNOW KING ESTAT	01/10/2019	185.27	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-052: WELLS TOWN OF JA	01/10/2019	1,764.88	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-053: WELLS #2 & #3	01/10/2019	1,246.42	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-054: CITY WELL ELK REF	01/10/2019	152.02	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-055: CITY WELL ELK REF	01/10/2019	92.95	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-056: CITY WELL ELK REF	01/10/2019	87.87	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-059: POLICE GARAGE	01/10/2019	267.56	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-060: SOUTH GARAGE	01/10/2019	1,146.53	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-061: PUBLIC WORKS	01/10/2019	1,137.76	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-082: EAST STORAGE BL	01/10/2019	378.41	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-092: 3150 ADAMS CANYO	01/10/2019	643.19	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-094: SNOW KING AVE W	01/10/2019	6.44	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-11: PEARL/ WILLOW ST L	01/10/2019	18.32	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-11: PEARL/ WILLOW ST L	01/10/2019	18.32-	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-111: PEARL/ WILLOW ST	01/10/2019	18.32	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-115: 55 KARNS MEADOW	01/10/2019	14.52	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-128: SKA MAINTANCE AR	01/10/2019	14.52	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-332: N GLENWOOD MCC	01/10/2019	35.35	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-335: N CACHE & N GLEN	01/10/2019	9.48	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-342: 25 S REDMOND ST L	01/10/2019	37.11	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-353: W DELONEY ST FO	01/10/2019	96.37	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-358: 650 W BDWY PATH	01/10/2019	87.98	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-375: 155 E PEARL AVE	01/10/2019	40.58	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-376: 149 E PEARL AVE	01/10/2019	277.55	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-377: 145 E PEARL AVE	01/10/2019	136.10	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-378: 143 E PEARL AVE	01/10/2019	17.46	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-379: 143 E PEARL AVE	01/10/2019	17.92	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-380: 141 E PEARL AVE	01/10/2019	118.05	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:41	92050-381: 915 SIMON LN	01/10/2019	417.96	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:71	92050-045: TOWN SQUARE LIG	12/31/2018	50.77	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:71	92050-074: CRABTREE LANE T	12/31/2018	70.15	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:71	92050-075: HIGH SCHOOL ROA	12/31/2018	87.15	.00	
156	LOWER VALLEY ENERGY INC	92050-GRP:89	92050-GRP:8952- MULTIPLE ST	01/10/2019	2,202.21	.00	
Total 156:					30,662.05	.00	
166	TETON COUNTY-FUND 19	010719PR	DECEMBER 2019 PARKS & REC	01/07/2019	94,166.59	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 166:					94,166.59	.00	
187	NELSON ENGINEERING	48605	PROJ: 18-305-01- 1195 S HWY 8	12/27/2018	4,868.85	.00	
187	NELSON ENGINEERING	48679	18-004-01 PLAT REVIEW	12/31/2018	1,425.00	.00	
187	NELSON ENGINEERING	48680	PLAT REVIEW 18-004-01	12/31/2018	150.00	.00	
187	NELSON ENGINEERING	48681	18-004-01 PLAT REVIEW	12/31/2018	525.00	.00	
Total 187:					6,968.85	.00	
226	O'RYAN CLEANERS	010219	DRY CLEANING	01/02/2019	167.11	.00	
Total 226:					167.11	.00	
236	SMITH POWER PRODUCTS,INC	3068100	FRT, KIT FILTER, GASKETS	12/24/2018	98.05	.00	
236	SMITH POWER PRODUCTS,INC	453753	ALLISON LOOSE TCM, TRANSM	12/27/2018	745.94	.00	
Total 236:					843.99	.00	
241	ST JOHN'S HOSPITAL	5000027	CHEM & LAB	01/07/2019	185.00	.00	
Total 241:					185.00	.00	
257	NAPA AUTO PARTS INC.	823604	LED OVAL BLUE, ROUND BLE	12/28/2018	130.84	.00	
257	NAPA AUTO PARTS INC.	824293	LAMP	01/03/2019	19.34	.00	
257	NAPA AUTO PARTS INC.	824355	NEW STARTER	01/03/2019	351.99	.00	
Total 257:					502.17	.00	
284	THOMPSON PALMER & ASSOCI	69553	2018 audit	01/31/2018	2,351.25	.00	
Total 284:					2,351.25	.00	
293	US POSTAL SERVICE	011619	Brm permit	01/16/2019	690.00	.00	
Total 293:					690.00	.00	
309	WEBER DRILLING	5811A	PUMP CYCLING @ WWTP- FIBE	11/01/2018	2,909.19	.00	
309	WEBER DRILLING	5890A	CHECK PRESSURE TANKS, PU	12/26/2018	3,512.52	.00	
Total 309:					6,421.71	.00	
383	ANTLER MOTEL, INC.	120418	ROOMS FOR FISHER	12/04/2018	164.00	.00	
Total 383:					164.00	.00	
425	ACE EQUIPMENT & SUPPLY	167662	PROLENE BRUSH	01/04/2019	207.00	.00	
Total 425:					207.00	.00	
472	WHITE GLOVE CLEANING, INC.	35570	BUS SHELTER CLEANING DEC	12/30/2018	546.36	.00	
472	WHITE GLOVE CLEANING, INC.	35570	BUS SHELTER CLEANING DEC	12/30/2018	131.13	.00	
472	WHITE GLOVE CLEANING, INC.	35575	CLEANING HOME RANCH REST	12/31/2018	256.96	.00	
Total 472:					934.45	.00	
502	ELECTRICAL WHSLE SUPPLY C	S4594900.001	TOPAZ SDL6	12/24/2018	26.25	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 502:					26.25	.00	
504	WYDOT	011719	NEW CITY PLATES (3)	01/17/2019	15.00	.00	
504	WYDOT	011719	TRANSFER - CITY 1425	01/17/2019	2.00	.00	
Total 504:					17.00	.00	
532	QUICK BROWN FOX LLC	3605	TICKET BOOKS	01/07/2019	400.00	.00	
532	QUICK BROWN FOX LLC	3608	TICKET BOOKS	01/14/2019	300.00	.00	
Total 532:					700.00	.00	
544	CENTURYLINK	1457952129	307-733-3932	12/19/2018	163.86	.00	
544	CENTURYLINK	307-733-3106	307-733-3106	12/13/2018	36.90	.00	
Total 544:					200.76	.00	
563	WESTBANK SANITATION	3020928	940 Simon Lane	01/01/2019	48.00	.00	
563	WESTBANK SANITATION	3021449	WWTP- TRASH SERVICE FOR D	01/01/2019	626.83	.00	
Total 563:					674.83	.00	
581	TETON COUNTY INTEGRATED	3626	CARDBOARD PICK-UP SERVIC	01/01/2019	294.00	.00	
Total 581:					294.00	.00	
633	YELLOWSTONE-TETON CLEAN	4193	INVENTORY REPORT	01/11/2019	1,000.00	.00	
633	YELLOWSTONE-TETON CLEAN	4193	INVENTORY REPORT	01/11/2019	1,000.00	.00	
Total 633:					2,000.00	.00	
668	FREEDOM MAILING SERVICE I	35106	UTILITY BILLING	01/05/2019	878.95	.00	
668	FREEDOM MAILING SERVICE I	35106	UTILITY BILLING	01/05/2019	878.96	.00	
668	FREEDOM MAILING SERVICE I	35156	BUSINESS LICENSE	01/11/2019	285.36	.00	
Total 668:					2,043.27	.00	
708	DELTA DENTAL PLAN OF WYO	123118	december CLAIMS	12/31/2018	4,926.00	4,926.00	01/14/2019
Total 708:					4,926.00	4,926.00	
784	SECRETARY OF STATE	011419	FILING FEE FOR KELLY BOWLI	01/14/2019	30.00	.00	
Total 784:					30.00	.00	
829	HEINER, ROBERT	2019-SAFETY	2019- SAFETY BOOT REIMBUR	01/14/2019	100.00	.00	
Total 829:					100.00	.00	
996	TETON COUNTY SPECIAL FIRE	010219	DEC 2019 CAPITAL	01/02/2019	762.53	.00	
996	TETON COUNTY SPECIAL FIRE	010219S	DEC 2019	01/02/2019	21,479.36	.00	
Total 996:					22,241.89	.00	
1054	SUNRISE ENVIRONMENTAL	93582	RELESE- DRUM	12/10/2018	928.75	.00	
1054	SUNRISE ENVIRONMENTAL	94138	PACEMAKER, GLIDE	01/04/2019	263.24	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 1054:					1,191.99	.00	
1064	WYOMING DEPARTMENT OF H	I0009720	COLILERT WATER TESTING- O	01/02/2019	240.00	.00	
Total 1064:					240.00	.00	
1073	INTOXIMETERS INC.	616128	BREATHALIZER SUPPLIES	12/31/2018	1,013.50	.00	
Total 1073:					1,013.50	.00	
1081	JACK'S TIRE & OIL	683744-37	305/70R22.05 GOOD ENDURAN	01/03/2019	8,127.12	.00	
Total 1081:					8,127.12	.00	
1134	ENERGY LABORATORIES INC.	207483	INFLUENT, EFFLUENT, CELL 1,	01/04/2019	329.50	.00	
1134	ENERGY LABORATORIES INC.	208756	THAW WELL #2 & #3	01/10/2019	101.00	.00	
Total 1134:					430.50	.00	
1443	TETON COUNTY CLERK	011619	JANUARY 2019	01/16/2019	100,180.84	.00	
1443	TETON COUNTY CLERK	011619	JANUARY 2019	01/16/2019	33,204.16	.00	
1443	TETON COUNTY CLERK	011619FE	JANUARY 2019 FIRE/EMS	01/16/2019	124,045.50	.00	
1443	TETON COUNTY CLERK	011619HA	JANUARY 2019 HOUSING AUTH	01/16/2019	22,141.75	.00	
1443	TETON COUNTY CLERK	011619KA	440 W KELLY AVE	01/16/2019	766,537.21	.00	
Total 1443:					1,046,109.46	.00	
1504	ONE CALL OF WYOMING	49816	TICKETS FOR SEPTEMBER 201	10/02/2018	145.13	.00	
1504	ONE CALL OF WYOMING	49816	TICKETS FOR SEPTEMBER 201	10/02/2018	145.12	.00	
Total 1504:					290.25	.00	
1614	TETON COUNTY-FUND 10	010719D	DECEMBER 18 DISPATCH	01/07/2019	16,256.05	.00	
1614	TETON COUNTY-FUND 10	010719K	DECEMBER 18 KOHLHARDT	01/07/2019	3,030.10	.00	
1614	TETON COUNTY-FUND 10	010719N	DECEMBER 18 NORTON	01/07/2019	5,310.22	.00	
1614	TETON COUNTY-FUND 10	010719P	DECEMBER 18 PATHWAYS	01/07/2019	5,240.59	.00	
1614	TETON COUNTY-FUND 10	010919DC	DECEMBER 18 DRUG COURT	01/09/2019	3,466.78	.00	
Total 1614:					33,303.74	.00	
1783	AT&T	287259163099	MONTHLY CHARGES	12/16/2018	672.58	.00	
Total 1783:					672.58	.00	
1839	RAFTER J IMPROV/SERV DIST	4543	QUARTERLY BILLING	01/01/2019	146.43	.00	
Total 1839:					146.43	.00	
1949	VERIZON WIRELESS	9821413127	MONTHLY SERVICES	01/01/2019	5,571.81	.00	
1949	VERIZON WIRELESS	9821413128	MONTHLY SERVICES	01/01/2019	1,946.91	.00	
Total 1949:					7,518.72	.00	
2034	WYOMING TAXPAYERS ASSOC	00277	MEMBERSHIP FOR LARRY PAR	01/01/2019	195.00	.00	
Total 2034:					195.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
2179	XEROX CORPORATION	095624819	CONTRACT COPIER	01/01/2019	124.84	.00	
2179	XEROX CORPORATION	095624820	CONTRACT COPIER	01/01/2019	260.48	.00	
2179	XEROX CORPORATION	095624821	CONTRACT COPIER	01/01/2019	251.75	.00	
2179	XEROX CORPORATION	095624822	CONTRACT COPIER	01/01/2019	12.68	.00	
2179	XEROX CORPORATION	095624840	CONTRACT COPIER	01/01/2019	54.87	.00	
Total 2179:					704.62	.00	
2213	ALPHAGRAPHICS BOZEMAN	14180011	BUS SIGNAGE	12/31/2018	494.60	.00	
Total 2213:					494.60	.00	
2485	KENWORTH SALES COMPANY	IDFCM133425	CREDIT: CORE TRANS RETURN	01/08/2019	6,001.80-	.00	
2485	KENWORTH SALES COMPANY	IDFIN3127138-	LIGHT	01/08/2019	472.00	.00	
2485	KENWORTH SALES COMPANY	IDFIN3143750	INDICATOR- LOOSE NUT BUDD	12/31/2018	120.00	.00	
2485	KENWORTH SALES COMPANY	IDFIN3151385	SURFACE MNT ULTRA LED, WA	01/08/2019	172.60	.00	
2485	KENWORTH SALES COMPANY	IDFIN3156907	LIGHT, INBOUND FRT	01/08/2019	63.07	.00	
2485	KENWORTH SALES COMPANY	IDFIN3160572	TRANSMISSION ALLISON, COR	01/08/2019	11,101.80	.00	
2485	KENWORTH SALES COMPANY	IDFIN3168558	BRAKE VALVE, GOVERNOR-D2	01/14/2019	117.70	.00	
Total 2485:					6,045.37	.00	
2486	JH APPLIANCE	34657	SERVICE CHARGE/ TECH @ VI	01/02/2019	79.00	.00	
Total 2486:					79.00	.00	
2547	BENEFIT ADMINISTRATORS, IN	DEC2018	ELIGIBILITY NOTICES	12/31/2018	18.00	.00	
Total 2547:					18.00	.00	
2658	THERMO KING INTERMOUNTAI	WO-152397	SOFTWARE UPDATE	11/28/2018	640.97	.00	
2658	THERMO KING INTERMOUNTAI	WO-152398	SOFTWARE UPDATE	11/28/2018	567.23	.00	
2658	THERMO KING INTERMOUNTAI	WO-152399	SOFTWARE UPDATE	11/28/2018	640.97	.00	
Total 2658:					1,849.17	.00	
2842	YELLOW IRON EXCAVATION, L	33176	915 SIMON LANE	12/31/2018	31.00	.00	
2842	YELLOW IRON EXCAVATION, L	33208	455 VINE street	12/31/2018	17.50	.00	
2842	YELLOW IRON EXCAVATION, L	33208	455 VINE street	12/31/2018	17.50	.00	
2842	YELLOW IRON EXCAVATION, L	33208	455 VINE street	12/31/2018	17.50	.00	
2842	YELLOW IRON EXCAVATION, L	33208	455 VINE street	12/31/2018	17.50	.00	
2842	YELLOW IRON EXCAVATION, L	33307	155 E PEARL	12/31/2018	150.00	.00	
2842	YELLOW IRON EXCAVATION, L	33308	ANIMAL SHELTER	12/31/2018	120.00	.00	
2842	YELLOW IRON EXCAVATION, L	33309	TRASH REMOVAL DECEMBER	12/31/2018	160.00	.00	
2842	YELLOW IRON EXCAVATION, L	33310	TRASH REMOVAL JANUARY 20	12/31/2018	260.00	.00	
2842	YELLOW IRON EXCAVATION, L	33310	TRASH REMOVAL JANUARY 20	12/31/2018	260.00-	.00	
2842	YELLOW IRON EXCAVATION, L	33310	TRASH REMOVAL DECEMBER	12/31/2018	260.00	.00	
2842	YELLOW IRON EXCAVATION, L	33311	TRASH REMOVAL @ START BU	12/31/2018	160.00	.00	
Total 2842:					951.00	.00	
2850	LDA INC.	0964	SHIPPING: WATER SAMPLES	01/08/2019	58.63	.00	
Total 2850:					58.63	.00	
3162	TETON TRASH REMOVAL, INC.	19 JAN 1044	TRASH REMOVAL	01/01/2019	42.50	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 3162:					42.50	.00	
3187	MERIDIAN ENGINEERING P.C.	ME-1365	GARAMON FLOOD MIT	12/09/2018	280.00	.00	
Total 3187:					280.00	.00	
3303	BRISTOL, JAMES	6285	BUSINESS CARDS KELLY	12/10/2018	45.00	.00	
3303	BRISTOL, JAMES	6304	AP CHECKS	01/07/2019	410.00	.00	
3303	BRISTOL, JAMES	6305	PAYROLL CHECKS	01/07/2019	152.00	.00	
Total 3303:					607.00	.00	
3408	E.R. OFFICE EXPRESS	11384	BINDER CLIPS	01/03/2019	49.80	.00	
3408	E.R. OFFICE EXPRESS	11405	OFFICE SUPPLIES: PW- 2019 W	01/03/2019	72.97	.00	
3408	E.R. OFFICE EXPRESS	11406	TAX ENVELOPES	01/03/2019	422.20	.00	
3408	E.R. OFFICE EXPRESS	11426	YEAR LABEL	01/08/2019	8.46	.00	
3408	E.R. OFFICE EXPRESS	11431	W-2'S	01/08/2019	45.78	.00	
3408	E.R. OFFICE EXPRESS	11442	WRITING PADS	01/08/2019	91.57	.00	
3408	E.R. OFFICE EXPRESS	11444	2019- WALL CALENDARS FOR	01/08/2019	78.09	.00	
3408	E.R. OFFICE EXPRESS	11487	OFFICE SUPPLIES: PW- WHITE	01/10/2019	118.20	.00	
Total 3408:					887.07	.00	
3462	QUINN, THOMAS	010719	BOOTS	01/07/2019	83.98	.00	
Total 3462:					83.98	.00	
3527	UPS	0000129VW45	SHIPPING CHARGE-POLICE	12/29/2018	13.05	.00	
Total 3527:					13.05	.00	
3619	WY CHILD SUPPORT ENFORCE	010319	case #209790 GALLEGHER	01/03/2019	146.76	146.76	01/14/2019
Total 3619:					146.76	146.76	
3704	WYOMING TITLE & ESCROW	108018	W-19537	12/19/2018	250.00	.00	
Total 3704:					250.00	.00	
3919	OMNI SECURITY SYSTEMS INC	18-2674	YEARLY MONITORING SERVIC	01/01/2019	242.00	.00	
Total 3919:					242.00	.00	
3932	MILLER SANITATION	12761	START BUS ROUTE FOR 10 DA	11/12/2018	280.00	.00	
3932	MILLER SANITATION	12762	START BUS ROUTE FOR 10 DA	12/08/2018	315.00	.00	
3932	MILLER SANITATION	12763	CITY CANS 74/DAY 9 DAY IN JA	12/08/2018	2,331.00	.00	
Total 3932:					2,926.00	.00	
3955	THOMSON WEST	839521744	WEST INFORMATION CHARGE	01/01/2019	796.81	.00	
3955	THOMSON WEST	839521744	WEST INFORMATION CHARGE	01/01/2019	398.40	.00	
3955	THOMSON WEST	839606488	LIBRARY PLAN CHANGES	01/04/2019	42.06	.00	
Total 3955:					1,237.27	.00	
3961	CHARTER	002091812281	MONTHLY SERVICES	12/28/2018	1,617.03	.00	
3961	CHARTER	030285212171	MONTHLY SERVICES	12/17/2018	57.52	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 3961:					1,674.55	.00	
3989	STINKY PRINTS, INC	50449	PROJ: GEITTMAN LARSON & S	12/26/2018	7.56	.00	
3989	STINKY PRINTS, INC	50537	SCAN TO PDF OR TIFF	12/11/2018	20.00	.00	
3989	STINKY PRINTS, INC	50667	PROJ: GEITTMAN LARSON & S	12/19/2018	17.50	.00	
Total 3989:					45.06	.00	
4129	MOUNTAIN X, LLC	5854	PROJ: FLAT CREEK- HEAVY EQ	11/30/2018	1,645.00	.00	
Total 4129:					1,645.00	.00	
4212	GILLIG LLC	4052733	HEADLIGHT DIALIGHT LED 4 LA	12/13/2018	1,942.88	.00	
4212	GILLIG LLC	40536101	TURN SIGNAL 24V SWITCH	01/14/2019	294.24	.00	
4212	GILLIG LLC	40536102	UPR PIVOT ROLLER, MAIL ROD	01/14/2019	65.46	.00	
Total 4212:					2,302.58	.00	
4294	FIRE SERVICES OF IDAHO	48796P	PROJ: TOJ- PARKING- LABOR A	01/04/2019	1,899.10	.00	
Total 4294:					1,899.10	.00	
4389	APPLE INC	6787741694	IPAD PRO	01/04/2019	1,449.00	.00	
4389	APPLE INC	6789462421	APPLE CARE FOR MAC	01/09/2019	385.00	.00	
4389	APPLE INC	6789868093	13.3 silver	01/11/2019	2,309.00	.00	
Total 4389:					4,143.00	.00	
4401	MEYRING & ASSOCIATES, INC	I9221	PROJ: 149 PEARL- WATER HEA	12/27/2018	142.50	.00	
4401	MEYRING & ASSOCIATES, INC	Z9183	PROJ: PUBLIC WORKS SHOP-	12/13/2018	220.37	.00	
Total 4401:					362.87	.00	
4412	NEOFUNDS	790004408054	POSTAGE	12/30/2018	2,000.00	.00	
Total 4412:					2,000.00	.00	
4490	COBAN TECHNOLOGIES, INC	18191	BODY CAMERA PACKAGE	09/27/2018	10,175.00	.00	
4490	COBAN TECHNOLOGIES, INC	19527	IN CAR VIDEO SYSTEM	12/14/2018	31,359.00	.00	
Total 4490:					41,534.00	.00	
4602	SHERWIN, BRENDA	011019	TRAVEL EXPENSES FOR CALL	01/10/2019	60.39	.00	
Total 4602:					60.39	.00	
4614	C & A PROFESSIONAL CLEANI	DEC 2018- GY	DECEMBER 2018 CLEANING SE	12/31/2018	896.44	.00	
4614	C & A PROFESSIONAL CLEANI	DEC 2018- P.P	DECEMBER 2018 CLEANING SE	12/31/2018	286.44	.00	
4614	C & A PROFESSIONAL CLEANI	DEC 2018- P.	DECEMBER 2018 CLEANING SE	12/31/2018	2,068.82	.00	
4614	C & A PROFESSIONAL CLEANI	DEC 2018- ST	DECEMBER 2018 CLEANING SE	12/31/2018	1,532.21	.00	
4614	C & A PROFESSIONAL CLEANI	DEC 2018- T.H	DECEMBER 2018 CLEANING SE	12/31/2018	3,942.27	.00	
4614	C & A PROFESSIONAL CLEANI	DEC 2018- T.H	DECEMBER 2018 CLEANING SE	12/31/2018	65.00	.00	
Total 4614:					8,791.18	.00	
4623	MSC INDUSTRIAL SUPPLY CO	2640512001	TERM-BOWMA CRIMP BUTT CO	12/14/2018	215.44	.00	
4623	MSC INDUSTRIAL SUPPLY CO	2640531001	GR.HX CAP SCREW, BOWMALL	12/14/2018	296.09	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
4623	MSC INDUSTRIAL SUPPLY CO	2657044001	PRIMARY WIRE VINYL, FRT	12/21/2018	53.94	.00	
4623	MSC INDUSTRIAL SUPPLY CO	2657044002	CABLE PARALEL BONDEDM FR	12/24/2018	149.78	.00	
Total 4623:					715.25	.00	
4634	BREAKFAST ROTARY OF JH	2254	QUARTERLY DUES WEBER	10/01/2018	175.00	.00	
Total 4634:					175.00	.00	
4677	IDEXX DISTRIBUTION, INC.	3041192262	QUANTI- TRAY 2000 DISPOSAB	01/02/2019	667.30	.00	
Total 4677:					667.30	.00	
4699	SNAKE RIVER ROASTING	605273	COFFEE	01/04/2019	53.30	.00	
4699	SNAKE RIVER ROASTING	605383	COFFE- PW MAIN SHOP	01/10/2019	96.90	.00	
4699	SNAKE RIVER ROASTING	605514	AIRPOT	01/14/2019	85.98	.00	
4699	SNAKE RIVER ROASTING	605527	COFFEE- PW MAIN SHOP AND	01/16/2019	96.90	.00	
4699	SNAKE RIVER ROASTING	605531	COFFEE	01/17/2019	101.75	.00	
Total 4699:					434.83	.00	
4705	GYM OUTFITTERS INC	WO-3077	REPAIR	12/09/2018	128.00	.00	
4705	GYM OUTFITTERS INC	WO-3147	REPAIR TREADMILL	12/20/2018	185.00	.00	
Total 4705:					313.00	.00	
4709	FLEETPRIDE	17085165	GASKET	12/20/2018	35.28	.00	
4709	FLEETPRIDE	17284882	TIE ROD END	12/26/2018	114.93	.00	
Total 4709:					150.21	.00	
4716	INDUSTRIAL TECHNOLOGY GR	PT2115	SOFTWARE DEVELOPEMENT	01/03/2019	712.50	.00	
Total 4716:					712.50	.00	
4720	SILVERSTAR	2130205	MONTHLY SERVICE	01/01/2019	35.82	.00	
4720	SILVERSTAR	2130205	MONTHLY SERVICE	01/01/2019	2,017.79	.00	
4720	SILVERSTAR	2130205	MONTHLY SERVICE	01/01/2019	260.00	.00	
Total 4720:					2,313.61	.00	
4730	ADVANCED PUMP & EQUIPME	8647	HI PRESSURE- BUS WASH PUM	01/11/2019	7,093.80	.00	
Total 4730:					7,093.80	.00	
4774	BIG R RANCH & HOME	1360115	UNIFORM VEST: T.V	12/17/2018	58.49	.00	
4774	BIG R RANCH & HOME	1360268	JACKET HV WP BRTLME	12/18/2018	116.99	.00	
4774	BIG R RANCH & HOME	1362560	MUCK CHORE HI STEEL TOE- T	01/02/2019	152.99	.00	
4774	BIG R RANCH & HOME	1362837	UNIFORM: VEST- J. HENDRIX	01/04/2019	58.49	.00	
Total 4774:					386.96	.00	
4831	SCHAEFFER MFG. CO	PXG2967-INV2	55 GALLON DRUM- SUPREME 9	01/07/2019	1,264.45	.00	
Total 4831:					1,264.45	.00	
4887	CONTROL SYSTEM TECHNOLO	9126	PO #: WATER SCADA- CONTRO	11/01/2018	567.50	.00	
4887	CONTROL SYSTEM TECHNOLO	9127	CONTROL SERVICE, MILEAGE-	11/01/2018	5,885.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
4887	CONTROL SYSTEM TECHNOLO	9169	CONTROL SERVICE- MODIFY S	01/02/2019	250.00	.00	
4887	CONTROL SYSTEM TECHNOLO	9184	CONTROL SERVICE, MILEAGE	01/09/2019	2,635.00	.00	
Total 4887:					9,337.50	.00	
4918	DEAN'S PEST CONTROLL LLC	38909	SMALL RODENT CONTROL @ P	12/06/2018	40.00	.00	
4918	DEAN'S PEST CONTROLL LLC	38961	SMALL RODENT CONTROL @ S	12/03/2018	100.00	.00	
Total 4918:					140.00	.00	
4990	Swagit Productions, LLC	11010	VIDEO STREAMING	05/31/2018	1,775.00	.00	
Total 4990:					1,775.00	.00	
5026	PELLETIER, CARL	011519	HOLE BOWL PARTY	01/15/2019	9,200.00	.00	
Total 5026:					9,200.00	.00	
5044	H&R ENTERPRISES	448	TOJ HATS- BLK MESH & SAND	01/04/2019	329.23	.00	
Total 5044:					329.23	.00	
5084	JACKSON HOLE SECURITY, LL	555	ANNUAL INSPECTION @ PARKI	10/29/2018	360.00	.00	
5084	JACKSON HOLE SECURITY, LL	559	ANNUAL INSPECTION- EXTING	11/02/2018	1,410.00	.00	
Total 5084:					1,770.00	.00	
5098	JACKSON ANIMAL HOSPITAL	19959	ANIMAL CARE	11/10/2018	112.46	.00	
5098	JACKSON ANIMAL HOSPITAL	20007	RABIES	11/13/2018	48.00	.00	
5098	JACKSON ANIMAL HOSPITAL	20088	RABIES	11/16/2018	16.00	.00	
5098	JACKSON ANIMAL HOSPITAL	20282	MEDS	11/26/2018	20.00	.00	
5098	JACKSON ANIMAL HOSPITAL	20321	ANIMAL CARE	11/28/2018	250.00	.00	
5098	JACKSON ANIMAL HOSPITAL	20460	RABIES	12/05/2018	16.00	.00	
5098	JACKSON ANIMAL HOSPITAL	20464	ANIMAL CARE	12/05/2018	15.20	.00	
5098	JACKSON ANIMAL HOSPITAL	20492	ANIMAL CARE	12/06/2018	40.40	.00	
5098	JACKSON ANIMAL HOSPITAL	20493	ANIMAL CARE	12/06/2018	63.50	.00	
5098	JACKSON ANIMAL HOSPITAL	20497	EXAM	12/07/2018	163.50	.00	
5098	JACKSON ANIMAL HOSPITAL	20600	RABIE	12/12/2018	15.00	.00	
5098	JACKSON ANIMAL HOSPITAL	20637	ANIMAL CARE	12/14/2018	170.40	.00	
5098	JACKSON ANIMAL HOSPITAL	20682	RABIES	12/17/2018	16.00	.00	
5098	JACKSON ANIMAL HOSPITAL	20682	MEDS	12/17/2018	170.00	.00	
5098	JACKSON ANIMAL HOSPITAL	20758	MEDS	12/20/2018	9.65	.00	
5098	JACKSON ANIMAL HOSPITAL	21003	MEDS	01/02/2019	151.69	.00	
5098	JACKSON ANIMAL HOSPITAL	21003	MEDS	01/02/2019	43.92	.00	
5098	JACKSON ANIMAL HOSPITAL	21087	EXAM	01/06/2019	32.75	.00	
Total 5098:					1,354.47	.00	
5155	JELLY DONUT, LLC	1337	WINDSHIELD REPAIRS	01/12/2019	830.00	.00	
Total 5155:					830.00	.00	
5244	ISC, INC	SIN027771	ADAPTER MODULE	12/15/2018	2,675.05	.00	
5244	ISC, INC	SIN027978	RUBRIK MIRRORING	12/28/2018	2,692.00	.00	
5244	ISC, INC	SIN028003	DATA CENTER	12/31/2018	8,320.00	.00	
Total 5244:					13,687.05	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
5278	FBI NATIONAL ACADEMY ASSO	010719	MEMBERSHIP TODD SMITH	01/07/2019	100.00	.00	
Total 5278:					100.00	.00	
5293	MEAGHER, KEVIN	011419	SAFETY BOOT- REIMBURSTME	01/14/2019	100.00	.00	
Total 5293:					100.00	.00	
5473	KELLERSTRASS ENTERPRISES	1016347	CHEV ULTI-PLEX SYN, DEF BUL	01/03/2019	811.79	.00	
5473	KELLERSTRASS ENTERPRISES	1017391	DRUM RETURN, DEF 55 GAL D	01/08/2019	409.68	.00	
5473	KELLERSTRASS ENTERPRISES	998041	DEFENDAL GLOBAL 50/50 AEL,	11/07/2018	413.27	.00	
5473	KELLERSTRASS ENTERPRISES	D3524	MIDGRADE 87-E-10, DF #2 DYE	01/09/2019	19,237.00	.00	
Total 5473:					20,871.74	.00	
5578	Meridian Trust	010819	Return bond 740 S Highway 89	01/08/2019	22,728.75	.00	
Total 5578:					22,728.75	.00	
5632	SNAKE RIVER MEP COMPLETE,	3384	TOWN HALL BATHROOM LIGHT	12/21/2018	1,461.00	.00	
5632	SNAKE RIVER MEP COMPLETE,	3399	PUBLIC WORKS LIGHT & PHOT	12/21/2018	1,279.75	.00	
5632	SNAKE RIVER MEP COMPLETE,	3402	ICE RINK GAS VALVE	12/21/2018	465.75	.00	
Total 5632:					3,206.50	.00	
5666	TRANSIT TALENT LLC	1851812	RECRUITMENT AD	01/04/2019	135.00	.00	
Total 5666:					135.00	.00	
5667	INNOVYZE	USIN014538	INFO SEWER FLOATING	12/14/2018	2,035.00	.00	
Total 5667:					2,035.00	.00	
5691	LEPCO	30547	GRAMULAR BASE-3 BAGS, LUS	12/26/2018	760.00	.00	
5691	LEPCO	30672	BUS WASH HAS ERROR AND C	01/10/2019	123.00	.00	
5691	LEPCO	30673	BRUSH WAGON WHEELS, FRT	01/10/2019	1,338.60	.00	
Total 5691:					2,221.60	.00	
5726	AMAZON	166L-YQMG-J9	TONERS	11/29/2018	1,154.75	.00	
5726	AMAZON	1CW3-VCXP-1	WIRELESS KEYBOARDS	11/29/2018	253.56	.00	
5726	AMAZON	1DFK-DW4N-K	TOOL SET AND SUPPLIES	01/13/2019	884.82	.00	
Total 5726:					2,293.13	.00	
5734	GREENWAY PAINTING LLC	000407	BUS BARN INTERIOR DOOR PA	12/27/2018	403.75	.00	
5734	GREENWAY PAINTING LLC	000411	BLUE WALL PAINTING @ TOWN	01/09/2019	843.83	.00	
Total 5734:					1,247.58	.00	
5777	CURTIS BLUE LINE	INV231407	POLICE VESTS	11/06/2018	6,278.00	.00	
Total 5777:					6,278.00	.00	
5788	WYOMING GARAGE DOOR, LLC	2013	PROJ: START BUS BARM- SEC	01/03/2019	95.00	.00	
5788	WYOMING GARAGE DOOR, LLC	2014	PROJ: START BUS BARN- SECT	01/03/2019	290.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 5788:					385.00	.00	
5810	RICH BROADCASTING (SV/JX)	MC-118124295	ADS	12/31/2018	1,764.00	.00	
Total 5810:					1,764.00	.00	
5812	RUI INC. DBA VILLAGE GARDN	1315973	MAINTENANCE LOT @ 155 E P	12/31/2018	1,616.45	.00	
Total 5812:					1,616.45	.00	
5846	TETON TOOLS LLC	01081915105	12PT 22MM 15 STD RAT COMW	01/08/2019	102.50	.00	
5846	TETON TOOLS LLC	11301814478	tools	11/30/2018	366.25	.00	
Total 5846:					468.75	.00	
5880	BOREAL PROPERTY MANAGE	13898	REPLACE LIGHTS ON CENTER	12/31/2018	2,342.12	.00	
Total 5880:					2,342.12	.00	
5941	PETHEALTH SERVICES INC	SUIN12827639	SCHIP	01/07/2019	158.75	.00	
Total 5941:					158.75	.00	
5944	CORONA, JIMMY	010119	BOOTS	01/01/2019	100.00	.00	
Total 5944:					100.00	.00	
5960	SNAKE RIVER BREWING	01764	FIXTURE CLEANING @ PARKIN	12/27/2018	237.50	.00	
5960	SNAKE RIVER BREWING	01765	FIXTURE CLEANING @ DELON	12/27/2018	237.50	.00	
5960	SNAKE RIVER BREWING	01766	FIXTURE CLEANING @ HOMER	12/27/2018	522.50	.00	
Total 5960:					997.50	.00	
5965	KIMLEY HORN	12585299	PHASE 2 PARKING	11/30/2018	11,355.26	.00	
Total 5965:					11,355.26	.00	
6124	DAVID STUBBS	010319	COUNCIL HEAD SHOT	01/03/2019	275.00	.00	
Total 6124:					275.00	.00	
6147	OUTLAW BROTHERS CONSTR	81	JOB: 149 E PEARL BUNKHOUS	01/14/2019	9,398.33	.00	
Total 6147:					9,398.33	.00	
6166	SUMMIT SAFETY LLC	217473A	BLACK SERIES WINDER BREAK	01/08/2019	64.48	.00	
Total 6166:					64.48	.00	
6226	WEST COAST CODE CONSULT	UT18-579-009	PLAN REVIEWS NOVEMBER	12/11/2018	4,455.00	.00	
Total 6226:					4,455.00	.00	
6229	OVIATT, LANCE	1080	TRANSCRIPTION	11/29/2018	521.25	.00	
Total 6229:					521.25	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
6243	DAY WIRELESS SYSTEMS	3876	SLIM LI ION BATTERY, BATTER	10/24/2018	328.96	.00	
Total 6243:					328.96	.00	
6290	HARMON, GLENDA	010919	FEB RENT	01/09/2019	1,900.00	.00	
Total 6290:					1,900.00	.00	
6311	DUSTBUSTERS, INC	57681	2018/2019- RAPID RAW ROAD S	01/03/2019	2,659.81	.00	
Total 6311:					2,659.81	.00	
6319	VIRGINIAN VILLAGE CONDO H	53	ASSOC DUES	01/01/2019	540.00	.00	
6319	VIRGINIAN VILLAGE CONDO H	53	ASSOC DUES	01/01/2019	540.00	.00	
Total 6319:					1,080.00	.00	
6331	JACKSON TOWING PARTNERS	63	TOW	12/26/2018	600.00	.00	
6331	JACKSON TOWING PARTNERS	73	TOW FROM STILSON	12/28/2018	750.00	.00	
6331	JACKSON TOWING PARTNERS	75	TOW	01/03/2019	1,650.00	.00	
Total 6331:					3,000.00	.00	
6332	ECOCONNECT CONSULTING L	141	INVENTORY WORK	12/31/2018	2,370.00	.00	
Total 6332:					2,370.00	.00	
6353	MASS TRANSIT	124879	AD	12/27/2018	295.00	.00	
6353	MASS TRANSIT	125523	ADS	01/11/2019	99.00	.00	
Total 6353:					394.00	.00	
6354	EVAWI	010419	REGISTRATION FOR 2	01/04/2019	990.00	.00	
Total 6354:					990.00	.00	
6355	FORT FRAME & ART	24926	LENZ & FRANK FRAMED RESO	01/02/2019	429.98	.00	
Total 6355:					429.98	.00	
6356	ENDEAVOR BUSINESS MEDIA,	159285-R	ADS	12/31/2018	295.00	.00	
Total 6356:					295.00	.00	
6357	BREWER, SIMON	010919	BAIL REFUND 18-10-0268	01/09/2019	1,500.00	.00	
Total 6357:					1,500.00	.00	
6358	HARRINGTON, MAURA	010919	REIMBURSE FOR TAXI	01/09/2019	12.00	.00	
Total 6358:					12.00	.00	
6359	COOLWORKS	0028945	AD	01/11/2019	159.00	.00	
Total 6359:					159.00	.00	
6360	JOHNSON, CLAIRE	011019	CIT TRAINING	01/10/2019	1,380.00	.00	

Vendor	Vendor Name	Invoice Number	Description	Invoice Date	Net Invoice Amount	Amount Paid	Date Paid
Total 6360:					1,380.00	.00	
6361	JENKINS, JAMES	011119	BAIL REFUND 18-06-0755	01/11/2019	2,000.00	.00	
Total 6361:					2,000.00	.00	
6362	KNIGHT, WILLIAM	011419	REIMBURSE NEW GLOVES & B	01/14/2019	145.90	.00	
Total 6362:					145.90	.00	
Grand Totals:					1,564,189.71	6,663.76	

Dated: _____

Mayor: _____

City Council: _____

_____

_____

_____

_____

_____

City Recorder: _____

City Treasurer: _____

Report Criteria:
Detail report.
Invoices with totals above $0 included.
Paid and unpaid invoices included.

TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: January 16, 2019
MEETING DATE: January 22, 2019

SUBMITTING DEPARTMENT: Town Clerk
DEPARTMENT DIRECTOR: Roxanne DeVries Robinson
PRESENTER: Carl Pelletier

SUBJECT: Special Event: 2019 Special Olympics Winter Games

BACKGROUND/ALTERNATIVES:

The applicant, Special Olympics Wyoming, requests permission to host the 2019 Special Olympics Winter Games in Wayne May Park on Wednesday, February 6 and Thursday, February 7, 2019. Athletes from across Wyoming will compete in cross county and snowshoeing events. The applicant anticipates that there will be approximately 150 people at this event (participants and spectators).

This is a new event for the Town Council's consideration. Historically this event has been held at the Teton Pines Nordic Center; however, last year due to lack of snow at the event site, the organizers approached the Town Manager and Parks and Recreation Administration days before the event requesting permission to relocate the event to May Park. Due to the extenuating circumstances, temporary permission was granted at the staff level.

The applicant requests the following in association with the event:

- Permission for amplified sound associated with the PA system for music and announcements.
- Permission to use cones and barricades supplied by the Public Works Department.
- Permission to use public parking spaces surrounding the park for event staging and additional handicap parking.
- Permission to display onsite banners and signs associated with the event.

This application has been distributed to Town departments for review.

ATTACHMENTS:
Application

FISCAL IMPACT:
Minimal

STAFF IMPACT:
Minimal

LEGAL REVIEW:
N/A

RECOMMENDATION:

Staff recommends the approval of the special event permit application, subject to the following conditions and restrictions:

1. The applicant shall coordinate with the Parks and Recreation Department regarding any requests for power located in May Park.
2. All power and sound cords that cross pathways and walkways shall be taped and secured to avoid a tripping hazard.
3. The applicant shall coordinate with Parks and Recreation for any additional requests such as erecting tents associated with this event.
4. The applicant shall coordinate the payment of any fees with the Parks & Rec Department at least one week prior to the event.
5. An adequate number of designated handicapped parking spaces shall be established in the vicinity of the market.
6. The applicant shall be responsible for the closure of the parking lot and for the production, posting, and removal of no parking signage and handicapped parking signage. Signage cannot be on posts that are driven into the ground to avoid damage to the irrigation system. The Town is able to provide cones to use for posting the no parking signage should the applicant wish to use them.
7. The applicant shall arranged cone or barricade usage with the Public Works Department at least one week prior to the event.
8. No trees or other forestry may be moved, modified, damaged or destroyed to set up booths, tents, or exhibits. No ropes, exhibits, signs, banners or booths may be secured to any live forestry.
9. No vehicles are allowed on pathways.
10. The applicant shall clean up immediately after the event and shall be responsible for the removal of recycled material generated by the event or any overflow trash.
11. The applicant must supply extra trash containers and dispose of all trash generated by the event including any trash on the pathways.
12. The start/finish line area and pathways must be cleaned up and available for other groups by 3:00 P.M. on the day of the race.
13. All food service shall be coordinated with Teton County Environmental Health.
14. Tents, canopies or membrane structures shall not be located within 20 feet of lot lines, buildings, other tents, canopies or membrane structures, parked vehicles or internal combustion engines (IFC 3103.8.2)
15. Tents must meet the flame propagation performance criteria of NFPA 701 (IFC 3104.2).
16. Combustible materials shall not be located within any tent, canopy or membrane structure in use for public assembly (IFC 3104.5).
17. Smoking shall not be permitted in tents, canopies or membrane structures. Approved “No Smoking” signs shall be conspicuously posted (IFC 3104.6).
18. All open flame devices are strictly prohibited within tents unless approved by the fire code official (IFC 3104.7)
19. Portable 2A:10B-C fire extinguishers shall be provided, one minimum, for tents requiring permits with a 75 foot travel distance (IFC 3104.12).
20. Any cooking performed within tents shall require advance approval by the Fire Department (IFC 3104.15.3 – 3104.15.7).
21. Generators and other internal combustion power sources shall be separated from tents, canopies or membrane structures by a minimum of 20 feet and shall be isolated from contact with the public by fencing, enclosure or other approved means (IFC 3104.19).
22. Fire department access roads shall have and maintain a clear and unobstructed width of 20 feet and unobstructed vertical clearance of not less than 13 feet 6 inches to allow for emergency vehicle traffic along ALL areas of open and closed streets (IFC 503.2.1).
23. All electrical/temporary power shall be in accordance with the 2011 National Electric Code and subject to inspection from this Department (IFC 605.9).

24. Public Safety Plan: Where the fire code official determines that an indoor or outdoor gathering of persons has an adverse impact on public safety through diminished access to buildings, structures, fire hydrants and fire apparatus access roads or where such gatherings adversely affect public safety services of any kind, the fire code official shall have the authority to order the development of, or prescribe a plan for, the provision of an approved level of public safety (IFC403.2).
25. Review and follow all of the guidelines listed on the Jackson Hole Fire/EMS website regarding Special Event Rules, based on the 2012 International Fire Code. These rules can be obtained from the Town of Jackson website.
26. Insurance: An insurance certificate that names the "Town of Jackson as an additional insured. including its Officers, Officials, Employees, and Volunteers" and must also state that coverage is primary and non-contributory is required. Insurance limits must be at least $1,000,000/occurrence and $1,000,000 aggregate. The additional insured language on the certificate may not include any limitations or exclusions. Insurance certificates are subject to the review and approval of the Town attorney.

SUGGESTED MOTION:

I move to approve the special event application made by Special Olympics Wyoming for the 2019 Special Olympics Winter Games in Wayne May Park, subject to the conditions and restrictions listed in the staff report.

Special Event Application

Submit Completed Document To:

Town Hall
Town of Jackson - Special Events
150 East Pearl Street
P.O. Box 1687
Jackson, Wyoming 83001

cpelletier@townofjackson.com
(307) 733-3932 ext. 1112 (phone)
(307) 739-0919 (fax)

A completed application must be submitted at least 21 days prior to your event.

Non-Profit Fee:	$25
For-Profit Fee:	$150

APPLICANT INFORMATION

Name of Event: 2019 Special Olympics Winter Games

Name of Organization: Special Olympics Wyoming

Type of Organization: ● Non-Profit ☐ Public Agency ☐ For-Profit Business

Mailing Address: 239 West 1st Street

City: Casper State: Wyoming Zip Code: 82601

Name of Person Completing Application: Regan Diller

Email Address: program@specialolympicswy.org

Work Phone: 307-235-3062 Cell Phone: 307-277-1657

EVENT INFORMATION

Type of Event: ☐ Run / Walk ☐ Concert ☐ Filming ☐ Assembly
☐ Parade ☐ Festival ☐ Biking ☐ Education
● Other: Special Olympics Cross Country and Snowshoe Competition

Description & Purpose of Event *(Attach additional sheets if necessary)*:

Athletes from across Wyoming will compete in cross country and snoweshoe competition

Location of Event: Wayne May Park Alternative Location:

Date(s) of Event: 2/6/2018-2/7/2019 Event Operating Hours: 8:00am-4:30pm

Event Set Up Begins Date: February 05, 2019 Time: 12:00pm

Event Clean Up Ends Date: February 07, 2019 Time: 3:30

Special Event Application

EVENT INFORMATION (Continued)

Estimated Event Attendance (Spectators and Participants) Per Day: 125 Total Event: 150

Special Considerations (check all that apply):

- ☐ Alcoholic Beverages
- ☐ Cooking/Grilling
- ☑ Electricity Requested
- ☐ Food Sales
- ☐ Merchandise Sales
- ☐ Recurring Event
- ☐ Ticketed Admission
- ☐ Sound Amplification
- ☐ Pets or Animals
- ☑ Tents
- ☐ Street Closure
- ☐ Sidewalk Closure
- ☐ Overnight Parking
- ☐ Overnight RV Camping
- ☐ Use of Town Square

Event Co-Sponsor (s): _____

All for-profit organizations must submit a letter of event sponsorship from a non-profit organization if sales are requested on public property.

Will you be charging admission or a fee for your event? ☐ Yes ☐ No

Alternative Contact Information During the Event (someone besides applicant who will be on site and available for Town personnel or Police to contact during the event):

Name: Al Zuckerman Cell Phone: 307-699-1091

EVENT SITE PLAN

On a separate sheet of paper, provide a Site Plan sketch of the event. Include maps or a diagram of the entire event including the names of streets or areas that are part of the venue and the surrounding area. The plan should include the following (if applicable):

- ☑ Tents (X)
- ☐ Beverage Vendors (BV)
- ☑ Portable Toilets (T)
- ☑ Stages or Amplified Sound (SO)
- ☑ Garbage Receptacles (G)
- ☐ Retail Merchants (RM)
- ☐ Fire Lane (FL)
- ☐ First Aid / EMS (FA)
- ☐ Electricity / Generator (EL)
- ☐ Food Vendors (FV)
- ☐ Alcohol Vendors (A)
- ☐ Hand Washing Sink (HWS)
- ☐ Bleachers (BL)
- ☐ Recycling Receptacles (RR)
- ☐ Security (P)
- ☐ Fire Extinguishers (EX)
- ☐ Barricades (B)
- ☐ Trailers, Vehicles, Storage (TR)

Fire hydrants or sidewalk curb breaks that are used for ADA accessibility may not be blocked at any time.

Special Event Application

STREET / SIDEWALK / PUBLIC PARKING LOT - CLOSURE REQUESTS

Will the event close any street, sidewalk, alley or public parking lot? ☐ Yes ☐ No

Area of Closure Request	Date(s)	Start Time	End Time

The applicant will be responsible for production, posting and removal of "No Parking" and "Handicap Parking" signs along Town streets where public parking spaces exist within the event site. If the event involves a closure this will be need to be coordinated with the Jackson Police Department at least 2 weeks prior to the requested closure date. Jackson Police Department: (307) 733-1430. All parking signs, road signs, cones and barricades must be taken down immediately following the event's ending time.

Will the event restrict / close access to any public parking spaces? ● Yes ☐ No

If "Yes", how many parking spaces will be unavailable due to the event: The parking spaces

Will the event closure requests impact any START Bus routes? ☐ Yes ● No

If "Yes", which routes will be impacted? Has START Bus been contacted about this impact?

Route Description: _____ START Bus contacted? ☐ Yes ☐ No

RESIDENT AND/OR BUSINESS NOTIFICATION

Events that require road closures, parking space closures, or sidewalk closures or may cause disruption for the Town of Jackson residents, businesses, churches, etc. may be required to mail or hand deliver notification to the affected parties within a two block radius at least one week prior to the event's Town Council consideration meeting. Notices must reflect the date(s), day(s), time(s) and location(s) of the event, types of activities taking place at the event, the event coordinator's contact information and the date and time of the Town Council meeting.

Have you provided a sample of the notice and a proposed list of recipients?

☐ Yes ● No

Special Event Application

TOWN EQUIPMENT REQUESTS

Indicate the type and the quantity of items that you are requesting:

_____ Large Street Barricades

_____ Small Sidewalk Barricades

_____ 28 Inch Street Cones

_____ Candlestick Cones

_____ "Road Closed" Street Signs

_____ "Local Traffic Only" Street Signs

_____ "Detour" Street Signs

_____ 32-Gallon Recycling Bins

- The equipment above can be arranged through the Public Works Department (307) 733-3079. A $500 deposit will be required at the time of pick-up for equipment. The applicant is responsible for arranging the pick up of equipment from the Public Works Department as well as returning equipment immediately following the event. The Town of Jackson will only deliver equipment to parades and Town sponsored events.

- The Town of Jackson has a very limited number of recycling bins that can be utilized as part of your event's recycle plan. The applicant will be responsible for emptying the recycle containers and cleaning the bins before they are returned to the Public Works Department.

- If you are uncertain of the exact number of equipment needed please feel free to contact either the special event coordinator or the Public Works Department for additional information.

- Additional equipment such as bleachers, electrical spiderboxes, etc., can be requested through the Parks and Recreation Department (307) 732-5753.

TOWN SERVICES REQUESTS

Indicate the Town services that you are requesting. *Please note: you will need to coordinate services with individual departments and a fee may be associated with your request.*

POLICE DEPARTMENT (307) 733-1430

- ☐ Event Security
- ☐ Mounted Horse Patrol
- ☐ Traffic Control
- ☐ Race Lead Vehicle
- ☐ Parade Lead Vehicle
- ☐ General Presence
- ☐ Towing / Ticketing
- ☐ Assistance with Parking Closures
- ☐ Assistance with Street Closures

Please describe in detail your request: _____

_____

The Chief of Police determines if police services will be needed at the special event for public safety concerns. The Chief of Police will also determine the number of police officers to staff the event. Fees may be associated with the need for additional police services at the event.

Special Event Application

TOWN SERVICES REQUESTS (Continued)

PUBLIC WORKS DEPARTMENT (307) 733-3079

☐ Street Sweeping ☐ Snow Removal ☐ Street Marking

Please describe in detail your request

PARKS AND RECREATION DEPARTMENT (307) 732-5753

☐ Irrigation Locates - Any event placing stakes in turf must obtain irrigation locates.

☐ Electricity Access

☐ Turf / Tree Care - Any additional mowing, raking, trimming or spraying needs.

☐ Additional Public Restroom Cleaning

Please describe in detail your request:_____

_____

**Please note: if you are requesting the use of a public park or public ball field you must confirm and reserve your space through the Parks and Recreation Department. The only exception is George Washington Memorial Park (Town Square), which does not require a reservation form.*

Is the requested event site a public park or ball field? ☐ Yes ☐ No

If "Yes", has the site been reserved with Parks and Recreation? ☐ Yes ☐ No

FIRE / EMS DEPARTMENT (307) 733-4732

☐ Foot Patrol ☐ Ambulance ☐ Fire Engine

☐ Rescue Truck ☐ Bicycle Patrol ☐ Event Site Inspection

Please describe in detail your request:_____

_____

Special Event Application

TOWN SERVICES REQUESTS (Continued)

START BUS **(307) 732-8651**

☐ Event Specific Shuttle(s)

Please describe in detail your request:_____

_____

VOICE / MUSIC AMPLIFICATION REQUESTS

Will your event have any amplified sound? ☐ Yes ☒ No

If "Yes", please indicate times: Start Time: 10:00 am Finish Time: 4:30pm

Will your event feature any musical entertainment? ☐ Yes ☒ No

If "Yes", please attach the schedule of any music or entertainment proposed to occur during event.

SIGN or BANNER REQUESTS

Are you requesting to hang signs or banners? ☐ Yes ☒ No

If "Yes", have you completed a sign permit application? ☐ Yes ☐ No

A Sign Permit Application will need to be submitted along with this application if signs are requested. This permit can be accessed on the Town of Jackson website or through the Planning Department.

INSURANCE REQUIREMENTS

An insurance certificate is required prior to the start of your event. This certificat must name the "Town of Jackson as an additional insured including its Officers, Officials, Employees, and Volunteers" and must also state that coverage is primary and non-contributory is required for every event. Insurance limits must be at least $1,000,000/occurrence and $1,000,000 aggregate. **The additional insured language on the certificate may not include any limitations or exclusions.** Insurance certificates are subject to the review and approval of the Town Attorney. Please be sure to include alcohol liability if there will be alcohol at the event. You must supply insurance before your event.

A certificate of insurance is attached: ☐ Yes ☐ No

Special Event Application

PORTABLE RESTROOMS AND SINKS

The Town of Jackson requires the applicant to provide additional chemical toilets or portable toilets for all events with an anticipated peak time attendance exceeding 75 people.

You are required to provide portable restroom facilities at your event unless you can substantiate the sufficient availability of both ADA accessible and non-accessible facilities in the immediate area of the event site which will be available to the public during your event. The Town of Jackson may determine the total number of required restroom facilities required on a case-by-case basis based on the presence of food and drink at the event and the maximum number of attendees at your event during peak time. The Town of Jackson may determine that you need to coordinate with Parks and Recreation for additional public restroom cleanings if you intend on using a public restroom as part of your restroom facility plan.

Do you plan to provide portable restroom facilities? ☐ Yes ☐ No

If "Yes", please indicate the total number of portable toilets and number of ADA accessible toilets.

Total Number of Portable Toilets: 2 Number of ADA Accessible Portable Toilets: 1

If "No", please explain: _____

Portable restrooms may not be located within 50 feet of any food vendor.

Restroom Company: Macy's

Restroom Drop off / Pick Up Date for Drop Off: 2/5/2019 Time for Drop Off: 2:30pm

Date for Pick Up: 2/8/2019 Time for Pick Up: 10:00am

ALCOHOL

Will there be alcoholic beverages at the event? ☐ Yes ☐ No

Will you be offering any alcoholic beverages besides beer? ☐ Yes ☐ No

If "Yes", what will be offered in addition to beer? _____

If you are planning on serving alcoholic beverages at your event, then either a completed Malt Beverage Permit (beer only) or Catering Permit (beer, wine and/or spirits) must be submitted. You can access these applications on the Town of Jackson website.

Special Event Application

VENDORS / MERCHANTS / SALES

Will anything be sold at your event? ☐ Yes ☐ No

If you are planning on selling items at your event then you will need to complete either an Exposition Business License (for 2 or more vendors) or a Transient Merchant License (for 1 vendor). A complete list of vendors, including a vendor tax ID, must be submitted to the Town of Jackson and to the State of Wyoming's Department of Revenue prior to the event. Both the Exposition License and the Transient Merchant License are on the Town of Jackson's website.

Please describe any sales activity at your event:

Will any food or beverages be sold at your event? ☐ Yes ☐ No

If "Yes", you will need to contact the Teton County's Department of Environmental Health prior to the event (307) 732-8490.

TRASH REMOVAL PLAN

All events are required to have a plan for the collection removal of trash during and after the event. The trash receptacles located in the Town parks, parking lots, ball fields, sidewalks and public restrooms should not be included in the waste removal plan. ***For assistance with formulating a Trash Removal Plan please contact Integrated Solid Waste and Recycling at (307) 732-5771.***

Will you be using a waste company for your waste removal plan? ☐ Yes ☐ No

If "Yes", which company will you be using?_____

How many trash receptacles will be supplied for your event?_____

When will the trash receptacles be delivered? _____

When will the trash receptacles be picked up and removed from site?_____

Describe your plan for the collection and removal of trash during your special event:

Applicants are responsible for cleaning and restoring the site immediately following the event. Please pick up all trash associated with your event including, but not limited to paper, bottles, cans, signs, course markings, etc. The cost of any employee overtime incurred because of an applicant's failure to clean / restore the site following the event will be borne by the applicant and will be considered in future application requests. If you believe that no litter will be generated during your event please state this in your plan.

Special Event Application

SUSTAINABLE EVENT PLANNING

The Town of Jackson encourages all special events to strive to be sustainable in our community and for our environment. We have partnered with the ***Teton County Integrated Solid Waste and Recycling (ISWR)*** *to offer opportunities to help your special event to be as "green" as possible. Opportunities available:*

- ☐ Rental / Use of Recycling Bins for Special Events
- ☐ Use of JH20 Water Bottle Refilling Station for Special Events
- ☐ Consultation on Conducting Green Special Events

Please contact the Waste Diversion and Outreach Coordinator at ISWR at 307-732-5771.

RECYCLING PLAN

All events are required to have a plan for the collection and removal of recyclable materials during and after the event. The recycling receptacles located in the Town parks, parking lots, ball fields, sidewalks and public restrooms should not be included in the recycling collection and removal plan. ***For assistance with formulating a Recycling Plan please contact Teton County Integrated Solid Waste and Recycling (ISWR) at (307) 732-5771.***

Will you be using a company for your recycling plan? ☐ Yes ☐ No

If "Yes" which company will you be using? _____

How many recycling receptacles will they (or you) supply for your event? _____

When will these recycling receptacles be delivered? _____

When will recycling receptacles be picked up and removed from site? _____

Describe your plan for collection and removal of recyclable materials during your special event:

Applicants are responsible for cleaning and restoring the site immediately following the event. If you believe that no recyclable materials will be generated during your event please state this in your plan. For a list of recyclables and how they need to be sorted, or for information about where the recycling bins are located call ISWR (307) 732-5771.

Special Event Application

SIGNIFICANT EVENT CHANGES

Has this event been approved in the Town of Jackson in previous years?

☒ Yes ☐ No

If "YES" please indicate any significant changes to the event request since its last approval:

We are not anticipating any major changes from the 2018 Special Olympics Winter Games that were held at Wayne May Park. WE will once again work with Parks and Rec to groom the trails that we will hold competition on, and will work with Macy's port-a-lets to make sure our athletes have a place to use the restroom. We will also work with Canvas Unlimited to have a tent where our athletes can get out of the cold if bad weather happens.

STANDARD CONDITIONS OF APPROVAL

Please review the following standard list of conditions and restricts for events. Initial the bottom of each page indicating that you have read, understand and agree to these conditions and restrictions.

GENERAL

The event shall be conducted in a timely, safe and professional manner.

All town ordinances, including, but not limited to noise, possession and use of weapons, open fires and animals (including the prohibition of dogs in any town park) shall apply to all events except where specifically granted relief by the Town Council.

The applicant shall advise and instruct all participants, volunteers, vendors, merchants and spectators on event conditions, restrictions, prohibitions and responsibilities as indicated by the Town Council in the staff report.

Initials: RD

Special Event Application

STANDARD CONDITONS FOR ALL EVENTS (continued)

TRASH / CLEAN UP

The applicant shall clean up immediately following each event and shall be responsible for the collection and removal of all refuse generated by the event.

If trash will be generated from the event, then the applicant must supply extra trash and containers and dispose of all trash generated by the event. Trash containers shall not be permitted to overflow.

If recyclable materials are generated from the event, then the applicant is required to provide recycling containers and provide for the removal of all recycled material. Recycling containers shall not be permitted to overflow.

STREETS

Fire department access roads shall have and maintain a clear and unobstructed width of 20 feet and unobstructed vertical clearance of not less than 13 feet 6 inches to allow for emergency vehicle traffic along ALL areas of open and closed streets (IFC 503.2.1). Booths and tents may be erected on either side of street, however, a 20 foot straight path must be provided.

SIDEWALKS

The applicant shall not block walkways or otherwise obstruct pedestrian traffic.

All walkways, boardwalks, entrances and ADA ramps must be kept open and unobstructed at all times

All power and sound cords that cross walkways shall be taped and secured to avoid a tripping hazard.

POWER / ELECTRICAL

Electrical power is available from Town Square. The applicant shall coordinate all power needs with the Parks & Recreation Department's Park Manager (307-733-5057) at least three (3) business days prior to the event.

All power and sound cords that cross walkways shall be taped and secured to avoid a tripping hazard.

All electrical/temporary power shall be in accordance with the 2011 National Electric Code and subject to inspection from this Department (IFC 605.9).

ADDITIONAL PERMIT & LICENSE FEES

The applicant shall apply and pay for all licenses and/or permits prior to the events.

Initials: RD

Special Event Application

STANDARD CONDITONS FOR ALL EVENTS (continued)

TOWN EQUIPMENT

The use of the Parks & Recreation Department bleachers shall be coordinated through that department (307) 732-5753.

Barricade, road sign, cone and recycle bin use shall be coordinated through the Public Works Department. The applicants shall be responsible for pick up, setup, placement and disassembly and return. All equipment use require a $500 damage deposit that must be submitted at the time of pick up at the Public Works Department to protect against any loss or damage.

All barricades, cones, bins and road signs must be removed immediately following the event. These items must be returned the same location as they were picked up.

PORTABLE RESTROOMS

If applicable, the applicant shall provide an adequate number of port-a-potties at the event site and shall arrange for their removal immediately at the conclusion of the event.

The applicant shall ensure all port-a-potties are placed on paved areas.

INSURANCE

The applicant and all participating organizations are required to maintain liability insurance in the amount of $1,000,000.00. Prior to the event, each organization shall provide a certificate of insurance naming the Town of Jackson as an additional insured including its Officers, Officials, Employees, and Volunteers and must also state that coverage is primary and non-contributory. The Town Attorney shall approve all certificates of insurance.

FOOD / VENDING

The applicant shall obtain the necessary food service permits from Teton County Environmental Health.

The applicant shall provide additional trash receptacles in the food service areas.

Per Section 5.20 of the Municipal Code: The applicant shall be responsible for ensuring that all sales tax receipts are remitted to the Wyoming Department of Revenue and in no event later than the thirtieth day of the month following the exposition [and] acquire and keep on file names, addresses and phone numbers of all participants.

In addition to providing a list of all participating vendors, artists, and merchants, along with their social security numbers and addresses, to the Wyoming Department of Revenue, pursuant to Jackson Municipal Code Section 5.20.020 A.1.b., the applicant shall also provide that same list to the Town of Jackson Finance Department.

Vendors shall not dump hot water or other liquids on the turf. Initials: RD

Special Event Application

STANDARD CONDITONS FOR ALL EVENTS (continued)

ALCOHOL

The applicant shall take all measures necessary to comply with applicable alcohol dispensing laws and regulations, including the prevention of sales to and consumption by minors and the prohibition of consumption off the authorized premises. All ID's must be checked and ID bracelet system may be required.

Only 16oz or small plastic cups are used for beer and alcohol sales.

No alcohol shall be served in bottles or glass containers.

The applicant shall be responsible to be alert to and report any instances of underage drinking to the Jackson Police Department.

It is recommended that servers be TIPS trained prior to serving alcohol. No "over serving" shall be allowed to occur or serving to obviously intoxicated persons.

Participants shall not be permitted to leave the event with open containers.

No more than two beers shall be sold to any person at any one time.

TOWN PARKS

The applicant shall coordinate the use of any public park (including the Town Square), including reservations, paperwork and applicable fees, with the Parks and Recreation Department.

The applicant shall coordinate park reservation and the payment of Parks & Recreation fees at least 30 days prior to the event.

The applicant is required to provide turf protection in front of and behind any table or other exhibit where crowds will stand. The applicant shall abide by all Parks & Recreation Department recommendations with regards to turf protection.

Vehicles are prohibited on all turf areas of any park or anywhere within the Town Square.

No trees or other forestry may be moved, modified, damaged or destroyed to set up booths, tents, or exhibits. No ropes, exhibits, signs, banners or booths may be secured to any live forestry.

Use of Town Square shall be subject to the submission to and approval of staff of a detailed site plan, indicating set-up, safety procedures and turf protection, and the imposition of such other conditions or restrictions deemed necessary.

Irrigation locates are required if stakes are placed in the ground. Applicant may forfeit damage deposit if an irrigation locate is not conducted and irrigation equipment is damaged.

Per Municipal Code, dogs are not allowed in Town Parks. Initials: RD

Special Event Application

STANDARD CONDITONS FOR ALL EVENTS (continued)

TENTS

Irrigation locates are required before any tents may be erected or stakes or any other items are placed in any public park, including the Town Square. The applicant shall coordinate all water locates with the Parks & Recreation Department's Park Manager (307-732-5793) at least three (3) business days prior to the event.

All tents having an area in excess of 200 square feet shall require advance permitting through the Fire Department unless open on all sides (IFC 105.6.43).

Tents which can hold over 50 or more occupants must provide the Fire Department with a detailed site and floor plan detailing means of egress, seating capacity, location and type of heating and electrical equipment (IFC 3103.6).

Tents, canopies or membrane structures shall not be located within 20 feet of lot lines, buildings, other tents, canopies or membrane structures, parked vehicles or internal combustion engines (IFC 3103.8.2).

Tents must meet the flame propagation performance criteria of NFPA 701 (IFC 3104.2).

Combustible materials shall not be located within any tent, canopy or membrane structure in use for public assembly (IFC 3104.5).

Smoking shall not be permitted in tents, canopies or membrane structures. Approved "No Smoking" signs shall be conspicuously posted (IFC 3104.6).

All open flame devices are strictly prohibited within tents unless approved by the fire code official (IFC 3104.7)

Portable 2A:10B-C fire extinguishers shall be provided, one minimum, for tents requiring permits with a 75 foot travel distance (IFC 3104.12).

Any cooking performed within tents shall require advance approval by the Fire Department (IFC 3104.15.3 – 3104.15.7).

Generators and other internal combustion power sources shall be separated from tents, canopies or membrane structures by a minimum of 20 feet and shall be isolated from contact with the public by fencing, enclosure or other approved means (IFC 3104.19).

FAIR GROUNDS / RODEO GROUNDS

All use of the Rodeo Grounds shall be coordinated through and subject to the approval of the Fair Manager under the authority of the Parks and Recreation Department.

Anyone camping at the Rodeo Grounds shall indicate that they are affiliated with the group by placing a card in the windshield of their vehicle. Campers are reminded that fires are not permitted.

Initials: RD

Special Event Application

STANDARD CONDITONS FOR ALL EVENTS (continued)

ROAD CLOSURES / PUBLIC PARKING CLOSURES

The applicant shall notify all business, residences, churches, etc. affected by the street closures and public parking closures prior to the public hearing.

The applicant shall notify, in advance, all business, residences, churches, etc. affected by the street closures and public parking closures and shall provide advance community radio and/or newspaper announcements regarding the event and the closures.

The applicant shall coordinate all road closures with the Police Department and shall provide an adequate number of volunteers to assist with traffic control and barricade setup/removal during each event.

The applicant shall coordinate all road closures with START, Fire/EMS, Public Works and the Police Department. Volunteer placement and assignments shall be reviewed and approved in advance with the Police Department.

The applicant shall be responsible for producing, posting and removing the temporary No Parking signs. No Parking signs must be posted two days prior to the parking closures. The applicant should meet with the Police Department two weeks prior to the event to discuss the procument, posting and removal of the signs.

Emergency vehicle access lanes shall be maintained during the event.

FIREWORKS

All fireworks displays must be approved by the Fire Chief prior to the event.

The Fire Department will monitor the firing area potential for wildfire. The Department will make recommendations directly to the applicant for mitigation and will give final approval the day of the event.

The application shall be subject to the review and approval of the Fire Department and any additional conditions or restrictions placed by such Department.

Please note, that the conditions and restrictions listed above are standard for special events held in Town, additional conditions or restrictions may be required by the Town Council and/or staff upon further review of the application.

I have read and understand the standard conditions for events. I have answered all of the questions in this application truthfully and to the best of my knowledge.

APPLICANT: eSigned via SeamlessDocs.com Regan John Diller Key: d006bb9c9987956c6be92b86b94d9294 _____ APPLICANT: Regan John Diller _____

Signature — Printed Name

DATE: 01/07/2019 _____ TITLE: Vice President of Programs _____

TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: JANUARY 17, 2019
MEETING DATE: JANUARY 22, 2019

SUBMITTING DEPARTMENT: PLANNING & BUILDING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: TYLER SINCLAIR

APPLICANT: YOUNG LIFE – ALLI LANE

SUBJECT: TEMPORARY SIGN PERMIT – Patriotic Color Run 5K

STATEMENT/PURPOSE

To approve or deny relief from the Town's sign ordinance for the use of temporary signage not requiring a special event or exposition license.

BACKGROUND/ALTERNATIVES

The applicant has requested temporary a banner to be located at 105 Buffalo Way, Albertsons, during:

June 16, 2019 to June 29, 2019

Section 4670.I of the Town's Land Development Regulations allows Council to approve up to four (4) off-site banners. The event does not require any Town services; therefore, a special event license is not required. Staff recommends approval, as the Town has permitted such signs in the past, as long as all other regulations for signage are complied with.

ALIGNMENT WITH COUNCIL'S STRATEGIC INTENT

Staff finds that the proposal is consistent with Councils strategic intent.

ATTACHMENTS

Applicant Submittal

FISCAL IMPACT

None

STAFF IMPACT

None

LEGAL REVIEW

N/A

RECOMMENDATION

The Planning Director makes no recommendation for the banner to be located at 105 Buffalo Way, Albertsons, subject to the following conditions:

1. The use of the site shall be granted by the property owner.
2. The signs shall not be located on the sidewalks or in the public right of way.
3. The sign for Young Life's Patriotic Color Run may be installed at 105 Buffalo Way, Albertsons during: June 16, 2019 to June 29, 2019

SUGGESTED MOTION

I move to **approve** the temporary banner in conjunction with the Young Life subject to three (3) conditions of approval.

(Although Staff is not making a recommendation of the application, the motion is made in the affirmative.)

TEMPORARY SIGN PERMIT APPLICATION

Planning & Building Department
Planning Division

150 East Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0520 or
(307) 733-0440
fax: (307) 734-3563
www.townofjackson.com

EVENT NAME:

Event Name: Patriotic Color Run 5K

Physical Address of Event: 1235 Gregory Ln

Description of Event: Young Life Hosting 2nd Annual Patriotic Color Run 5K - powered paint, 4th of July theme, family friendly

EVENT SPONSOR/APPLICANT:

Name: Alli Lane

Phone: 307 690 3597

Mailing Address: PO Box 14861, Jackson, 83002

ZIP: 83002

E-mail: alli@jacksonhole.younglife.org

Non-Profit: X For Profit: ____

TEMPORARY BANNER LOCATION: Consent from Property Owner Required (maximum of 4 signs allowed, display dates up to two weeks allowed)

Business/Description: Albertson's
Physical Address: 105 Buffalo Way
Dates of Display: 6/16-29, 2019
Consent from Owner Obtained? Yes X No____

Business/Description: ____
Physical Address: ____
Dates of Display: ____
Consent from Owner Obtained? Yes____ No____

Business/Description: ____
Physical Address: ____
Dates of Display: ____
Consent from Owner Obtained? Yes____ No____

Business/Description: ____
Physical Address: ____
Dates of Display: ____
Consent from Owner Obtained? Yes____ No____

SUBMITTAL REQUIREMENTS. *Attach the following:*

X Illustration of each proposed sign that includes dimensions, colors, materials and type of sign.

____ Installation specifications, and any structural details or specifications required for freestanding signs.

Under penalty of perjury, I hereby certify that I have read this application 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 the Town of Jackson 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 Authorized Event Applicant

11/12/18
Date

ALLISON LANE
Applicant Name Printed

Area Director
Title

PATRIOTIC 5K COLOR RUN

younglife®

Jackson Hole

REGISTER AT

WWW.JACKSONHOLE.YOUNGLIFE.ORG

JACKSON HOLE HIGH SCHOOL STADIUM

JUNE 30TH, 10:07AM

TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: JANUARY 16, 2019
MEETING DATE: JANUARY 22, 2019

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

SUBJECT: **ITEM P18-208:** A REQUEST FOR AN AMENDMENT TO THE SNOW KING PLANNED RESORT DISTRICT MASTER PLAN

APPLICANT: SNOW KING RESORT MASTER ASSOCIATION - SKRMA
RYAN STANLEY

REQUESTED ACTION

The applicant and staff are requesting that all three items related to the SKRMA application to amend its Resort Master Plan pursuant to Section 8.7.3 Planned Unit Development of the Town Land Development Regulations specifically including the following requests be continued until a Special Town Council meeting on January 29, 2019 at 6:00 pm:

A. Amendment to a Resort Master Plan pursuant to Section 8.7.3 Planned Unit Development;
B. Amendment to an associated Sketch Plan pursuant to Section 8.3.1 Sketch Plan; and
C. Provide comment/recommendation to the USFS on the NEPA review of additional improvements on USFS land.

Please see the attached letter from the applicant regarding this matter. In addition, staff notes that should Council choose to consider an alternative date for continuance the suggested motion would just need to be revised to reflect the desired date and time.

SUGGESTED MOTION

I move to continue Item P18-208, an amendment to the Snow King Planned Resort District Master Plan and associated Sketch Plan and the consideration of a draft letter to the United States Forest Service outlying comments on the Snow King Mountain Resort On-Mountain Improvements Project Proposal to a Special Town Council meeting on January 29, 2019 at 6:00 pm.

ATTACHMENTS

Applicant letter dated January 2, 2019

January 2, 2019

Ryan Stanley
Vice President & General Manager
Snow King Mountain Resort

Tyler Sinclair
Town of Jackson Planning Director
PO Box 1687
Jackson, WY 83001

Dear Tyler,

Based on the suggested changes to the Master Plan Amendment brought up at the November 14th, 15th, December 4th, and December 20th special Town Council meetings for review of the Snow King Master Plan Amendment, we would like to provide some additional information.

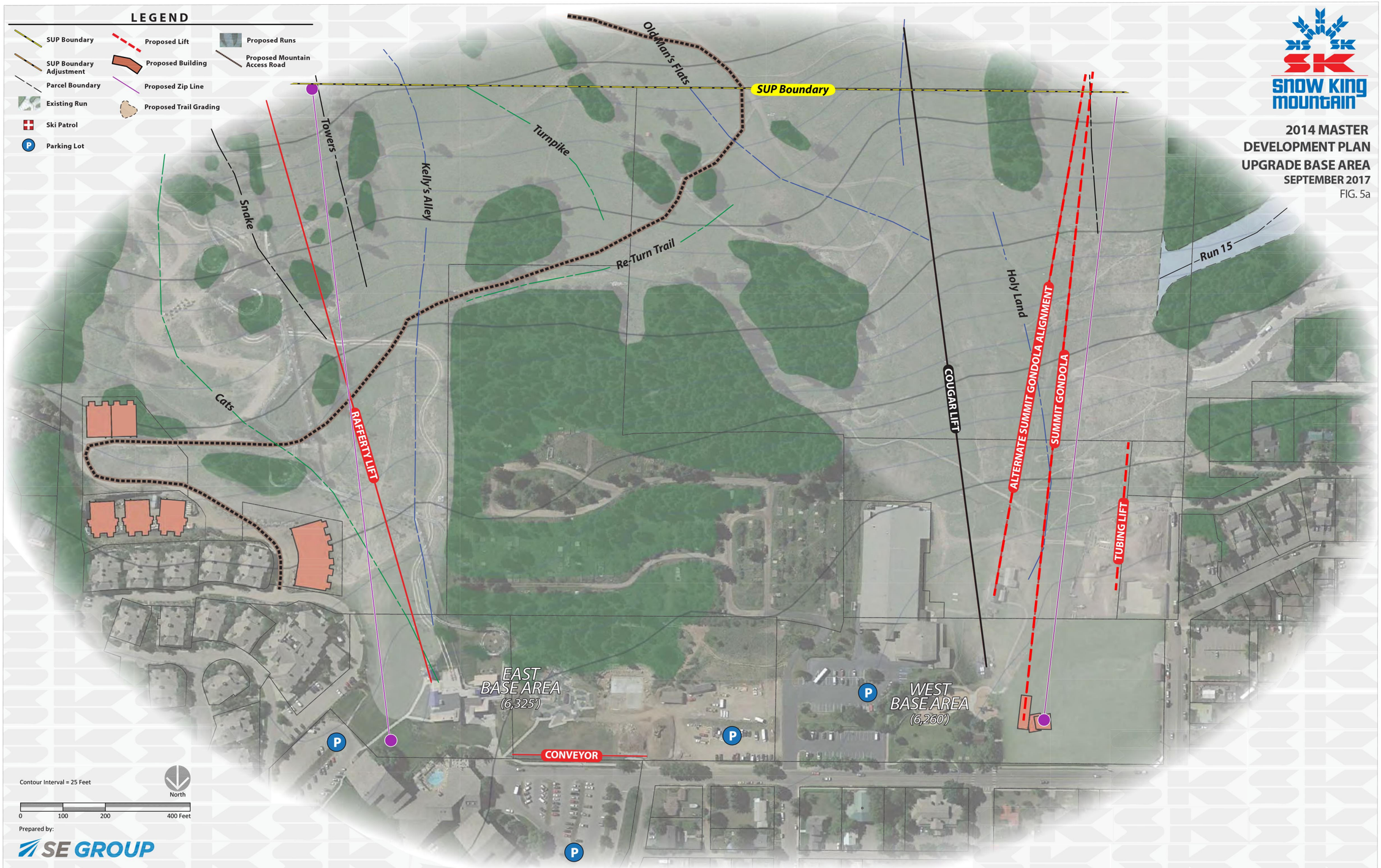
In response to comments from the Town Council at the December 20th meeting, we have been working with staff to create a specific formula and proposal for the housing chapter. We intend to submit a housing proposal for consideration by January 10th as we have not had sufficient time for discussions with staff due to the holidays.

We would like to request that staff wait to draft a letter to the USFS for proposed improvements to the mountain until all aspects of the Master Plan Amendment have been thoroughly reviewed by the new Town Council. The proposed improvements on USFS land are the primary reason for this amendment and if we are unable to obtain conditioned support for these projects from the Council then we will need to withdraw the proposed amendment. In addition, it is also important to determine the lease terms for landing a gondola adjacent to the Cougar lift, within the area currently leased for ski area operations, in order to see if these terms are viable to move forward with proposed plans. Finally, we need to ascertain if it is possible to terminate a zip-line adjacent to the Rafferty lift as part of this master plan amendment. The final portion of this zip-line would be entirely on private property and could be independent of any additional zip-lines on USFS land.

As such, we would like to ask the Council to postpone all Snow King items for review on January 7th to January 22nd or to set aside time during a workshop or special meeting prior during this timeframe to review the topics of housing, leases, zip-line, and USFS projects. Attached is a map that shows the location of the proposed zip-line for review, please reference the letter dated 12/18/18 for proposed lease terms. Thanks again for your help with this process.

Sincerely,

Ryan Stanley


LEGEND
SUP Boundary
SUP Boundary Adjustment
Parcel Boundary
Existing Run
Ski Patrol
Parking Lot
Proposed Lift
Proposed Building
Proposed Zip Line
Proposed Trail Grading
Proposed Runs
Proposed Mountain Access Road
SNOW KING MOUNTAIN
2014 MASTER DEVELOPMENT PLAN
UPGRADE BASE AREA
SEPTEMBER 2017
FIG. 5a
SUP Boundary
Old Man's Flats
Towers
Kelly's Alley
Turnpike
Snake
Re-Turn Trail
Cats
Holy Land
Run 15
RAFFERTY LIFT
COUGAR LIFT
ALTERNATE SUMMIT GONDOLA ALIGNMENT
SUMMIT GONDOLA
TUBING LIFT
EAST BASE AREA (6,325')
WEST BASE AREA (6,260')
CONVEYOR
Contour Interval = 25 Feet
North
0
100
200
400 Feet
Prepared by:
SE GROUP

TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: JANUARY 16, 2019
MEETING DATE: JANUARY 22, 2019

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

SUBJECT: **ITEM P18-208:** A REQUEST FOR AN AMENDMENT TO THE SNOW KING PLANNED RESORT DISTRICT MASTER PLAN

APPLICANT: SNOW KING RESORT MASTER ASSOCIATION - SKRMA
RYAN STANLEY

REQUESTED ACTION

The applicant and staff are requesting that all three items related to the SKRMA application to amend its Resort Master Plan pursuant to Section 8.7.3 Planned Unit Development of the Town Land Development Regulations specifically including the following requests be continued until a Special Town Council meeting on January 29, 2019 at 6:00 pm:

A. Amendment to a Resort Master Plan pursuant to Section 8.7.3 Planned Unit Development;
B. Amendment to an associated Sketch Plan pursuant to Section 8.3.1 Sketch Plan; and
C. Provide comment/recommendation to the USFS on the NEPA review of additional improvements on USFS land.

Please see the attached letter from the applicant regarding this matter. In addition, staff notes that should Council choose to consider an alternative date for continuance the suggested motion would just need to be revised to reflect the desired date and time.

SUGGESTED MOTION

I move to continue Item P18-208, an amendment to the Snow King Planned Resort District Master Plan and associated Sketch Plan and the consideration of a draft letter to the United States Forest Service outlying comments on the Snow King Mountain Resort On-Mountain Improvements Project Proposal to a Special Town Council meeting on January 29, 2019 at 6:00 pm.

ATTACHMENTS

Applicant letter dated January 2, 2019

January 2, 2019

Ryan Stanley
Vice President & General Manager
Snow King Mountain Resort

Tyler Sinclair
Town of Jackson Planning Director
PO Box 1687
Jackson, WY 83001

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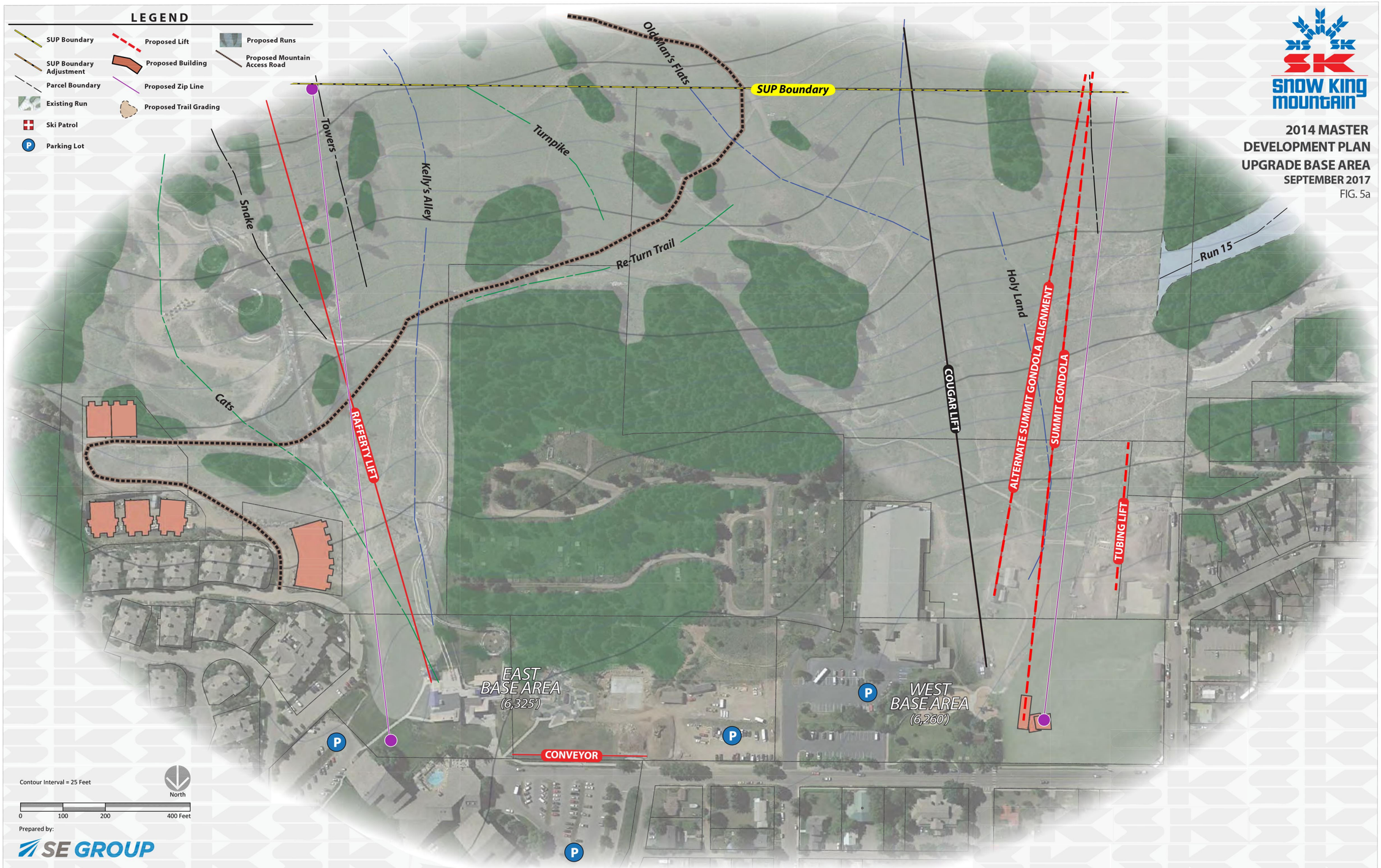
Ryan Stanley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Contour Interval = 25 Feet
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100
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400 Feet
Prepared by:
SE GROUP

TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: JANUARY 17, 2018
MEETING DATE: JANUARY 22, 2018

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: TYLER VALENTINE

SUBJECT: **ITEM P18-274 & 323:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR A WIRELESS COMMUNICATIONS FACILITY AND ADMINISTRATIVE ADJUSTMENT TO THE SIDE SETBACK FOR ONE OF THE STEALTHING ELEMENTS AT THE PROPERTY LOCATED AT 1024 GREGORY LANE.

APPLICANT: TAMARA SHIVELEY, AT&T

REQUESTED ACTION

The applicant is requesting approval of a Conditional Use Permit (CUP) to locate a 'stealth' wireless communications facility on the existing building located at 1024 Gregory Lane. The proposal consists of three sectors of antennas located in two stealth structures: one roof-mounted above the existing staircase and one side-mounted to the southern side of the building on the second floor.

In addition to the CUP, the applicant is requesting approval of an Administrative Adjustment because the proposed side-mounted stealth structure projects 2' into the 10' side (south) setback. Administrative Adjustments are typically reviewed at staff level, however the Planning Director has elevated the request to run concurrent with the CUP.

APPLICABLE REGULATIONS

Section 6.1.10.D Wireless Communications Facilities
Section 8.4.2 Conditional Use Permit (CUP)
Section 8.8.1 Administrative Adjustment

LOCATION

The subject property is addressed as 1024 Gregory Lane and legally described as PT NE1/4NE1/4, SEC. 6, TWP. 40, RNG. 116. Aerial photos and a zoning map are shown on the following page showing the general location of the proposed site:

BACKGROUND

The subject parcel is 0.177 acres (7,744 sf) and located in the Business Park (BP) zone. The parcel is surrounded by BP zoning to the north, west and south and Commercial Residential-3 (CR-3) zoning to the east. In 2003 the Town Council approved a Final (Intermediate) Development Plan and CUP for a 3,136 sf two-story building consisting of two 784 sf light industrial units and two 784 sf accessory residential units. The light industrial uses are located on the first floor and residential on the second. The height of the building

at its highest point, which is the staircase, is approximately 34.6' which is below the maximum height limit of 35' in the BP zone.

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 BP 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, AT&T, is requesting a CUP to construct a 'stealth' wireless communications facility on the existing two-story building located at 1024 Gregory Lane. The request is twofold in that it seeks to improve the existing coverage and capacity for AT&T and fulfills a federal directive to build FirstNet capable sites. The FirstNet directive is better defined in the applicant's narrative on Page #1, but in general it seeks to meet the needs of first responders by providing a dedicated high-speed wireless broadband network. The applicant was originally seeking to expand their existing wireless facility which is currently located on the KSGT Radio tower at 1525 Martin Lane, however that tower cannot support additional equipment, thus the applicant is seeking to relocate the existing equipment from the tower to the 1024 Gregory Lane site along with new equipment.

The proposal consists of three (3) sectors of antennas within two stealth structures. Each sector of antennas includes three (3) AT&T antennas and one (1) FirstNet antenna. This results in a total of nine (9) AT&T antennas and three (3) FirstNet antennas.

The more prominent 'stealth' structure is roof-mounted and located above the north facing stairwell and measures 5' tall x 10' wide x 10' deep which will conceal two sectors of antennas facing northwest and northeast. This is in compliance with the requirement that no wireless facility extend more than 5' above the roof on which it is affixed. The new 5' root-mounted structure is a fiberglass radio frequency-transparent material and will be designed to match the vertical wood pattern and color of the existing staircase. The new 5' structure will bring the overall height of the building from 34.9' to 39.6'.

The secondary 'stealth' structure is wall-mounted and attached to the south side of the building on the second floor and measures 6' tall x 10' wide x 2' deep which will conceal one sector of antennas facing south. The new wall-mounted structure is also a fiberglass radio frequency-transparent material and will be designed to match the horizontal wood pattern and color of the existing building. The structure will not extend above the existing building which is currently 29.4' tall.

The applicant is not placing the antennas on the main roof of the building because it is used as roof-top decks for the residents of the residential units on the second floor.

Electronic equipment connected with the antennas will be located within a 10’ x 24’ fenced ground area behind the building to the south. The equipment area will have a concrete pad and include three outdoor cabinets for electrical equipment and one generator. A cable chase will run up the south side of the building directly to the wall-mounted antennas and then continue along the roof to the roof-mounted antennas. The wood fencing surrounding the ground equipment will be 6’ tall and stained to match the existing building. The applicant is working with the owner of the property to secure a lease for the lease areas identified on the plans and establish easements for access/maintenance.

In addition to the CUP request, the applicant is seeking approval for an Administrative Adjustment related to the wall-mounted structure which extends 2’ into the 10’ side (south) setback. If the findings in Section 8.8.1.B.2 can be made, Administrative Adjustments can allow up to a 20% reduction in setbacks which could reduce a 10’ setback to 8’, which is exactly what the applicant is requesting for the wall-mounted structure. Although Administrative Adjustments are typically reviewed and approved by the Planner Director, this request has been elevated to run concurrently with the CUP.

A rendering of the proposed roof-mounted ‘stealth’ structure as approved by the DRC.

A rendering of the proposed wall-mounted 'stealth' structure as approved by the DRC.

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, AT&T is upgrading several sites statewide to meet the federal directive to build FirstNet capable sites which serve the needs first responders. Additionally, AT&T seeks to upgrade their cellular coverage and capacity for local residents, businesses and visitors. Unfortunately the existing wireless facility in this area (KSGT Radio tower) cannot accommodate any more equipment which has forced the applicant too seek a new location, in this case the Gregory Lane site. The applicant further states that they have looked at other locations in the desired service area but that this is the best available site to both maintain its existing service and upgrade/expand. The proposed site also has the desired height needed for the antennas, the available lease space and a property owner willing to enter into an agreement to lease space. The applicant has submitted coverage maps showing the existing coverage. Because the applicant is removing the existing equipment, the new equipment will essentially maintain the existing coverage area but with better capabilities and newer equipment.

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 design maintains composition with the existing staircase and building. In addition, the design is in proportion with the existing building in terms of scale and massing. Furthermore the DRC reviewed the design at the November 14, 2018 meeting and unanimously recommended approval as presented.

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 November 14, 2018 and received unanimous support as presented.

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. Because this is a roof-mounted facility that is shown as no more than 5' above the high point of existing roof line of the building to which it is affixed, the proposed facility meets the 5' height limit.

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: The applicant has stated that based on the limited roof and ground lease space available, incorporating space for collocation is not practical without causing interference with the stealth facility requirements and concealment elements. Additionally, AT&T is not only seeking upgrades to serve their customer base, but are providing additional antennas dedicated to first responders which is in line with the intent of collocation.

It is staff's opinion that any expansion of the proposed facility 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. Thus, rather than 'over-sizing' the stealth facility now to accommodate another possible carrier in the future (which may never come), the better option is to approve a smaller stealth structure now. A future expansion is possible but it would have to maintain the stealth quality of the existing facility.

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 it will be well within the 65 DBA guideline set forth in the LDRs. 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. The site has existing landscaping in place and the proposed equipment area will cause the removal of 2-3 large shrubs which will need to be replaced as they were required as part of the original approval in 2003. Staff has added a condition of approval that the applicant provide a landscape replacement plan with associated costs at the time of Building Permit submittal. Staff recommends that the placement of new shrubs be located adjacent to the equipment area to serve as screening provided they do not impede access for maintenance.

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

Complies. The antennas will be screened and contained within radio frequency transparent material that matches and replicates the existing staircase (vertical wood siding) and existing building (horizontal wood siding).

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, lighting, access, and security. These standards are either met as part of this application (e.g., application submittal, access, security), or do not apply to this particular application (setbacks, signage, lighting,). The proposed application, therefore, complies with each of these standards, as applicable to this project.

Administrative Adjustment

Staff finds that the request for an adjustment to the 10' side yard site development setback is consistent with the Comprehensive Plan and with the specific findings required for an Administrative Adjustment. As stated below in the findings, staff was able to make the findings for this request because it better serves the purpose of the zone and is a minor encroachment that is well screened and matches the building.

Since the 2017 LDR text amendment related to wireless communications facilities, the available zones in Town allowing these facilities were reduced to four zones: Public/Semi Public (P/SP); Business Park (BP), Park and Open Space (P), and Planned Resort (PR) zones. Although the areas allowing these uses as reduced, wireless facilities are a desired not only for use by residents and tourists, but are also necessary as they serve the needs of emergency services and first responders. Since the BP zone is deemed appropriate for such facilities, providing flexibility to providers to obtain new technology and coverage is in line with meeting the purpose and intent of the BP zone. In addition, the proposed side-mounted stealth structure is a minor encroachment on the upper floor which will blend into the existing building reducing any visual impacts. Furthermore, the applicant meets all requirements for FAR, LSR, Lot Coverage, etc.

Planning Commission

This item went before the Planning Commission on December 19, 2018 in which the project received a unanimous recommendation of approval to Town Council as presented. A brief discussion took place regarding towers being located above and/or adjacent to residential structures/uses and whether it is permitted. Staff's response was that although most of the existing and new wireless facilities are located above and/or adjacent to commercial structures, the LDRs do not address the uses within a structure when it

comes to the location of a wireless facility. The LDRs address several design aspects, but do not prohibit such facilities on a residential structure.

PUBLIC COMMENT

Some public comment was received (attached) regarding interference and RF exposure with regard to 1024 Gregory Lane. As for interference with transmissions at the existing 1024 Gregory Lane building, staff notes that these facilities are being constructed on private property and any potential interference from this new wireless facility is not a local regulatory issues – i.e. not addressed by the Town's regulations. Rather, interference is customarily covered in the contract between the private parties. As for the RF public comment, staff notes the applicant has complied with the Town's LDRs by providing the necessary federal documentation and statements that the RF levels at the facility will be within the federal limits.

LEGAL REVIEW

Complete.

ATTACHMENTS

Applicant Submittal
Departmental Reviews
Public Comment

STAFF FINDINGS

Item A: 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 5.2 Gregory Lane Area: This TRANSITIONAL Subarea will support the community goal of maintaining and promoting light industry uses to support the local economy while continuing to accommodate a significant amount of residential use. Light industrial development and redevelopment will be promoted, and bulk, scale and use allowances will first and foremost accommodate light industry and heavy retail uses. The current development pattern will be intensified to accommodate larger structures in more creative land use patterns, including live-work development. In the future, complete street improvements are desired but will need to be balanced with the need to accommodate large vehicle traffic. Livability enhancements through improved site and building design will be a goal but secondary to promoting light industry uses. Providing improved pedestrian/bike amenities to connect the existing and future resident populations with the surrounding Complete Neighborhood amenities will be a focus of improved livability. A third priority will be future improvements to Flat Creek, including the establishment of an appropriate setback to support the health of this natural feature for wildlife and residents.

   Complies. Staff finds that the project is consistent with the above described vision for Subarea 5.2 because it will increase the level of cellular service in West Jackson for both businesses and first responders. In addition, the site is already being used as a light industrial space which fits into the above described vision for this area.

In addition, the proposed application is located in Character District #5 West Jackson. In order to review the application for conformance with the Comprehensive Plan, staff has reviewed the Policy Objectives for District 5 as follows:

Common Value 1: Ecosystem Stewardship

Not Applicable.

Common Value 2: Growth Management

Policy 4.1.b: Emphasize a variety of housing types, including deed-restricted housing

Not applicable.

Policy 4.1.d: Maintain Jackson as the economic center of the region

Complies. Staff finds that the proposed project will maintain Jackson as the economic center of the region by improving cellular service for local businesses and residents which is a daily part of business operations.

Policy 4.2.c: Create vibrant walkable mixed use subareas

Not applicable.

Policy 4.3.a: Preserve and enhance stable areas

Not Applicable.

Policy 4.3.b: Create and develop transitional areas

Complies. Staff finds that this request will provide enhanced cellular service for this area of Town which supports the future growth of the area for local businesses and first responders.

Policy 4.4.b: Enhance Jackson Gateways

Not Applicable.

Common Value 3: Quality of Life

Policy 5.3.b: Preserve existing workforce housing stock

Not applicable.

Policy 6.2.b: Support businesses located in the community because of our lifestyle

Complies. Staff finds that providing better cellular coverage supports local businesses and the local economy.

Policy 6.2.c: Encourage local entrepreneurial opportunities

Not applicable.

Policy 6.2.d: Promote light industry

Complies. Staff finds that the existing project is already promoting light industry and the proposed wireless facility will not impact the current operations, but could potentially enhance them with better cellular service.

Policy 7.1.c: Increase the capacity for use of alternative transportation modes

Not applicable.

Policy 7.2.d: Complete key transportation network projects to improve connectivity

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. In addition, this project has been reviewed by the DRC and received unanimous support as presented.

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, light, 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. On the basis that the Administrative Adjustment is approved, staff finds that the proposed wireless facility complies with the previous FDP and CUP approved in 2003.

Item B: Section 8.1.1 Administrative Adjustment

A. Purpose
The purpose of an administrative adjustment is to allow minor adjustments to certain requirements and numerical standards in these LDRs based on specific review standards. The intent is to provide relief when application of a standard creates practical difficulties in advancement of Comprehensive Plan goals or zoning district purposes.

B. Applicability
An application may be made for administrative adjustment of the following standards of the LDRs per Subsection B. Applicability

1. *Landscape Surface Ratio may be adjusted up to 20%.*
2. *Structure setbacks, not including setbacks from natural resources, may be adjusted up to 20%.*
3. *Site development setbacks, not including setbacks from natural resources, may be adjusted up to 20%.*
4. *Fencing height and setbacks may be adjusted up to 20%.*
5. *Grade of developable slopes may be adjusted up to 20%.*
6. *Any dimensional standard of a building frontage may be adjusted up to 20%*
7. *Building façade width may be adjusted up to 20%*
8. *Wildlife friendly fencing may be adjusted as allowed by 5.1.2.E.*
9. *Standard plant units may be adjusted as allowed by 5.5.3.F.3.*
10. *Sign standards may be adjusted as allowed by 5.6.1.B.2.*
11. *Parking requirement may be adjusted as allowed by 6.2.2.A.1.*
12. *Pedestrian frontage standards may be adjusted as allowed by 2.2.1.C.*

Staff finds that the request for approval of a minor adjustment to the side setback meets the applicability of allowance #2 above.

C. Findings
An administrative adjustment shall be approved upon finding the application:

1. ***Complies with the applicability standards of this Section;***

   Complies. As stated above, the application is in compliance with allowance #3 of the applicability requirements.

2. ***Either:***
   a. ***Compensates for some unusual constraint of the site or proposal that is not shared by landowners generally, or***
   b. ***Better protects natural and scenic resources, or***
   c. ***Better supports the purpose of the zone;***

   Complies. Based upon Finding 2.c, staff finds that the request better supports the purpose of the zone. Since the 2017 LDR Text Amendment related to wireless communications facilities, the areas/zones

allowing such uses was reduced to four zones: Public/Semi Public (P/SP); Business Park (BP), Park and Open Space (P), and Planned Resort (PR). Although the areas allowing wireless facilities was reduced, the Town acknowledged the need for wireless services and consciously deemed these four zones appropriate for such uses. As stated above, AT&T already has equipment in the vicinity (radio tower) that cannot accommodate expansion which is why they are seeking to relocate and expand at the Gregory Lane site.

When the applicant was negotiating leasable area, they considered the areas above the staircase and above the building. The areas above the building were not offered to be leased because they are currently used as roof-top patios for the residents who live below. This left the stair-case available for lease space for the antennas. Knowing that one sector of antennas would be south facing, the applicant determined that these antennas should not be located above the staircase because they would directly face into the roof-top patios which could have issues with interference. This is the reason the south facing antennas were side-mounted to the building and encroach 2' into the side setback. Ultimately the benefit of the proposed request (improving service for residents, businesses, tourists and first responders) far outweighs the impact of a minor projection into the side setback. With that said, the current request to reduce the 10' side setback to 8' for stealthed antennas is in line with the purpose and intent of the BP zone.

3. Is consistent with the purpose of the zone and the desired future character for the area described in the Comprehensive Plan;

The proposed application is located in Character District #5 West Jackson, specifically Sub-area 5.2 Gregory Lane Area of the 2012 Comprehensive Plan. In order to review the application for conformance with the Comprehensive Plan, staff has reviewed the Policy Objectives for District 5 as follows:

Common Value 1: Ecosystem Stewardship

Not Applicable.

Common Value 2: Growth Management

Policy 4.1.b: Emphasize a variety of housing types, including deed-restricted housing

Not applicable.

Policy 4.1.d: Maintain Jackson as the economic center of the region

Complies. Staff finds that the proposed project will maintain Jackson as the economic center of the region by improving cellular service for local businesses and residents which is a daily part of business operations.

Policy 4.2.c: Create vibrant walkable mixed use subareas

Not applicable.

Policy 4.3.a: Preserve and enhance stable areas

Not Applicable.

Policy 4.3.b: Create and develop transitional areas

Complies. Staff finds that this request will provide enhanced cellular service for this area of Town which supports the future growth of the area for local businesses and first responders.

Policy 4.4.b: Enhance Jackson Gateways

Not Applicable.

Common Value 3: Quality of Life

Policy 5.3.b: Preserve existing workforce housing stock

Not applicable.

Policy 6.2.b: Support businesses located in the community because of our lifestyle

Complies. Staff finds that providing better cellular coverage supports local businesses and the local economy.

Policy 6.2.c: Encourage local entrepreneurial opportunities

Not applicable.

Policy 6.2.d: Promote light industry

Complies. Staff finds that the project is already promoting light industry and the proposed wireless facility will not impact the current operations, but could potentially enhance them with better cellular service.

Policy 7.1.c: Increase the capacity for use of alternative transportation modes

Not applicable.

Policy 7.2.d: Complete key transportation network projects to improve connectivity

Not applicable.

In addition, staff finds that the application should be reviewed for consistency specifically with subarea 5.2 Gregory Lane Area which states as follows as the desired vision for the subarea:

This TRANSITIONAL Subarea will support the community goal of maintaining and promoting light industry uses to support the local economy while continuing to accommodate a significant amount of residential use. Light industrial development and redevelopment will be promoted, and bulk, scale and use allowances will first and foremost accommodate light industry and heavy retail uses. The current development pattern will be intensified to accommodate larger structures in more creative land use patterns, including live-work development. In the future, complete street improvements are desired but will need to be balanced with the need to accommodate large vehicle traffic. Livability enhancements through improved site and building design will be a goal but secondary to promoting light industry uses. Providing improved pedestrian/bike amenities to connect the existing and future resident populations with the surrounding Complete Neighborhood amenities will be a focus of improved livability. A third priority will be future improvements to Flat Creek, including the establishment of an appropriate setback to support the health of this natural feature for wildlife and residents.

Complies. Staff finds that the project is consistent with the above described vision for Subarea 5.2 because it will increase the level of cellular service and in West Jackson for both businesses and first responders. In addition, the site is already being used as a light industrial space which fits into the above described vision for this area.

4. Will not pose a danger to the public health or safety; and

Complies. No known dangers exist in allowing a small projection to be located 8' from the side yard setback, especially considering that the encroachment is on the second story and matches the existing building. In fact, this project will better support public health and safety by providing first responders with a better wireless network through the FirstNet directive.

5. The site is not subject to a series of incremental administrative adjustments that circumvent the purpose of this Section.

Complies. This property has not been the subject of previous administrative adjustments and there is no apparent indication that future administrative adjustments are planned or necessary.

RECOMMENDATIONS / CONDITIONS OF APPROVAL

Item A: The Planning Director recommends **approval** of a request for a Conditional Use Permit (CUP) to construct a wireless communications facility on the existing building located at 1024 Gregory Lane, subject to the department reviews attached hereto and the following condition 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 building to which it is attached.
2. The applicant shall provide a landscape replacement plan with associated costs at the time of Building Permit submittal for the plantings that require removal. The recommended location of new plantings should be to the west adjacent to the equipment area.

Item B: The Planning Director recommends approval of an Administrative Adjustment (Item P18-323) for an 8' side (south) yard site development setback where 10' is required pursuant to Section 8.8.1.B Administrative Adjustment, the department reviews attached hereto.

SUGGESTED MOTIONS

Item A: Based upon the findings as presented in the staff report and as made by the applicant for Item P18-274, 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 the existing building located at 1024 Gregory lane, 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 building to which it is attached.

2. The applicant shall provide a landscape replacement plan with associated costs at the time of Building Permit submittal for the plantings that require removal. The recommended location of new plantings should be to the west adjacent to the equipment area.

Item B: Based upon the findings as presented in the staff report and as made by the applicant for Item P18-323, I move to make findings 1-5 as set forth in Section 8.8.1.C (Administrative Adjustment) of the Land Development Regulations relating to 1) Applicability; 2) Better Supports Purpose of Zone; 3) Compatibility with Future Character; 4) Impact on Public Safety & Health; and 5) Not Subject to Incremental Administrative Adjustments to **approve** an 8’ side (south) setback where 10’ is required for a stealth wireless projection on the existing building located at 1024 Gregory Lane, subject to the department review attached hereto.

PLANNING PERMIT APPLICATION

Planning & Building Department
Planning Division

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
fax: (307) 734-3563
www.townofjackson.com

For Office Use Only

Fees Paid_____

Check # _____ Credit Card_____ Cash_____

Application #s _____ _____ _____

PROJECT.

Name/Description: KSGT Relocation

Physical Address: 1024 Gregory Lane Jackson, WY

Lot, Subdivision: _____ PIDN: _____

OWNER.

Name: The Apartments at Dusty Acres, LLC Phone: Leanne Moore 307.690.2411

Mailing Address: PO Box 2075 Jackson, WY ZIP: 83001

E-mail: lsm@bresnan.net

APPLICANT/AGENT.

Name: AT&T Wireless - Tamara Shiveley Phone: 801.230.4877

Mailing Address: 1152 W. 2400 S. Suite C WVC, UT ZIP: 84119

E-mail: tamaras@shiveassoc.com

DESIGNATED PRIMARY CONTACT.

_____Owner ___X___Applicant/Agent

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

Use Permit

_____Basic Use

___X___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

Development Option/Subdivision

_____Development Option Plan

_____Subdivision Plat

_____Boundary Adjustment (replat)

_____Boundary Adjustment (no plat)

Interpretations

_____Formal Interpretation

_____Zoning Compliance Verification

Amendments to the LDRs

_____LDR Text Amendment

_____Zoning Map Amendment

_____Planned Unit Development

_____ Other:_____

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 #: P18-142 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. Provide* ***one electronic copy*** *(via email or thumb drive), and* ***two hard copies*** *of the submittal packet.*

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 Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is held, the submittal requirements will be reviewed at the conference followed by a written summary. The submittal requirements on the TOJ website are intended as a reference to assist you in submitting a sufficient application.

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.

Signature of Owner or Authorized Applicant/Agent — Date: 9.12.18

Name Printed: Tamara Shiveley — Title: site acquisition agent

222077 215

GENERAL DYNAMICS INFORMATION TECHNOLOGY, INC.

32-1/1110

DATE 4/19/18

PAY TO THE ORDER OF Town of Jackson $ 2,500.00

Two Thousand Five Hundred Dollars and no/100 DOLLARS

Security Features Included. Details on Back.

VOID AFTER 270 DAYS

Bank of America.

Customer Connection

FOR Bennville Fire K6 Station - 505225-1121

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⑈2220770215⑈ ⑆111000012⑆ 445 122 5621⑈

LETTER OF AUTHORIZATION

The Apartments at Dusty Acres, LLC ,"Owner" whose address is: 1024 Gregory Lane, Jackson, Teton County, Wyoming 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Robert E. Moore, Jr. and Leanne Staley Moore , as the owner of property more specifically legally described as: PT NE1/4NE1/4, Sec. 6, TWP40, RNG.116

(If too lengthy, attach description)

HEREBYAUTHORIZES Tamara Shiveley in 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: Leanne Staley Moore

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Owner / Partner

(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 Leanne Staley Moore this 25th day of April, 2018.

WITNESS my hand and official seal. (Seal)

Karin M Larson

(Notary Public)

My commission expires: 8.22.2020

KARIN M. LARSON - NOTARY PUBLIC
COUNTY OF TETON
STATE OF WYOMING
MY COMMISSION EXPIRES AUGUST 22, 2020

CONDITIONAL USE PERMIT APPLICATION FOR WIRELESS COMMUNICATION FACILITY

Submitted to Town of Jackson
Planning Division
September 12, 2018

1. GENERAL INFORMATION

Applicant:	New Cingular Wireless, PCS LLC **("AT&T" or the "Applicant")** 4393 Riverboat Road, Ste. 400 Taylorsville, UT 84123
Representative:	Tamara Shiveley tamaras@shiveassoc.com 801-230-4877
Property Owner:	The Apartments at Dusty Acres, LLC a Wyoming Limited Liability Company
Site Address:	1024 Gregory Lane Jackson, WY 83001
APN:	22-40-16-06-1-00-031
Name of Project:	KSGT Relo IDL04405 FA 14471313
Zoning:	Business Park (BP)

AT&T is submitting this application pursuant to a Letter of Authorization from The Apartments at Dusty Acres, LLC Leanne Moore Registered Agent. *See Letter of Authorization*

2. PROJECT DESCRIPTION

Request and Justification: AT&T is upgrading equipment all over the Jackson area and throughout the State of Wyoming in order to support the federal directive to build FirstNet capable sites. FirstNet is a dedicated communication network for first responders. After 9/11, the 9/11 Commission recommended the establishment of a single, interoperable network for public safety and FirstNet was created as a result. FirstNet's mission is to build and deploy the first-ever high-speed nationwide wireless broadband network dedicated to first responders. FirstNet helps first responders respond effectively and efficiently and stay safe while helping others during day-to-day operations and disaster response and recover and when managing large events. In order to deploy FirstNet service, wireless infrastructure is required. The proposed facility will include FirstNet antennas and broadcast FirstNet service.

In addition to the FirstNet directive, AT&T is attempting to improve the coverage and capacity in the Town of Jackson to meet the increase in demand. As you know, Jackson is a desirable vacation destination and each summer large amounts of tourists visit the area bringing with them their wireless devices. These devices require large amounts of data to transmit videos, photos, emails and downloads. This increased demand for data requires wireless carriers to upgrade wireless equipment to meet the ever changing technology.

New Cingular Wireless, PCS LLC ("AT&T") currently has a wireless communication facility located in this area on the radio tower at 1525 Martin Lane; however, the current tower will not support any new technology equipment resulting in the need for AT&T to relocate the existing site to a different location.

The only allowable zone for wireless communication near this site suitable for a replacement is the Business Park (BP) zone. Within this zone, there is a very limited area in which AT&T can go in order to meet the coverage objective along Highway 89 and in the commercial area to the northeast. This new facility is necessary to continue to fill a significant gap in wireless phone and data service in this area, and to support improved AT&T service for residential, business and emergency use.

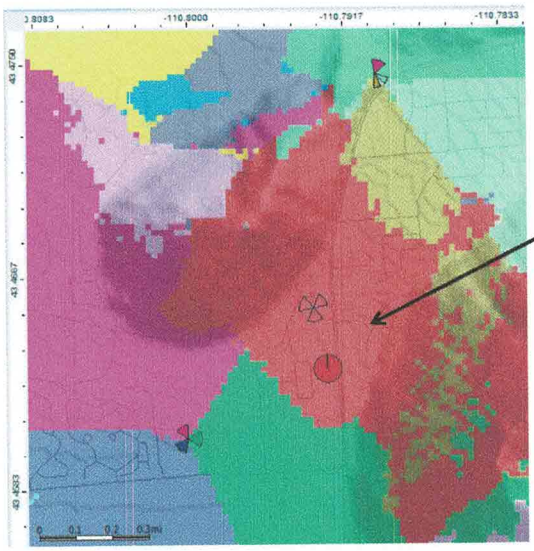


Figure 1: Coverage offered by current sites (Teton High School to the south, KSGT Radio Tower (current site), Storage Facility on County property to the north)

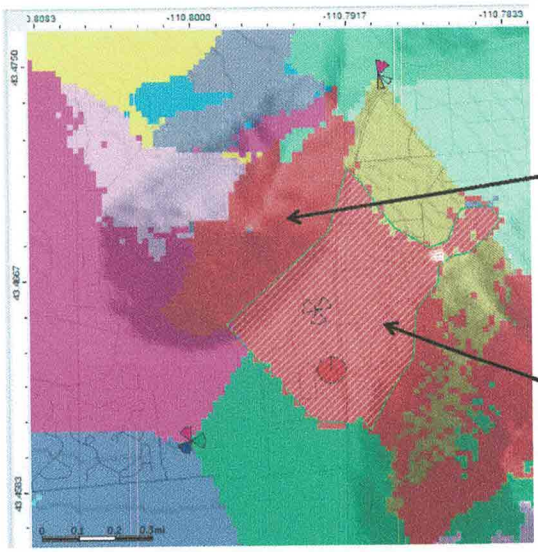
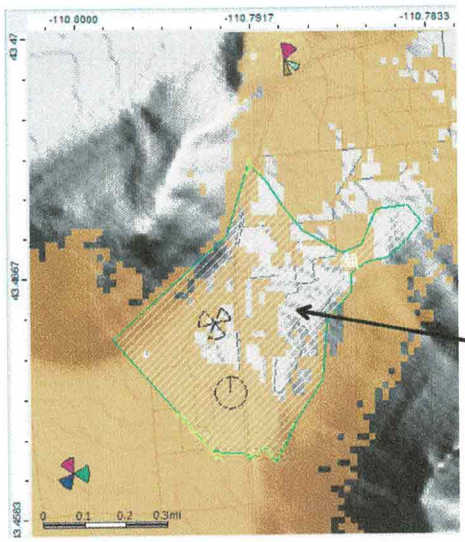


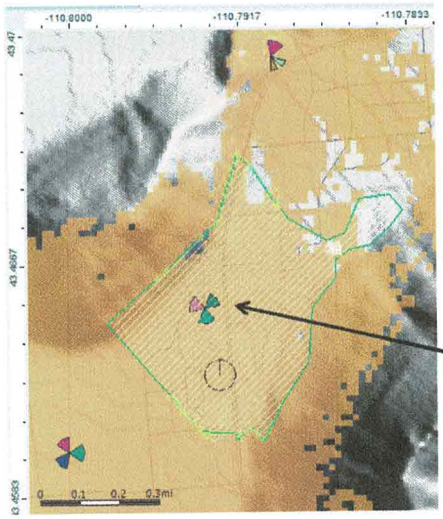
Figure 2: Coverage of valley floor in the area



Orange: Identifies where prediction models show we have acceptable indoor coverage.

Increased gaps in coverage without Site in the area of KSGT AM Tower

Figure 3: Coverage without KSGT



Orange: Identifies where prediction models show we have acceptable indoor coverage.

Replacement site offers matches and exceeds coverage offered by KSGT AM Radio Tower location

Figure 4: Replacement site at 1024 Gregory Lane

Alternate Sites Considered: The Business Park (BP) zone is separated from the highway by the (BP-R) zone where wireless sites are prohibited. There are few parcels in this section of the Business Park (BP) zone that are close enough to the highway, have enough building height, or have enough ground space available for equipment to allow AT&T to meet the coverage objectives described above. AT&T considered several properties surrounding the proposed property on 1024 Gregory Lane; however they were either deemed by the RF engineers to be too far from the coverage objective, there was not sufficient height or ground space, or property owners did not express interest in leasing to a wireless carrier.

Determination of Need: As noted above, AT&T must find an alternative location for the current site on the KSGT Radio tower at 1525 Martin Lane that will support FirstNet capabilities and meet the increased coverage and capacity demands within this section of the Town of Jackson. The proposed site at 1024 Gregory Lane is the best available location to serve this coverage area.

3. ANALYSIS OF LAWS APPLICABLE TO THIS APPLICATION

Federal, state, and local laws apply to this application.

While the federal Telecommunications Act acknowledges a local jurisdiction's zoning authority over wireless facilities, it limits the exercise of that authority in several important ways.

- A local regulation may not prohibit, or have the effect of prohibiting, the provision of wireless services. 47 U.S.C. §332(c)(7)(A) and (B)(i)(II).

- A jurisdiction is prohibited from considering the environmental effects of radio frequency emissions (including health effects) of the WCF site if the site will operate in compliance with federal regulations. 47 U.S.C. §332(c)(7)(B)(iv).

- A jurisdiction may not discriminate among providers of functionally equivalent services. A jurisdiction must be able to provide plausible reasons for disparate treatment of different providers' applications for similarly situated facilities. 47 U.S.C. §332(c)(7)(B)(i)(I).

- The Telecommunications Act requires local jurisdictions to act upon applications for wireless communications sites within a "reasonable" period of time. The shot clock applicable to this application is 150 days.[1]

The Facility will operate in accordance with the Federal Communications Commission's Radio Frequency emissions regulations. Therefore, issues regarding environmental effects are preempted under federal law.

This application is also subject to and complies with the Town of Jackson Land Development Regulations, including Article 6, Division 6.1.10.D Wireless Communication Facilities.

[1]The FCC rules clarify that the shot clock begins to run when the application is submitted and further state that "[a] determination of incompleteness tolls the clock only if the local government provides notice to the applicant within 30 days that the application is incomplete and while specifically delineating all missing information, and specifying the code provision, ordinance or application instruction or other publically-stated procedure requiring that the information be submitted. Following a resubmission the clock can be tolled again only if the local government notifies the applicant within 10 days that the supplemental submission did not provide the information identified in the original notice." *See FCC Report and Order, FCC 14-153. Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies. October 17, 2014.*

4. PROPOSED DEVELOPMENT PROGRAM

Existing Condition: The existing building is a mixed-use. The bottom floor has two areas rented for commercial storage spaces. The upper floor has two apartments for residential living. The front of the building has a covered stairwell for access to the apartments and patio roof. Figure 5 below shows the existing building.

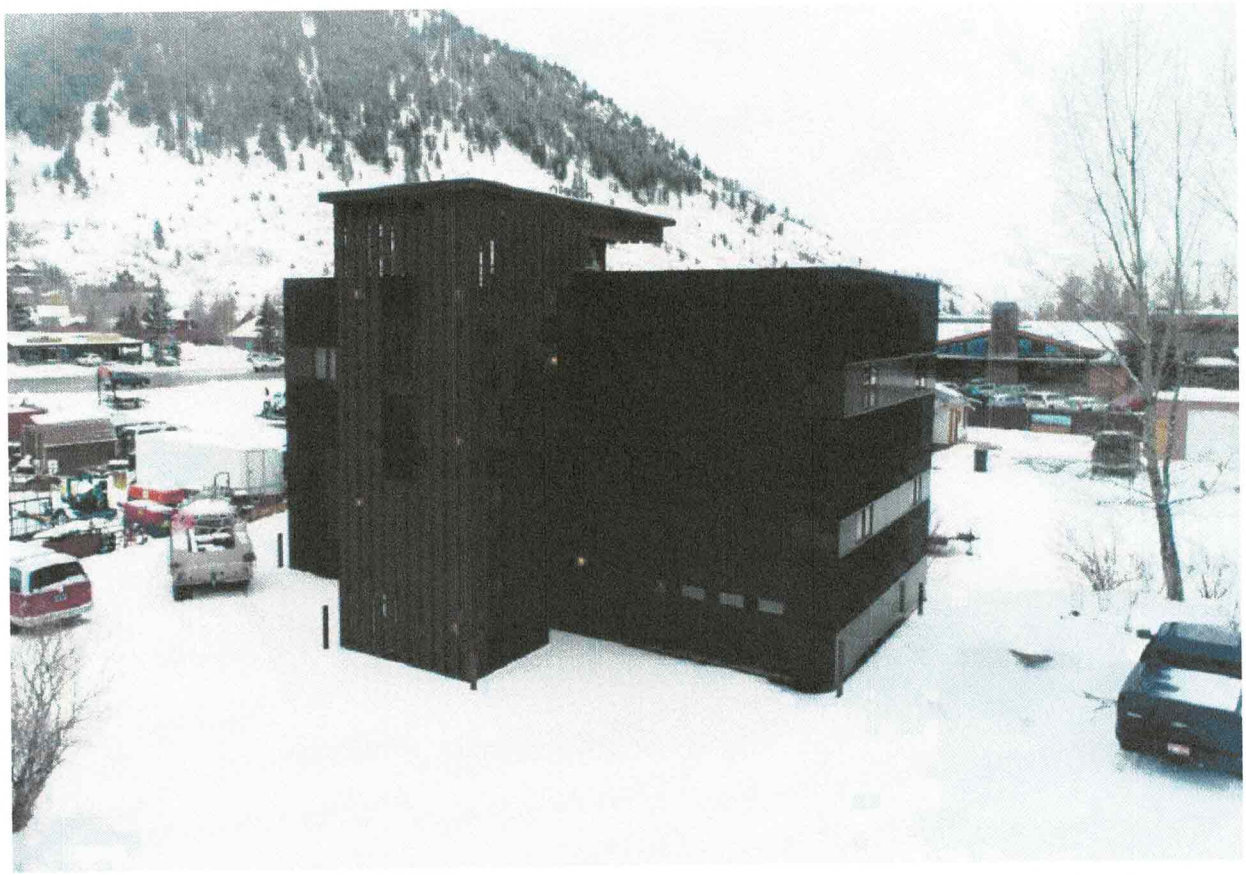


Figure 5: Existing Building

Proposed Use: The proposed wireless communication site will be built on the existing building and will include a 5' tall x 10' wide x 10' deep "stealth", roof-mounted facility built above the covered stairwell. This will be built to enclose two sectors of antennas. This is in compliance with Sec. 6.D.3.f.2.iii, which limits the height of any roof-mounted wireless facility to 5 ft. above the roof on which it is affixed. The "stealth" structure will be constructed of fiberglass, radio frequency-transparent material which will conceal the roof-top antennas while allowing the antenna signal to transmit. This addition will include a slat design and be painted to match the current exterior of the building (see photo simulations below).This will house two sectors of the antennas. The third sector of antennas will be wall-mounted antennas, mounted on the back of the building on the parapet. This sector will be enclosed in a "stealth" screen made of similar material to the roof-mounted structure and measuring 6' tall x 10' wide x 2' deep; however, the siding will be designed and painted to match the existing building siding (see photo simulation below).

The existing covered stairwell is 34.6 ft. tall; the proposed height of the "stealth" screen addition will be 5 ft. tall bringing the existing total height of the highest point on the building to 39.6 ft. This is the minimum space required to conceal and enclose 4 ft. tall wireless communication antennas. It should be noted that the optimal antenna size is 8 ft. but the LDR limits the height to 5 ft. above the existing roof. Using a 4 ft. antenna will necessitate additional equipment in order to provide the FirstNet coverage.

The electronic equipment will be located within a fenced ground area measuring 9.92'x 23'6" behind the building. This area will enclose the electronic equipment within outdoor cabinets and a 30kw natural gas generator to be used as back-up power in the event of emergency or power failure. A concrete pad will be added for the equipment and generator to sit on. The wood fencing will be 6 ft. tall and stained to match the wood finish on the building.

Figure 6: Proposed Stealth Screen Roof-mounted Structure for two sectors

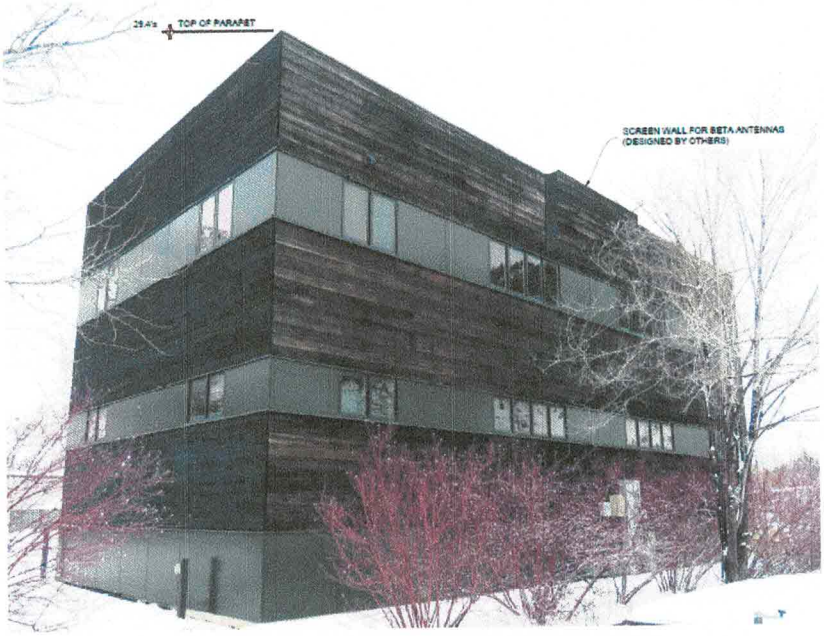


Figure 7: Proposed Stealth Screen Wall-mounted structure for third sector

Height and floor area: Described above

Setbacks: There are no setbacks applicable to the roof or wall mounted antennas as they are being proposed within the confines of the existing building. Under section 6.1.10.C.1.b, the equipment area behind the building for the enclosure of electronic equipment (a wireless facility) is listed in 1.b and the LDRs state that utilities listed above in 1.b do not require a use permit and the physical development associated with them is not required to meet structure or site development setbacks if the physical development is located within an easement or lot designated for the proposed utility (this lot in this area is zoned allowed for the proposed utility under this section, a wireless facility). The fence meets the setback guidelines for the zone at a maximum height of 6' in the side or rear of the yard and a setback of 0' from the side or rear lot line.

Utilities:

Utilities will be pulled from the transformer and fiber on Dusty Acres Lane to the South of the building. A cable chase will run from the equipment area up the back of the building to the wall mounted antennas and along the existing parapet wall to the roof-mounted antennas. The proposed cable chase will be 12"x8"with the flash and paint matching the existing building.

5. SITE AND FLOOR PLANS

The enclosed site plans meet the minimum standards established in the Administrative Manual. Sheet T-1 includes project data;

- SV-1 includes a professional land survey of the subject property;
- A-0 includes an overall site plan;
- A-1 includes a site plan for the proposed wireless facility;
- A-2 includes an equipment plan;

- A-3 and A-3.1 includes existing and proposed antenna elevations and A-3.2 and A-3.3 includes existing and proposed photo simulations;
- A-4 includes a detailed plan of the antenna facilities within the "stealth" structures;
- R-1 through R-5 includes equipment details;
- G-1 and G-2 includes grounding details;

No changes to the floor plan of the existing building. Layouts for the "stealth" structures and equipment area are included within the site plans.

5. POSTED NOTICE

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

6. 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 by enclosed Check No. 215 in the amount of $2,500.00.
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 on the enclosed CD.
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 Meeting, this is not required.
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 There are no proposed changes to the floor plan of the existing building

SUBMITTAL CHECKLIST: Subsection B, Physical Development:
The following items are required to be addressed:

Structure Mass and Location and Maximum Scale of Development: The existing building is a mixed-use. The bottom floor has two areas rented for commercial storage spaces. The upper floor has two apartments for residential living. The front of the building has a covered stairwell for access to the apartments and patio roof. The existing building is 29.4 ft. high with the covered stairwell and highest point of the building being 34.6 ft. high. The proposed 5 ft. high addition of the "stealth" structure to enclose two sectors of antennas will bring the total height to 39.6 ft. high. This addition will be in proportion to the existing building. The dimensions of the "stealth" structure on the rooftop are 5' (H) x

10' (L) x 10' (W). The dimensions of the "stealth" box added to the parapet on the back wall of the building are 6' (H) x 10' (L) x 2' (W). The dimensions of the equipment area on the ground are 9.92'x 23'6". All setbacks are met as described above in the Proposed Development Program Section under "Setbacks".

Building Design: The existing building is a contemporary design with concrete and siding facade. The proposed "stealth" design is intended to appear to be a design extension of the covered stairwell. Applicant understands a meeting with the Design Review Committee is required.

Site Development: No new driveways or access points are proposed. The site will be accessed from Dusty Acres Lane. No new easements are proposed. It is possible that during construction a crane will be needed to transport building materials to the roof; however this will be determined at a pre-construction meeting with Town building officials. Construction of this site is estimated to take approximately 60 to 90 days. Staging for constructions materials will be coordinated with property owners and will not obstruct or impact neighboring lots or Dusty Acres Lane. There is no pedestrian access to the site as Dusty Acres Lane only leads to the existing building on which the wireless site is proposed and a residential home on the lot south.

Fencing: The electronic equipment and generator will be enclosed behind a 6 ft. wood fence in the rear of the building and will be painted to match the exterior of the building. This area will be secured with a lock. The fence meets the requirements for the BP zone district of a maximum of 6' in the side or rear of the building and a setback of 0' on side or rear lot line.

Wildlife Friendly Fencing: Not applicable, per Pre-Application Conference Summary

Environmental Standards: Not applicable, per Pre-Application Conference Summary

SUBMITTAL CHECKLIST: Subsection D, Development Options: Not applicable, per Pre-Application Conference Summary

SUBMITTAL CHECKLIST: Subsection E, Additional Zone-Specific Standards: Not applicable, per Pre-Application Conference Summary

SUBMITTAL CHECKLIST: Article 4, Special Purpose Zones: Not applicable, per Pre-Application Conference Summary

SUBMITTAL CHECKLIST: Article 5, Physical Development Standards Applicable in all Zones:
The following items are required to be addressed:

Division 5.1, General Environmental Standards: Not applicable, per Pre-Application Conference Summary

Division 5.2, Environmental Standards Applicable in Specific Areas: Not applicable, per Pre-Application Conference Summary

Division 5.3, Scenic Standards: This site will not include exterior lighting per Div. 5.3.1 and is not in a Scenic Resources Overlay per Div. 5.3.2.

Division 5.4, Natural Hazard Protection Standards: Not applicable, per Pre-Application Conference Summary

Division 5.5, Landscaping Standards: All antennas will be located behind "stealth" screens on the existing building. The electronic equipment will be concealed behind a 6' wooden fence located in the rear of the property. In the planned electronic equipment area, there are no trees only a couple shrubs on the lot line. Applicant will replace any existing landscaping required by code that is removed in order to facilitate the electronic equipment area (see Exhibit 8).

Exhibit 8: Existing vegetation in rear of property

Division 5.6, Sign Standards: Not applicable, per Pre-Application Conference Summary

Division 5.7, Grading, Erosion Control and Stormwater Management: Not applicable, per Pre-Application Conference Summary

Division 5.8, Design Guidelines: The design review in the (BP) zone district shall only apply to the selection of exterior materials per the Town of Jackson LDRs. The proposed materials are appropriate based on the context of the existing building. The material used for the screen wall additions will be durable, radio-frequency transparent fiberglass and will be maintainable over time. AT&T will be responsible for maintaining the painted surfaces of the screen wall addition and fencing to match the existing façade of the building. The proposed material is the only possible choice for the purpose of antenna concealment. In summary, the proposed site plans are in compliance with Design Guidelines set forth by the Town of Jackson.

SUBMITTAL CHECKLIST: Article 6, Use Standards Applicable in all Zones:
The following items are required to be addressed:

Division 6.1, Allowed Uses: The proposed site is located in the (BP) zone district and wireless communication sites are an allowed use.

Division 6.2, Parking and Loading Standards: The parking, loading and maintenance requirements of this section do not apply because the proposed site will be unmanned, unoccupied space. The site will be visited only occasionally by one technician in one vehicle for a short period of time for monitoring and maintenance of the electronic equipment.

Division 6.3, Employee Housing Requirements: Not applicable, per Pre-Application Conference Summary.

Division 6.4, Operational Standards: There will be no outside storage; all equipment and materials associated with the site will be kept in the designated equipment area shown on Sheet A-2 of the site plans. The unoccupied site will generate no refuse or recycling; it will be visited only occasionally by an AT&T technician to monitor and maintain equipment. The site will not generate any significant noise and no vibration. The generator at the site produces no significant noise and will be well within the 65 DBA guideline set forth in the Town of Jackson LDRs. All AT&T facilities are monitored remotely 24/7; therefore the likelihood of fire, explosive hazards or electrical disturbances is minimal. The site will include its own generator in the case of emergency or power outage.

SUBMITTAL CHECKLIST: Article 7, Development option and Subdivision Standards Applicable in all Zones:
The following items are required to be addressed:

Division 7.1, Development Option Standards: Not applicable, per Pre-Application Conference Summary

Division 7.2, Subdivision Standards: Not applicable, per Pre-Application Conference Summary

Division 7.3, Open Space Standards: Not applicable, per Pre-Application Conference Summary

Division 7.4, Affordable Housing Standards: Per the Pre-Application Conference Summary notes, "Applicant shall provide a Housing Mitigation Plan consistent with the Housing Department Guidelines. It is likely that no requirement exists, but the paperwork must be filled out and provided with the CUP application." Enclosed with application.

Division 7.5, Development Exaction Standards: Not applicable, per Pre-Application Conference Summary

Division 7.6, Transportation Facility Standards: Not applicable, per Pre-Application Conference Summary

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, or irrigation will be required. AT&T will install a 30K natural gas generator in the electronic equipment area as a back-up to be run in the case of emergency or power outage.

GENERAL STANDARDS AND DESIGN REQUIREMENTS:
The following standards are required pursuant to Sec.6.1.10.D.3.f:

i) **Must be Stealth:** The application meets this requirement with all antennas and equipment concealed from public view. The proposed design minimizes visual impacts by matching the existing facade with radio frequency-transparent fiberglass screening. Antennas and equipment will not be visible from the street. The "stealth" addition will appear consistent with the architecture and design of the existing building. 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.

ii) **Standards to be applied include the following:**

a. **Determination of Need** – Please see "Alternatives Sites Considered" and "Determination of Need" sections of this report.
b. **Concealment Element** – The proposed design is the most effective concealment that can be provided within the constraints of the 5 ft. limitation on height for a rooftop communication facility. There is no intent to frustrate the purpose of the conditions of approval. The concealment structures are intended to blend with the existing building.
c. **Height** – The highest point of the proposed facility is 5 ft. above the roof to which it is affixed, in compliance with this section. Although taller antennas would have been preferable, AT&T proposes 4 ft. tall antennas inside the 5 ft. tall screen wall concealment structure.
d. **Setbacks** – No setbacks are applicable as the proposed facility is within the confines of the existing building. The fencing of the equipment area meets the setbacks set forth for the zone in 2.3.10.6 as no more than 6 ft. tall in the side or rear of the yard and a 0' setback from the side or rear lot line.
e. **Other conditions** – The proposed facility is designed and will be maintained to be visually compatible with adjoining terrain and structures. The proposed site will not be used for the storage of excess equipment and there will be no outdoor storage. All equipment associated with the site will be contained in the designated equipment area in the rear of the building.
f. **Landscaping** – there is no landscaping in the area proposed for AT&T's electronic equipment. There are shrubs on the lot line and any of these that need to be removed in order to place the fence will be replaced if necessitated by code.
g. **Signage** – No commercial messages will be displayed at the proposed facility. Signage will be limited to that required by federal regulatory agencies.
h. **Lighting** – No lighting is proposed for this facility.
i. **Quantity limit** –There is a limit of one (1) tower per legally created parcel of property per Town of Jackson LDRs. There will be no towers on this parcel only a roof and wall mounted wireless communication facility.
j. **Emergency generator** - AT&T will install a 30K natural gas generator in the electronic equipment area as a back-up to be run in the case of emergency or power outage.
k. **Noise level** – The site will not generate any significant noise and no vibration. The generator at the site produces no significant noise and will be well within the 65 DBA guideline set forth in the Town of Jackson LDRs.
l. **Visibility** – Antennas will be completely concealed behind the proposed screen wall additions. As noted above, the screen wall additions are deigned to appear to be a logical extension of the existing building. This application includes elevation drawings and photo-simulations showing the existing and proposed designs. Due to the limited rooftop and ground space at this site, there is limited space for future collocation. First there is very limited useable space on the roof of the covered stairwell. The "stealth" walled structure is being constructed as large as possible to be structurally sound. With the 5 ft. height requirement in the Town of Jackson LDRs, additional equipment is needed by AT&T in order to accommodate FirstNet capabilities when using 4 ft. antennas. This leaves very limited space within the "stealth" walled structure for another carrier. In addition, there is limited ground space available in the rear of the property for placing electronic equipment.
m. **Notice** – The facility will be in compliance with all requirements for public hearings. When dates for the required public hearings are scheduled, Applicant will order notice signs to be posted at designated locations on the property.

n. **Access** - No part of the facility will obstruct access or cause the existing building to fail to comply with the American Disabilities Act.
o. **Security** – Opportunities for unauthorized access will be minimized with entrance to the electronic equipment area fenced and locked. In addition, AT&T facilities are monitored remotely 24/7, providing additional security for the site.
p. **Building Design** – The proposed "stealth" walled structure is in scale and architecturally integrated with the existing building design to be visually unobtrusive. The proposed screen wall additions will be painted to match the façade of the existing building. As noted above, it will not be obvious that a wireless communication site is located on the roof, i.e. the presence, purpose or nature of the facility is not readily apparent to a reasonable observer.

7. CONDITIONAL USE PERMIT REQUIREMENTS:

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

- **The application is compatible with the desired future character of the area:** As demonstrated in the project description and determination of need sections of this application, this wireless site is necessary to provide FirstNet and increased user demands for coverage and capability in this area. Everything possible has been done to integrate the design of the wireless facility into the existing building. Surrounding lot uses include apartment buildings and small industrial and commercial supply businesses.
- **The application complies with the use specific standards of Division 6.1:** Jackson Land Development Regulations allow wireless communication sites in the BP zone district.
- **The application minimizes adverse visual impacts:** As described throughout the application, this site is designed to be within Town of Jackson LDRs and to replicate the exterior finishes of the existing building as well as architecturally appear to be a logical extension of the building.
- **The application minimizes adverse environmental impacts:** There will be no adverse environmental impacts associates with this development. The proposed site will be unoccupied and requires only minimal electric utility service for operation. There will be no ground disturbance associated with the construction of this site other than to pour a concrete pad in the rear of the building to accommodate the electronic equipment on the ground.
- **The application minimizes adverse impacts from nuisances:** The proposed site will not generate any significant noise, no dust, odor or other impacts that could be considered a nuisance. As noted above, this generator is proposed to be used in the event of an emergency or power outage and any cycling or use will be within Town of Jackson noise regulation of 65 DBA.
- **The application minimizes adverse effects on public facilities:** There will be minimal impact on public facilities. This site requires only minimal electrical service. The site will be 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. AT&T facilities are monitored remotely 24/7 and standard operating procedures minimize security risks.
- **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.
- **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"

AT&T requests that the Town of Jackson issue a written decision granting AT&T's request within (90) days of the date this application is submitted pursuant to *Petition for Declaratory Ruling to Clarify Provisions of Section 332(c)(7) to Ensure Timely Siting Review*, Declaratory Ruling, 24 FCC Rcd 13994, para. 46 (2009 Declaratory Ruling). If applicable, within fourteen (14) days of the date the application is submitted, AT&T requests the Town to inform AT&T 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 be submitted.

7. CONCLUSION

AT&T respectfully requests the Town of Jackson to grant conditional use permit approval for the above described project. The proposed site will be part of the FirstNet directive by the federal government as well as the more comprehensive AT&T wireless network and approval of this application will allow AT&T to meet its federally mandated obligations under the license granted by the Federal Communications Commission (FCC) pursuant to the Telecommunications Act of 1996.

The new at&t
Your world. Delivered.

AT&T Mobility
2890 South 25th East
Idaho Falls, ID 83404
www.att.com

September 7, 2018

Whom It May Concern at the Town of Jackson, WY, Planning Department,

AT&T's proposed wireless facility at 1024 Gregory Lane, Jackson, WY 83001 (AT&T site FA Code 14471313) will comply with all American National Standards Institute (ANSI) standards for electromagnetic radiation adopted by the Federal Communications Commission (FCC) for wireless telecommunications facilities.

The proposed AT&T wireless telecommunication facility will comply at all times with FCC regulations prohibiting localized interference with reception of television and radio broadcasts.

The proposed AT&T wireless telecommunication facility will not interfere with public safety frequencies servicing the town and its residents.

If I can be of further assistance in this matter, please do not hesitate to contact me by phone at (208)317-0011 or by email, jr129e@att.com.

Best regards,

J. Shad Rydalch

J. Shad Rydalch
AT&T Senior Specialist Radio Access Network Engineer
RF Safety for Rocky Mountain Region
2890 S 25th East, Idaho Falls, Idaho 83404
m 208.317.0011 | jr129e@att.com

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Idaho Falls, ID 83404
www.att.com

September 7, 2018

Whom It May Concern at the Town of Jackson, WY, Planning Department,

AT&T's proposed wireless facility at 1024 Gregory Lane, Jackson, WY 83001 (AT&T site FA Code 14471313) will comply with all Federal Communications Commission ("FCC") Radio Frequency ("RF") exposure rules.

The FCC rules set the maximum permissible exposure allowable from RF transmissions for the general population. The FCC has determined that a person may be exposed to RF emissions below those exposure limits with no harmful effects. The FCC's OET Bulletin 65 (Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields) provides guidance in determining RF exposure levels.

Additionally, the FCC has written OET Bulletin 56 (Questions and Answers about Biological Effects and Potential Hazards of Radiofrequency Electromagnetic Fields), an excellent document on RF safety which can be downloaded from http://www.fcc.gov/encyclopedia/radio-frequency-safety

If I can be of further assistance in this matter, please do not hesitate to contact me by phone at (208)317-0011 or by email, jr129e@att.com.

Best regards,

J. Shad Rydalch

J. Shad Rydalch
AT&T Senior Specialist Radio Access Network Engineer
RF Safety for Rocky Mountain Region
2890 S 25th East, Idaho Falls, Idaho 83404
m 208.317.0011 | jr129e@att.com

GENERAL DYNAMICS
Wireless Services

Contracted to AT&T Mobility

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

September 10, 2018

RE: Compliance with Applicable Codes - AT&T project KSGT Relo IDL04405 FA 14471313

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 "KSGT Relo IDL04405 FA 14471313", to be located on the rooftop and rear parapet wall of the existing building at 1024 Gregory Lane, 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

HOUSING MITIGATION PLAN

For CUP Application for Wireless Telecommunications Site at 1024 Gregory Lane in Jackson

AT&T is proposing to put an unmanned wireless communication site at 1024 Gregory Lane in Jackson. The antennas will be placed on the roof of an existing building and on the back parapet wall of the same existing building. 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.

PLANNING PERMIT APPLICATION

Planning & Building Department
Planning Division

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
fax: (307) 734-3563
www.townofjackson.com

For Office Use Only

Fees Paid_____

Check # _____ Credit Card_____ Cash_____

Application #s _____ _____ _____

PROJECT.

Name/Description: KSGT Relocation IDL04405

Physical Address: 1024 Gregory Lane Jackson WY 83001

Lot, Subdivision: _____ PIDN: _____

OWNER.

Name: The Apartments at Dusty Acres, LLC Phone: 307-690-2411

Mailing Address: PO Box 2075 Jackson WY ZIP: 83001

E-mail: lsm@bresnan.net

APPLICANT/AGENT.

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

Mailing Address: 1152 W 2400 S Suite C West Valley City, UT ZIP: 84119

E-mail: tamaras@shiveassoc.com

DESIGNATED PRIMARY CONTACT.

_____Owner X_____Applicant/Agent

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

Use Permit

_____Basic Use

_____Conditional Use

_____Special Use

Relief from the LDRs

X_____Administrative Adjustment

_____Variance

_____Beneficial Use Determination

_____Appeal of an Admin. Decision

Physical Development

_____Sketch Plan

_____Development Plan

Development Option/Subdivision

_____Development Option Plan

_____Subdivision Plat

_____Boundary Adjustment (replat)

_____Boundary Adjustment (no plat)

Interpretations

_____Formal Interpretation

_____Zoning Compliance Verification

Amendments to the LDRs

_____LDR Text Amendment

_____Zoning Map Amendment

_____Planned Unit Development

_____ Other:_____

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 #: N/A

Environmental Analysis #: N/A

Original Permit #: N/A

Date of Neighborhood Meeting: N/A

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. Provide* ***one electronic copy*** *(via email or thumb drive), and* ***two hard copies*** *of the submittal packet.*

Have you attached the following?

N/A **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.

X **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.

X **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is held, the submittal requirements will be reviewed at the conference followed by a written summary. The submittal requirements on the TOJ website are intended as a reference to assist you in submitting a sufficient application.

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.

Signature of Owner or Authorized Applicant/Agent

11.12.18

Date

Tamara Shiveley

Name Printed

Site Acquisition

Title

LETTER OF AUTHORIZATION

The Apartments at Dusty Acres, LLC ,"Owner" whose address is: 1024 Gregory Lane, Jackson, Teton County, Wyoming 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Robert E. Moore, Jr. and Leanne Staley Moore, as the owner of property more specifically legally described as: PT NE1/4NE1/4, Sec. 6, TWP40, RNG.116

(If too lengthy, attach description)

HEREBY AUTHORIZES Tamara Shiveley in 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: Leanne Staley Moore

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: Owner / Partner

(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 Leanne Staley Moore this 25th day of April, 2018.

WITNESS my hand and official seal. (Seal)

Karin M Larson

(Notary Public)

My commission expires: 8.22.2020

KARIN M. LARSON - NOTARY PUBLIC
COUNTY OF TETON
STATE OF WYOMING
MY COMMISSION EXPIRES AUGUST 22, 2020

Town of Jackson Planning Dept.
PO Box 1687
Jackson, WY 83001

November 12, 2018

Project Information:

AT&T Project - KSGT Relocation IDL04405
1024 Gregory Lane
Jackson, WY 83001

RE: Administrative Adjustment Request

Adjustment Requested:

Applicant is seeking a 2 feet administrative adjustment to the lot line set-back of 10 feet for a 10 foot portion along the south rear-yard. (See attached site plan)

Narrative Description:

An administrative adjustment is required for the proposed project of an AT&T wireless communication site at the south rear-yard of the property. The existing building sits 10' off the lot line. AT&T is proposing to add antennas behind a stealth shroud on the parapet wall on the rear of the building. This parapet wall will extend 2 feet into the 10 foot required set back. The antennas and stealth shroud will be about 20 feet above the ground. The antennas and stealth shroud in this position on the building are necessary to cover a portion of the objective area to the south.

In order to comply with the LDR, the applicant would be unable to cover one sector of the three sector directions needed for this wireless communication site. There is no other place to locate this sector of the wireless communication facility.

Findings:

1. Complies with the applicability standards of this section:

According to 8.8.1.B.3: Site development setbacks, not including setbacks from natural resources, may be adjusted up to 20% provided the necessary findings are made.

2. Compensates for some unusual constraints of the site or proposal that is not shared by landowners generally:

The existing building is only 10 feet off the lot line causing the required stealth shroud for the antennas to protrude 2 feet into the setback. There is no other possible location for this sector of the wireless communication site.

3. Is consistent with the purpose of the zone and the desired future character of the area:

Applicant finds that this proposal is consistent with the Business Park (BP) zone. This is the only allowable zone for wireless communication sites in the south end of town. The stealth design of the

wireless communication facility will blend with the design of the building thereby minimizing any negative effects of the aesthetics of the building.

In addition Applicant finds that the project is consistent with the desired character of the BP zone:

Common Value 1: Ecosystem Stewardship

By utilizing the existing building in this zone for a wireless communication site, AT&T will not have to build a tower which would take open space on the lot and be less visually desirable than rooftop and wall mounted antennas behind stealth shrouds.

Common Value 2: Growth Management

This adjustment will allow for growth in the wireless coverage of the area including FirstNet coverage while utilizing an existing building.

Common Value 3: Quality of Life

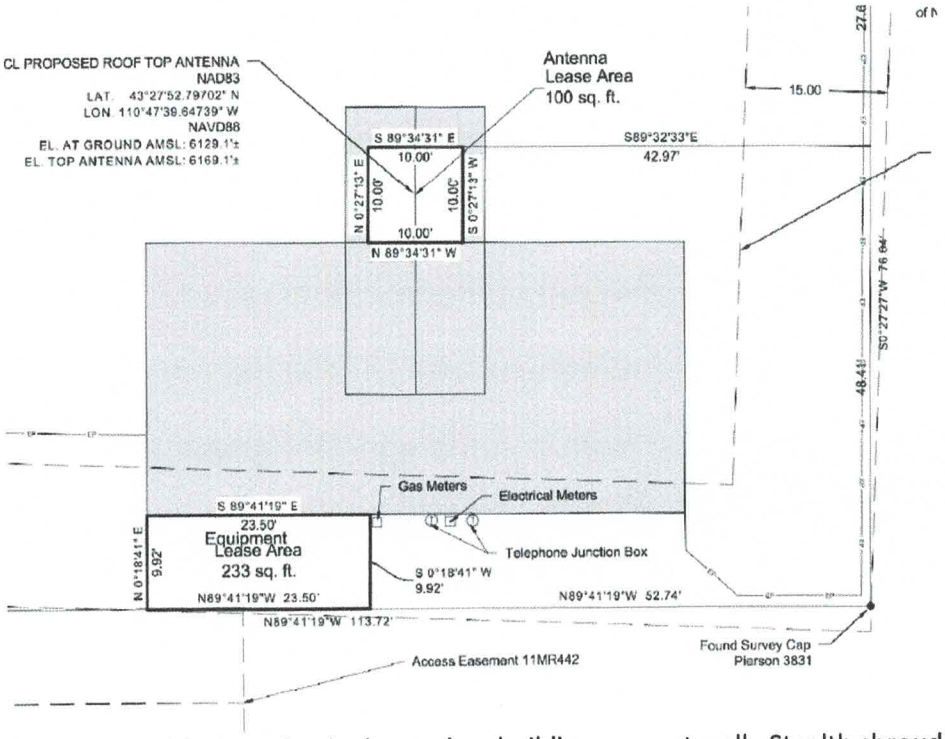
The administrative adjustment will allow for this site which will increase cellular coverage in the area for residents and visitors as well as include FirstNet equipment for the dedicated First Responders network.

4. Will not pose a danger to the public health or safety

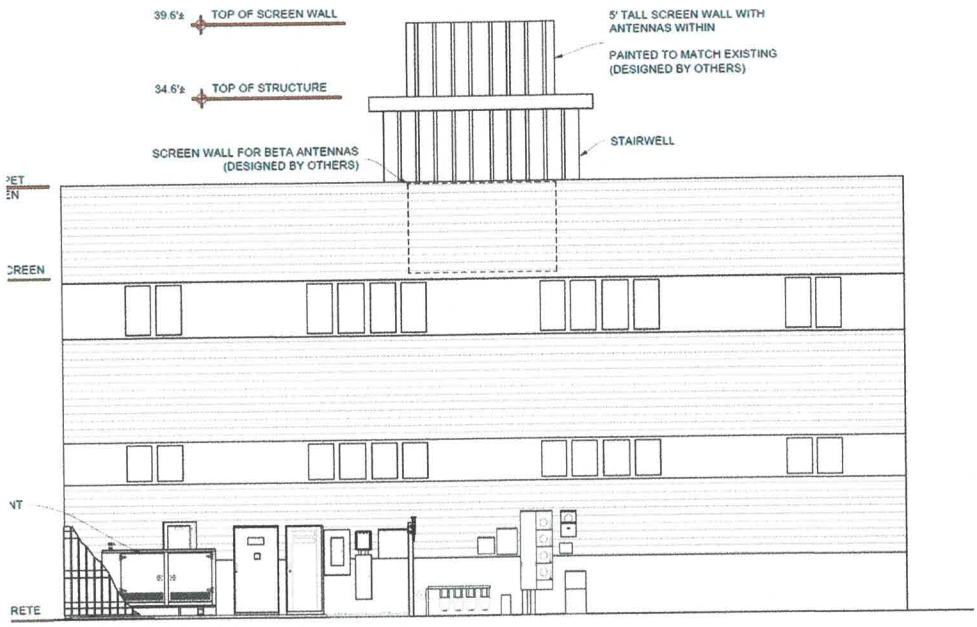
This adjustment will not pose harm or danger to the public and will not negatively impact the only existing neighbors to the south of the property.

5. The site is not subject to a series of incremental administrative adjustments that circumvent the purpose of this section.

This is the applicant's first and only request for an administrative adjustment.



Antenna stealth shroud to be located on building parapet wall. Stealth shroud will be 10 in length and protrude 2 feet into the lot set-back.



Location of antenna stealth shroud on back of buidling on parapet wall (south lot line)

Vicinity Map

IDL04405
KSGT RELOCATE
FA#: 14471313

34.6' ROOFTOP

PTN# 3770A0G669
NEW SITE BUILD

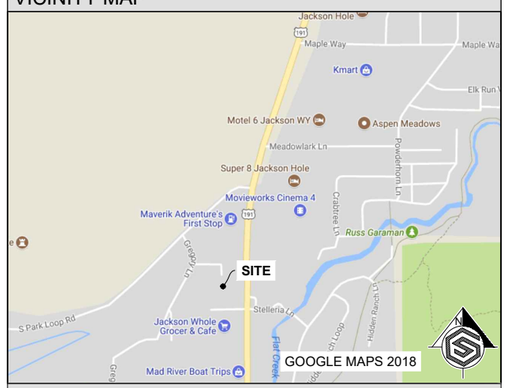
SITE INFORMATION

SITE ADDRESS:	1024 GREGORY LANE JACKSON, WY 83001
COUNTY:	TETON
COORDINATES:	43.4646350° / -110.7943900° (FOR NAVIGATION ONLY)
PROPERTY LANDLORD OR OWNER:	THE APARTMENTS AT DUSTY ACRES LLC BOB AND LEANNE MOORE
JURISDICTION:	TOWN OF JACKSON
OCCUPANCY GROUP	UNMANNED
CONSTRUCTION TYPE	II-B
POWER COMPANY:	LOWER VALLEY ENERGY
TELCO COMPANY:	CENTURY LINK
A.D.A. COMPLIANCE:	FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

CONTACT INFORMATION

APPLICANT:	AT&T 4393 RIVERBOAT ROAD, SUITE 400 TAYLORSVILLE, UTAH 84123 PHONE: 801.458.8888 CONTACT: BYRON BOSSHARDT
PROJECT MANAGER:	GENERAL DYNAMICS WIRELESS SERVICES, LLC. 1152 W. 2400 S., SUITE C SALT LAKE CITY, UT 84119 PHONE: 801.201.0566 CONTACT: ROCKY MATTISON
ARCHITECTURE & ENGINEERING:	GEOSTRUCTURAL, LLC. PO BOX 2621 BOISE, ID 83701 PHONE: 530.539.4787 CONTACT: DON GEORGE

VICINITY MAP



DRIVING DIRECTIONS

From Jackson Airport:
Turn right at the 1st cross street onto US-191 S/US-26 W/US-89 S (8.8 mi)
Turn right onto US-191 S/US-26 W/US-89 S/W Broadway (2 mi)
Turn right onto S Park Loop Road (0.1 mi)
Turn left onto Gregory Ln (0.1 mi)
Turn left onto access drive and to apartment building
Site is around back of building

APPROVALS

RF MANAGER	_____	_____
CONSTRUCTION MANAGER	_____	_____
SITE ACQ. MANAGER	_____	_____
PROPERTY OWNER	_____	_____
OPERATIONS MANAGER	_____	_____

SCOPE OF WORK

PROPOSED:
5' TALL SCREEN WALL & BACK WALL SCREEN
(TO MATCH EXISTING BUILDING)
(9) SBNHH-1D65A ANTENNAS
(3) NNHH-65A-R4 ANTENNAS

(3) ALU B25 RRH4x30-4R
(3) ALU RRH4x25-WCS-4R
(6) AIRSCALE DUAL RRH 4T4R B25/66 320W AHFIB
(3) AIRSCALE DUAL RRH 4T4R B12/14 320W AHLBA
(3) DC/FIBER DISTRIBUTION BOXS

OUTDOOR EQUIPMENT ON GROUND BEHIND BUILDING

OUTDOOR GENERATOR

DO NOT SCALE DRAWINGS

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

CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF ALL GOVERNING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. WORK PERFORMED IN VIOLATION OF THESE CODES IS NOT ALLOWED.

FCC COMPLIANCE

RADIATION FROM THIS FACILITY WILL NOT INTERFERE WITH OPERATION OF OTHER COMMUNICATION DEVICES.

DIG LINE

THE PLANS SHOW SOME KNOWN SUBSURFACE STRUCTURES, ABOVE GROUND STRUCTURES, AND/OR EXISTING UTILITIES BELIEVED TO BE IN THE WORKING AREA. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UTILITIES, PIPELINES AND OTHER STRUCTURES SHOWN OR NOT SHOWN ON THESE PLANS.

ANY DAMAGE TO EXISTING UTILITIES SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER AND ENGINEER AT THE CONTRACTOR'S EXPENSE.

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

SITE PHOTO

SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
GN-1 - GN-6	GENERAL NOTES
SV-1	SITE SURVEY
A-0	OVERALL SITE PLAN
A-1	SITE PLAN
A-2	EQUIPMENT PLAN
A-3 - A-3.3	ANTENNA ELEVATIONS
A-4	ANTENNA PLANS
R-1 - R-5	EQUIPMENT DETAILS
G-1 - G-2	GROUNDING DETAILS

GENERAL DYNAMICS
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WWW.GEOSTRUCTURAL.COM

REVISIONS

REV	DATE	DESCRIPTION	INT
0	08/06/18	ISSUED FOR CONSTRUCTION	GGD

CHECKED BY: DWG

THE INFORMATION CONTAINED IN THIS SET OF DOCUMENTS IS PROPRIETARY BY NATURE. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO THE CLIENT NAMES IS STRICTLY PROHIBITED.

Professional Engineer (Structural)
DONALD W. GEORGE
12673
WYOMING

SITE INFORMATION:
KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:
TITLE SHEET

SHEET NUMBER:
T-1

CONSTRUCTION NOTES:

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

   GENERAL CONTRACTOR: GENERAL DYNAMICS
   SUBCONTRACTOR: ASSIGNED CONTRACTOR

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 HIMSELF WITH ALL CONDITIONS AFFECTING THE PROPOSED WORK AND SHALL MAKE PROVISIONS. GENERAL CONTRACTOR AND 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 ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES REGULATIONS, AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF WORK.

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 OTHER WISE, 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 DIAGRAMMATIC OUTLINE ONLY UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ARE TO BE FINISH SURFACES UNLESS OTHERWISE NOTED. SPACING BETWEEN EQUIPMENT IS THE MINIMUM REQUIRED CLEARANCE. THEREFORE, IT IS CRITICAL TO FIELD VERIFY DIMENSIONS, SHOULD THERE BE ANY QUESTIONS REGARDING THE CONTRACT DOCUMENTS, THE SUBCONTRACTOR 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/ENGINEERPRIOR 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 DISCIPLES.

12. ERECTION SHALL BE DONE IN A WORK MANLIKE MANNER BY COMPETENT EXPERIENCED PRACTICE. ALL MEMBERS SHALL BE LAID PLUMB AND TRUE AS INDICATED ON THE DRAWINGS.

13. SEAL PENETRATIONS THROUGH FIRE RATED AREAS WITH UL 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 SHADED LINES AND NOTES. THE SCOPE OF WORK FOR THIS PROJECT IS REPRESENTED BY DARK SHADED LINES AND NOTES. SUB CONTRACTOR SHALL NOTIFY THE GENERAL CONTRACTOR OF ANY EXISTING CONDITIONS THAT DEVIATE FROM THE DRAWING PRIOR TO THE BEGINNING CONSTRUCTION.

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

16. THE SUBCONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT SUBCONTRACTORS EXPENSE TO THE SATISFACTION OF THE OWNER.

17. THE SUBCONTRACTOR SHALL CONTACT UTILITY LOCATING SERVICES PRIOR TO THE START OF CONSTRUCTION.

18. GENERAL CONTRACTOR SHALL COORDINATE AND MAINTAIN ACCESS FOR ALL TRADES AND SUBCONTRACTORS TO THE SITE AND/OR 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 GOOD CONDITION ONE COMPLETE SET OF PLANS WITH ALL REVISION, ADDENDA, AND CHANGES ORDERS ON THE PREMISES AT ALL TIMES.

21. THE GENERAL CONTRACTOR AND SUBCONTRACTOR SHALL PROVIDE PORTABLE FIRE EXTINGUISHERS WITH A RATING OF NOT LESS THAN 2-A OT 2-A:10-B:C AND SHALL BE WITHIN 25 FEET OF TRAVEL DISTANCE TO ALL PORTIONS OF WHERE THE WORK IS BEING COMPLETED DURING CONSTRUCTION.

22. ALL EXISTING ACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES SHALL BE PROTECTED AT ALL TIMES. AND WHERE REQUIRED FOR THE PROPER EXECUTION OF THE WORK, SHALL BE RELOCATED AS DIRECTED BY THE ARCHITECT/ENGINEER. EXTREME CAUTION SHOULD BE USED BY THE SUBCONTRACTOR WHEN EXCAVATING OR DRILLING PIERS AROUND OR NEAR UTILITIES. SUBCONTRACTOR SHALL PROVIDE SAFETY TRAINING FOR THE WORKING CREW. THIS SHALL INCLUDE BUT NOT BE LIMITED TO, A)FALL PROTECTION, B)CONFINED SPACE, C)ELECTRICAL SAFETY, D)TRENCHING & EXCAVATION.

23. ALL EXISTING INACTIVE SEWER, WATER, GAS, ELECTRIC, AND OTHER UTILITIES, WHICH INTERFERE WITH THE EXECUTION OF THE WORK, SHALL BE REMOVED, CAPPED, PLUGGED OR OTHERWISE DISCONNECTED AT POINTS WHICH WILL NOT INTERFERE WITH THE EXECUTION OF THE WORK, AS DIRECTED BY THE RESPONSIBLE ARCHITECT/ENGINEER, AND SUBJECT TO THE APPROVAL OF THE OWNER AND/OR LOCAL UTILITIES.

24. THE AREAS OF THE OWNERS PROPERTY DISTURBED BY THE WORK AND NOT COVERED BY THE TOWER, EQUIPMENT OF DRIVEWAY, SHALL BE GRADED TO A UNIFORM SLOPE, AND STABILIZED TO PREVENT EROSION.

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

26. NO FILL OR EMBANKMENT MATERIAL SHALL BE PLACED ON FROZEN GROUNDING, FROZEN MATERIALS, SNOW OR ICE SHALL NOT BE PLACE IN ANY FILL OR EMBANKMENT.

27. THE SUBGRADE SHALL BE BROUGHT TO A SMOOTH GRADE AND COMPACTED TO 95 PERCENT STANCE PROCTOR DENSITY UNDER PAVEMENT AND STRUCTURES AND 80 PERCENT STANDARD PROCTOR DENSITY IN OPEN SPACE, ALL TRENCHES IN PUBLIC RIGHT OF WAY SHALL BE BACKFILLED WITH FLOWABLE FILL OR OTHER MATERIAL, PRE-APPROVED BY THE LOCAL JURISDICTION.

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

29. ALL BROCHURES, OPERATING AND MAINTENANCE MANUALS, CATALOGS, SHOP DRAWINGS, AND OTHER DOCUMENTS SHALL BE TURNED OVER THE THE GENERAL CONTRACTOR AT COMPLETION OF CONSTRUCTION AND PRIOR TO PAYMENT.

30. SUBCONTRACTOR SHALL SUBMIT A COMPLETE SET OS AS-BUILT REDLINES TO THE GENERAL CONTRACTOR UPON COMPLETION OF PROJECT AND PRIOR TO FINAL PAYMENT.

31. SUBCONTRACTOR SHALL LEAVE PREMISES IN A CLEAN CONDITION.

32. THE PROPOSED FACILITY WILL BE UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SEWER SERVICE AND IS NOT FOR HUMAN HABITAT (NO HANDICAP ACCESS REQUIRED).

33. OCCUPANCY IS LIMITED TO PERIODIC MAINTENANCE AND INSPECTION, APPROXIMATELY 2 TIMES PER MONTH, BY AT&T TECHNICIANS.

34. NO OUTDOOR STORAGE OR SOLID WASTE CONTAINERS ARE PROPOSED.

35. ALL MATERIAL SHALL BE FURNISHED AND WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST REVISION AT&T MOBILITY GROUNDING STANDARD "TECHNICAL SPECIFICATION FOR CONSTRUCTION OF GSM/GPGPRS WIRELESS SITES." INCASE OF A CONFLICT BETWEEN THE CONSTRUCTION SPECIFICATION AND THE DRAWINGS, THE DRAWINGS SHALL GOVERN.

36. SUBCONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS REQUIRED FOR CONSTRUCTION. IF SUBCONTRACTOR CANNOT OBTAIN A PERMIT, THEY MUST NOTIFY THE GENERAL CONTRACTOR IMMEDIATELY.

37. SUBCONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE SITE ON A DAILY BASIS.

38. INFORMATION SHOWN ON THESE DRAWINGS WAS OBTAINED FROM SITE VISITS AND/OR DRAWINGS PROVIDED BY THE SITE OWNER,. CONTRACTORS SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OF PROCEEDING WITH CONSTRICTION.

39. NO WHITE STROBIC LIGHTS ARE PERMITTED. LIGHTING IF REQUIRE, WILL MEET FAA STANDARDS AND REQUIREMENTS.

40. ALL COAXIAL CABLE INSTALLATIONS TO FOLLOW MANUFACTURER'S INSTRUCTIONS AND RECOMMENDATIONS.

41. NO NOISE, SMOKE, DUST, OR VIBRATION WILL RESULT FROM THIS FACILITY. (DISREGARD THIS NOTE IF THIS SITE HAS A GENERATOR)

42. NO ADDITIONAL PARKING TO BE PROPOSED. EXISTING ACCESS AND PARKING TO REMAIN, UNLESS NOTED OTHERWISE.

43. NO LANDSCAPING IS PROPOSED AT THIS SITE, UNLESS NOTED OTHERWISE.

SITE WORK & DRAINAGE:

PART 1 - GENERAL

CLEARING, GRUBBING, STRIPPING, EROSION CONTROL, SURVEY, LAYOUT, SUBGRADE PREPARATION AND FINISH GRADING AS REQUIRED TO COMPLETE THE PROPOSED WORK SHOWN IN THESE PLANS.

1.1 REFERENCES:
- A. DOT (STATE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION-CURRENT EDITION)
- B. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS)
- C. OSHA (OCCUPATION SAFETY AND HEALTH ADMINISTRATION)

1.2 INSPECTION AND TESTING:
- A. FIELD TESTING OF EARTHWORK COMPACTION AND CONCRETE CYLINDERS SHALL BE PERFORMED BY SUBCONTRACTORS INDEPENDENT TESTING LAB. THIS WORK TO BE COORDINATE BY THE SUBCONTRACTOR.
- B. ALL WORK SHALL BE INSPECTED AND RELEASED BY THE GENERAL CONTRACTOR WHO PROPER PERFORMANCE OF THE WORK AS SPECIFIED AND/OR CALLED FOR ON THE DRAWINGS. IT IS THE SUBCONTRACTOR RESPONSIBILITY TO REQUEST TIMELY INSPECTIONS PRIOR TO PROCEEDING WITH FURTHER WORK THAT WOULD MAKE PARTS WORK INACCESSIBLE OR DIFFICULT TO INSPECT.

1.3 SITE MAINTENANCE AND PROTECTION:
- A. PROVIDE ALL NECESSARY JOB SITE MAINTENANCE FROM COMMENCEMENT OR WORK UNTIL COMPLETION OF THE SUBCONTRACT.
- B. AVOID DAMAGE TO THE SITE AND TO EXISTING FACILITIES, STRUCTURES, TREES, AND SCRUBS DESIGNATED TO REMAIN. TAKE PROTECTIVE MEASURES TO PREVENT EXISTING FACILITIES THAT ARE NOT DESIGNATED FOR REMOVAL FROM BEING DAMAGED BY THE WORK.
- C. KEEP SITE FREE OF ALL PONDING WATER.
- D. PROVIDE EROSION CONTROL MEASURES IN ACCORDANCE WITH STATE DOT AND EPA REQUIREMENTS.
- E. PROVIDE AND MAINTAIN ALL TEMPORARY FENCING, BARRICADES, WARNING SIGNALS AND SIMILAR DEVICES NECESSARY TO PROTECT AGAINST THEFT FROM PROPERTY DURING THE ENTIRE PERIOD OF CONSTRUCTION. REMOVE ALL SUCH DEVICES UPON COMPLETION OF THE WORK.
- F. EXISTING UTILITIES: DO NOT INTERRUPT EXISTING SERVING FACILITIES OCCUPIED BY THE OWNER OR OTHERS, EXCEPT WHEN PERMITTED IN WRITING BY THE ENGINEER AND THEN ONLY AFTER ACCEPTABLE TEMPORARY UTILITY SERVICES HAVE BEEN PROVIDED.
- G. PROVIDE A MINIMUM 48-HOUR NOTICE TO THE ENGINEER AND RECEIVE WRITTEN NOTICE TO PROCEED BEFORE INTERRUPTING ANY UTILITY SERVICE.

PART 2 - PRODUCTS

2.1 SUITABLE BACKFILL: ASTM D2321 (CLASS I, II, II OR IVA) FREE FROM FROZEN LUMPS, REFUSE, STONES, OR ROCKS LARGER THAT 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.

2.2 NON-POROUS GRANULAR EMBANKMENT AND BACKFILL: ASTM D2321 (CLASS III, IVA ORIVB) COARSE AGGREGATE. FREE FROM FROZEN LIMPS, REFUSE, STONES OR ROCKS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL.

2.3 POROUS GRANULAR EMBANKMENT AND BACKFILL: ASTM 52321 (CLASS IA, IB OR II) COARSE AGGREGATE FREE FROM FROZEN LUMPS, REFUSE STONES OR ROCS LARGER THAN 3 INCHES IN ANY DIMENSION OR OTHER MATERIAL THAT MAY MAKE THE INORGANIC MATERIAL UNSUITABLE FOR BACKFILL

2.4 SELECT STRUCTURAL FILL: GRANULAR FILL MATERIAL MEETING THE REQUIREMENTS OF ASTM E850-95. FOR USE AROUND UNDER STRUCTURES WHERE STRUCTURAL FILL MATERIAL ARE REQUIRED.

2.5 GRANULAR BEDDING AND TRENCH BACKFILL: WELL-GRADED SAND MEETING THE GRADATION REQUIREMENTS OF ASTM D2467 (SE OR SW-SM)

2.6 COARSE AGGREGATE FOR ACCESS ROAD SUBBASE COURSE SHALL CONFORM ASTM D2940.

2.7 UNSUITABLE MATERIAL: HIGH AND MODERATELY PLASTIC SILTS AND CLAYS (LL>45) MATERIAL CONTAINING REFUSE, FROZEN LIMPS, DEMOLISHED BITUMINOUS MATERIAL, VEGETATIVE MATTER, WOOD, STONES IN EXCESS OF 3 INCHES IN ANY DIMENSION AND SOILS CLASSIFIED BY ASTM AS PT, MH, CH, OH, ML, AND DL.

2.8 GEOTEXTILE FABRIC: MIRAFI 500X OR APPROVED EQUAL.

2.9 PLASTIC MARKING TAPE: SHALL BE ACID AND ALKALI RESISTANT POLYETHYLENE FILM SPECIFICALLY MANUFACTURED FOR MARKING THE LOCATING UNDERGROUND UTILITIES 6 INCHES WIDE WITH A MINIMUM THICKNESS OF 0.004 INCHES, TAPE SHALL HAVE A MINIMUM STRENGTH OF 1500 PSI IN BOTH DIRECTIONS AND MANUFACTURED WITH INTEGRAL CONDUCTORS. FOIL BACKING OR OTHER MEANS TO PROTECT IT FROM CORROSION. TAPE COLOR SHALL BE RED FOR ELECTRIC UTILITIES AND ORANGE FOR TELECOMMUNICATION UTILITIES.

at&t

GENERAL DYNAMICS
Information Technology

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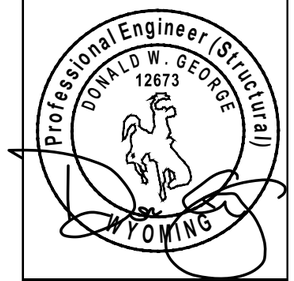

SITE INFORMATION:

KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-1

SITE WORK & DRAINAGE (CONT.)

PART 3 - EXECUTION

3.1 GENERAL:

A. BEFORE START GENERAL SITE PREPARATION ACTIVITIES, INSTALL EROSION AND SEDIMENT CONTROL, MEASURES. THE WORK AREA SHALL BE CONSTRUCTED AND MAINTAINED IN SUCH CONDITION THAT IN THE EVENT OF RAIN THE SITE WILL BE DRAINED AT ANY TIME.

B. BEFORE ALL SURVEY, LAYOUT, STAKING, AND MARKING, ESTABLISH AND MAINTAIN ALL LINE, GRADES, ELEVATIONS AND BENCHMARKS NEED FOR EXECUTION OF THE WORK.

C. CLEAR AND GRUB THE AREA WITHIN THE LIMITS OF THE SITE. REMOVE TREES, BRUSH, STUMPS, RUBBISH AND OTHER DEBRIS AND VEGETATION RESTING ON OR PROTRUDING THROUGH THE SURFACE OF THE SITE AREA TO BE CLEARED.

1. REMOVE THE FOLLOWING MATERIALS TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE ORIGINAL GROUND SURFACE: ROOTS, STUMPS, AND OTHER DEBRIS. BRUSH AND REFUSE EMBEDDED IN OR PROTRUDING THROUGH THE GROUND SURFACE, RAKE, DISK OR PLOW THE AREA TO A DEPTH OF NO LESS THAN 6 INCHES, AND REMOVE TO A DEPTH OR 12 INCHES ALL ROOTS AND OTHER DEBRIS THEREBY EXPOSED.

2. REMOVE TOPSOIL MATERIAL COMPLETELY FROM THE SURFACE UNTIL THE SOIL NO LONGER MEETS THE DEFINITION OF TOPSOIL. AVOID MIXING TOPSOIL WITH SUBSOIL OR OTHER UNDESIRABLE MATERIALS.

3. EXCEPT WHERE EXCAVATION TO GREATER DEPTH IS INDICATED TILL DEPRESSIONS RESULTING FROM CLEARING, GRUBBING AND DEMOLITION WORK COMPLETELY WITH SUITABLE FILL.

D. REMOVE FROM THE SITE AND DISPOSE IN AN AUTHORIZED LANDFILL ALL DEBRIS RESULTING FROM CLEARING AND GRUBBING OPERATIONS BURNING WILL NOT BE PERMITTED.

E. PRIOR TO EXCAVATING, THOROUGHLY EXAMINE THE AREA TO BE EXCAVATED AND/OR TRENCHED TO VERIFY THE LOCATIONS OF FEATURES ON THE DRAWINGS AND TO ASCERTAIN THE EXISTENCE AND LOCATION OF ANY STRUCTURE, UNDERGROUND STRUCTURE, OR OTHER ITEM THAT MIGHT INTERFERE WITH THE PROPOSED CONSTRUCTION. NOTIFY THE CONSTRUCTION MANAGER OF ANY OBSTRUCTIONS THAT WILL PREVENT ACCOMPLISHMENT OF THE WORK AS INDICATED ON THE DRAWINGS.

F. SEPARATE AND STOCK PILE ALL EXCAVATED MATERIALS SUITABLE FOR BACKFILL, ALL EXCESS EXCAVATED AND UNSUITABLE MATERIALS SHALL BE DISPOSED OF OFF-SITE IN A LEGAL MANNER.

3.2 BACKFILL:

A. AS SOON AS PRACTICAL, AFTER COMPLETING CONSTRUCTION OF THE RELATED STRUCTURE, INCLUDING EXPIRATION OF THE SPECIFIED MINIMUM CURING PERIOD FOR CAST-IN-PLACE CONCRETE, BACKFILL THE EXCAVATION WITH APPROVED MATERIAL TO RESTORE THE REQUIRED FINISHED GRADE.

1. PRIOR TO PLACING BACKFILL AROUND STRUCTURES, ALL FORMS SHALL BE REMOVED AND THE EXCAVATION CLEANED OF ALL TRASH, DEBRIS AND UNSUITABLE MATERIALS.

2. BACKFILL BY PLACING AND COMPACTING SUITABLE BACKFILL MATERIAL OR SELECT GRANULAR BACKFILL MATERIAL WHEN REQUIRED IN UNIFORM HORIZONTAL LAYERS OF NO GREATER THAT 8-INCHES LOOSE THICKNESS AND COMPACTED. WHERE HAND OPERATED COMPACTORS ARE USED, THE FILL MATERIAL SHALL BE PLACED IN LIFTS NOT TO EXCEED 4 INCHES IN LOOSE DEPTH AND COMPACTED.

3. WHENEVER THE DENSITY TESTING INDICATES THAT THE CONTRACTOR HAS NOT OBTAINED THE SPECIFIED DENSITY, THE SUCCEEDING LAYER SHALL NOT BE PLACED UNTIL THE SPECIFICATION REQUIREMENTS ARE MET UNLESS OTHERWISE AUTHORIZED BY THE GEOTECHNICAL ENGINEER. THE CONTRACTOR SHALL TAKE WHATEVER APPROPRIATE ACTION IS NECESSARY, SUCH AS DISKING AND DRYING, ADDING WATER, OR INCREASING THE COMPACTIVE EFFORT TO MEET THE MINIMUM COMPACTION REQUIREMENTS.

B. THOROUGHLY COMPACT EACH LAYER OF BACKFILL TO A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.

3.3 TRENCH EXCAVATION:

A. UTILITY TRENCHES SHALL BE EXCAVATED TO THE LINES AND GRADES SHOWN ON THE DRAWINGS OR AS DIRECTED BY THE GENERAL CONTRACTOR. PROVIDE SHORING, SHEETING AND BRACING AS REQUIRED TO PREVENT CAVING OR SLOUGHING OF THE TRENCH WALLS.

B. EXTEND THE TRENCH WIDTH A MINIMUM OF 7 INCHES BEYOND THE OUTSIDE EDGE OF THE OUTERMOST CONDUIT.

C. WHEN SOIL YIELDING, OR OTHERWISE UNSTABLE SOIL CONDITIONS ARE ENCOUNTERED. BACKFILL AT THE REQUIRED TRENCH TO A DEPTH OF NO LESS THAN 12 INCHES BELOW THE REQUIRED ELEVATION AND BACKFILL WITH GRANULAR BEDDING MATERIAL.

3.4 TRENCH BACKFILL:

A. PROVIDE GRANULAR BEDDING MATERIAL IN ACCORDANCE WITH THE DRAWING AND THE UTILITY REQUIREMENTS.

B. NOTIFY THE GENERAL CONTRACTOR 24 HOURS IN ADVANCE OF BACKFILLING.

C. CONDUCT UTILITY CHECK TESTS BEFORE BACKFILLING, BACKFILL AND COMPACT TRENCH BEFORE ACCEPTANCE TESTING.

D. PLACE GRANULAR TRENCH BACKFILL UNIFORMLY ON BOTH SIDES OF THE CONDUITS IN 6-INCH UNCOMPACTED LIFTS UNTIL 12 INCHES OVER THE CONDUITS. SOLIDLY RAM AND TRAMP BACKFILL INTO SPACE AROUND CONDUITS.

E. PROTECT CONDUIT FROM LATERAL MOVEMENT, IMPACT DAMAGE OR UNBALANCED LOADING.

F. ABOVE THE CONDUIT EMBEDMENT ZONE, PLACE AND COMPACT SATISFACTORY BACKFILL MATERIAL IN 8 INCH MAXIMUM LOOSE THICKNESS LIFTS TO RESTORE THE REQUIRED FINISHED SURFACE GRADE.

G. COMPACT FINAL TRENCH BACKFILL TO A DENSITY EQUAL TO OR GREATER THAN THAT OF THE EXISTING UNDISTURBED MATERIAL IMMEDIATELY ADJACENT TO THE TRENCH BUT NO LESS THAN A MINIMUM OF 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 698.

3.5 AGGREGATE ACCESS ROAD:

A. CLEAR GRUB, STRIP AND EXCAVATE FOR THE ACCESS ROAD TO THE LINES AND GRADES INDICATED ON THE DRAWINGS. SCARIFY TO A DEPTH OF 6INCHES AND PROOF-ROLL. ALL HOLES, RUTS , SOFT PLACES AND OTHER DEFECTS SHALL BE CORRECTED.

B. THE ENTIRE SUBGRADE SHALL BE COMPACTED TO NOT LESS THAN 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE STANDARD PROCTOR TEST, ASTM D 1557.

C. AFTER PREPARATION OF THE SUBGRADE IS COMPLETE THE GEOTEXTILE FABRIC (MIRAFI 500XI) SHALL BE INSTALLED TO THE LIMITS INDICATED ON THE DRAWINGS BY ROLLING THE FABRIC OUT LONGITUDINALLY ALONG THE ROADWAY THE FABRIC SHALL NOT BE DRAGGED ACROSS THE SUBGRADE. PLACE THE ENTIRE ROLL IN A SINGE OPERATION, ROLLING OUT AS SMOOTHLY AS POSSIBLE.

1. OVERLAPS PARALLEL TO THE ROADWAY WILL BE PERMITTED AT THE CENTERLINE AND AT LOCATIONS BEYOND THE ROADWAY SURFACE WIDTH (I.E. WITHIN THE SHOULDER WIDTH) ONLY. NO LONGITUDINAL OVERLAPS SHALL BE LOCATED BETWEEN THE CENTERLINE AND THE SHOULDER. PARALLEL OVERLAPS SHALL BE A MINIMUM OF 3 FEET WIDE.

2. TRANSVERSE (PERPENDICULAR TO THE ROADWAY) OVERLAPS AT THE END OF A ROLL, SHALL OVERLAPS IN THE DIRECTION OF THE AGGREGATE PLACEMENT (PREVIOUS ROLL ON TOP) AND SHALL HAVE A MINIMUM LENGTH OF 3 FEET.

3. ALL OVERLAPS SHALL BE PINNED WITH STAPLES OF NAILS A MINIMUM O 10 INCHES LONG TO INSURE POSITIONING DURING PLACEMENT OF AGGREGATE. PIN LONGITUDINAL SEAMS AT 25 FOOT CENTERS AND TRANSVERSE SEAMS EVERY 5 FEET.

D. THE AGGREGATE BASE AND SURFACE COURSES SHALL BE CONSTRUCTED IN LAYERS NOT GEOTEXTILE FABRIC SHALL BE END-DUMPED ON THE FABRIC FROM THE FREE END OF THE FABRIC OR OVER PREVIOUSLY PLACED AGGREGATE. THE FIRST LIFT SHALL BE BLADED DOWN TO A THICKNESS OF OF 8 INCHES PRIOR TO COMPACTION. AT NO TIME SHALL EQUIPMENT EITHER TRANSPORTING THE AGGREGATE OR GRADING THE AGGREGATE BE PERMITTED ON THE ROADWAY WITH LESS THAN 4 INCHES OF MATERIAL COVERING THE FABRIC.

E. THE AGGREGATE SHALL BE IMMEDIATELY COMPACTED TO NOT LESS THAT 95% OF THE MAXIMUM DRY DENSITY AS PROVIDED BY THE PROCTOR TEST, ASTM D 1557 WITH A TAMPING ROLLER, OR WITH A PNEUMATIC-TIRED ROLLER, OR WITH A VIBRATORY MACHINE OR ANY COMBINATION OF THE ABOVE. THE TOP LAYER SHALL BE GIVEN A FINAL ROLLING WITH A THREE-WHELL OR TANDEM ROLLER.

3.6 FINISH GRADING:

A. PERFORM ALL GRADING TO PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES AND SMOOTH, EVEN SURFACE DRAINAGE OF THE ENTIRE AREA WITHIN THE LIMITS OF CONSTRUCTION, GRADING SHALL BE COMPATIBLE WITH ALL SURROUNDING TOPOGRAPHY AND STRUCTURES.

B. UTILIZE SATISFACTORY FILL MATERIAL, RESULTING FROM THE EXCAVATION WORK IN THE CONSTRUCTION OF FILLS, EMBANKMENTS AND FOR REPLACEMENTS OF REMOVED UNSUITABLE MATERIALS.

C. ACHIEVE FINISHED GRADE BY PLACING A MINIMUM OF 4 INCHES OF 1/2"-3/4" CRUSHED STONE ON TOP SOIL STABILIZER FABRIC.

D. REPAIR ALL ACCESS ROADS AND SURROUND AREAS USED DURING THE COURSE OF THIS WORK TO THEIR ORIGINAL CONDITION.

3.7 ASPHALT PAVING ROAD:

A. DIVISION 600-KDOT FLEXIBLE PAVEMENT (UPDATE PER LOCAL DOT)

B. SECTION 403-MODOT ASPHALT CONCRETE PAVEMENT.

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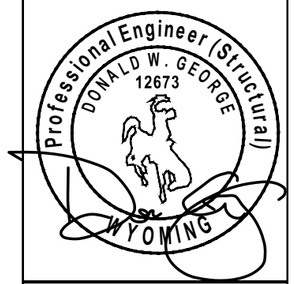

SITE INFORMATION:

KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-2

ELECTRICAL NOTES:

PART 1 - GENERAL

1.1 CONTRACTOR RESPONSIBILITIES

A. CONTRACTOR SHALL INSPECT THE EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID. ANY QUESTIONS ARISING DURING THE BID PERIOD IN REGARDS TO THE SUBCONTRACTORS FUNCTIONS. THE SCOPE OF WORK, OR ANY OTHER ISSUE RELATED TO THIS PROJECT SHALL BE BROUGHT UP DURING THE BID PERIOD WITH THE PROJECT MANAGER FOR CLARIFICATION, NOT AFTER THE CONTRACT HAS BEEN AWARDED.

B. THE SUBCONTRACTOR SHALL OBTAIN PERMITS, LICENSES, MAKE ALL DEPOSITS, AND PAY ALL FEES REQUIRED FOR THE CONSTRUCTION PERFORMANCE FOR THE WORK UNDER THIS SECTION.

C. DRAWINGS SHOW THE GENERAL ARRANGEMENT OF ALL SYSTEMS AND COMPONENTS COVERED UNDER THIS SECTION. THE SUBCONTRACTOR SHALL VERIFY ALL DIMENSIONS. DRAWINGS SHALL NOT BE SCALED TO DETERMINED DIMENSIONS.

1.2 LAWS, REGULATIONS, ORDINANCES, STATUTES AND CODES:

A. ALL WORK SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF THE NATIONAL ELECTRICAL CODE, AND ALL APPLICABLE LOCAL LAWS, REGULATIONS, ORDINANCES, STATUES AND CODES. CONDUIT BENDS SHALL BE THE RADIUS BEND FOR THE TRADE SIZE OF CONDUIT IN COMPLIANCE WITH THE LATEST EDITIONS OF NEC.

1.3 REFERENCES:

A. THE PUBLICATIONS LISTED BELOW ARE PART OF THIS SPECIFICATION. EACH PUBLICATION SHALL BE THE LATEST REVISION AND ADDENDUM IN EFFECT ON THE DATE. THIS SPECIFICATION IS ISSUED FOR THE CONSTRUCTION UNLESS OTHER WISE NOTED. EXCEPT AS MODIFIED BY THE REQUIREMENT SPECIFIED HEREIN OR THE DETAILS OF THE DRAWINGS. WORK INCLUDED IN THIS SPECIFICATION SHALL CONFORM TO THE APPLICABLE PROVISION OF THESE PUBLICATIONS.

1. ANSI/IEEE (AMERICAN NATION STANDARDS INSTITUTE)
2. ASTM (AMERICAN SOCIETY FOR TESTING AND MATERIALS)
3. ICE (INSULATED CABLE ENGINEERS ASSOCIATION)
4. NEMA (NATIONAL ELECTRICAL MANUFACTURES ASSOCIATION)
5. NEPA (NATIONAL ENVIRONMENTAL PROTECTION ASSOCIATION)
6. NFPA (NATIONAL FIRE PROTECTION ASSOCIATION)
7. OSHA (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION)
8. UL (UNDERWRITERS LABORATORIES, INC.)
9. AT&T MOBILITY GROUNDING STANDARD ND-00071
10. IEEE (INSTITUTE OF ELECTRICAL AND ELECTRONICS ENGINEERS)

1.4 SCOPE OF WORK:

A. WORK UNDER THIS SECTION SHALL CONSIST OF FURNISHING ALL LABOR, MATERIAL, AND ASSOCIATED SERVICES REQUIRED TO COMPLETE REQUIRED CONSTRUCTION AND BE OPERATIONAL.

B. ALL ELECTRICAL EQUIPMENT UNDER THIS CONTRACT SHALL BE PROPERLY TESTED, ADJUSTED, AND ALIGNED BY THE SUBCONTRACTOR.

C. THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ALL EXCAVATING, DRAINING, TRENCHES, BACKFILLING, AND REMOVAL OF EXCESS DIRT.

D. THE SUBCONTRACTOR SHALL FURNISH TO THE OWNER WITH CERTIFICATES OF FINAL INSPECTION AND APPROVAL FROM THE INSPECTION AUTHORITIES HAVING JURISDICTION.

E. THE SUBCONTRACTOR SHALL PREPARE A COMPLETE SET OF AS-BUILT DRAWINGS, DOCUMENT ALL WIRING EQUIPMENT CONDITIONS, AND CHANCES WHILE COMPLETING THIS CONTRACT. THE AS-BUILT DRAWINGS SHALL BE SUBMITTED AT THE COMPLETION OF THE PROJECT.

PART 2 - PRODUCTS

2.1 GENERAL:

A. ALL MATERIALS AND EQUIPMENT SHALL BE UL LISTED, NEW AND FREE FROM DEFECTS.

B. All ITEMS OF MATERIALS AND EQUIPMENT SHALL BE ACCEPTABLE TO THE AUTHORITY HAVING JURISDICTION AS SUITABLE FOR THE USE INTENDED.

C. ALL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OR APPROVAL, AND SHALL CONFORM TO REQUIREMENT OF THE NATIONAL ELECTRICAL CODE.

D. ALL OVER CURRENT DEVICES HAVE AN INTERRUPTING CURRENT RATING EQUAL TO OR GREATER THAT THE SHORT CIRCUIT CURRENT TO WHICH THEY ARE SUBJECTED. 10000 AIC MINIMUM. VERIFY AVAILABLE SHORT CIRCUIT CURRENT DOES NOT EXCEED THE RATING OF ELECTRICAL EQUIPMENT.

2.2 MATERIALS AND EQUIPMENT:

A. CONDUIT:

1. RIGID METAL CONDUIT (RMC) SHALL BE HOTT-DIPPED GALVANIZED INSIDE AND OUTSIDE INCLUDING ENDS AND THREADS AND ENAMELED OR LACQUERED IN ADDITION TO GALVANIZING.
2. LIQUID TIGHT FLEXIBLE METAL CONDUIT SHALL BE UL LISTED.
3. CONDUIT CLAMPS, STRAPS AND SUPPORTS SHALL BE STEEL OR MALLEABLE IRON. ALL FITTINGS SHALL BE COMPRESSION AND CONCRETE TIGHT TYPE. GROUNDING BUSHINGS WITH INSULATED THROATS SHALL BE INSTALLED ON ALL CONDUIT TERMINATIONS.
4. NONMETALLIC CONDUIT AND FITTINGS SHALL BE SCHEDULE 40 PVC. INSTALL USING SOLVENT-CEMENT-TYPE JOINTS AS RECOMMENDED BY THE MANUFACTURER.

B. CONDUCTORS AND CABLE:

1. CONDUCTORS AND CABLE SHALL BE FLAME-RETARDANT, MOISTURE AND HEAT RESISTANT THERMOPLASTIC, SINGLE CONDUCTOR, COPPER, TYPE THHN/THWN-2, 600 VOLT, SIZE AS INDICATED, 12 AWG SHALL BE THE MINIMUM SIZE CONDUCTOR USED.
2. 10 AWG AND SMALLER CONDUCTOR SHALL BE SOLID OR STRANDED AND 6 AWG AND LARGER CONDUCTOR SHALL BE STRANDED.
3. SOLDERLESS, COMPRESSION-TYPE CONNECTORS SHALL BE USED FOR TERMINATION OF ALL STRANDED CONDUCTORS.
4. STRAIN-RELIEF SUPPORTS GRIPS SHALL BE HUBBELL KELLEMS OR APPROVED EQUAL. CABLES SHALL BE SUPPORTED IN ACCORDANCE WITH THE NEC AND CABLE MANUFACTURERS RECOMMENDATIONS.
5. ALL CONDUCTORS SHALL BE TAGGED AT BOTH ENDS OF THE CONDUCTOR, AT ALL PULL BOXES, J-BOXES, EQUIPMENT AND CABINETS AND SHALL BE IDENTIFIED WITH APPROVED PLASTIC TAGS (ACTION CRAFT, BRADY, OR APPROVED EQUAL).

C. DISCONNECT SWITCHES:

1. DISCONNECT SWITCHES SHALL BE HEAVY DUTY, DEAD-FRONT, QUICK-MAKE, QUICK-BREAK, EXTERNALLY OPERABLE, HANDLE LOCKABLE AND INTERLOCK WITH COVER IN CLOSED POSITION RATING AS INDICATED, UL LABELED FURNISHED IN NEMA 3R ENCLOSURE, SQUARE-D OR APPROVED EQUAL.

D. CHEMICAL ELECTROLYTIC GROUNDING SYSTEM:

1. INSTALL CHEMICAL GROUND AS REQUIRED. THE SYSTEM SHALL BE ELECTROLYTIC MAINTENANCE FREE ELECTRODE CONSISTING OF RODS WITH A MINIMUM OF 2 AWG CU EXOTHERMALLY WELDED PIGTAIL, PROTECTIVE BOXES, AND BACKFILL MATERIAL. MANUFACTURER SHALL BE LYNCOLE XIT GROUND ROD TYPES K2-(*) CS OR K2L-(*) CS (*) LENGTH AS REQUIRED.
2. GROUND ACCESS BOX SHALL BE A POLY-PLASTIC BOX FOR NON-TRAFFIC APPLICATIONS. INCLUDING BOLT DOWN FLUSH COVER WITH "BREATHER" HOLES, XIT MODEL #XB-22. ALL DISCONNECT SWITCHES AND CONTROLLING DEVICES SHALL BE PROVIDED WITH ENGRAVED LAMICOID NAMEPLATES INDICATING EQUIPMENT CONTROLLED, BRANCH CIRCUITS ID NUMBERING, AND THE ELECTRICAL POWER SOURCE.
3. BACKFILL MATERIAL SHALL BE LYNCONITE AND LYNCOLE GROUNDING GRAVEL.

E. SYSTEM GROUNDING:

1. ALL GROUNDING COMPONENTS SHALL BE TINNED AND GROUNDING CONDUCTOR SHALL BE 2 AWG BARE, SOLID, TINNED, COPPER, ABOVE GRADE GROUNDING CONDUCTORS SHALL BE INSULATED WHERE NOTED.
2. GROUNDING BUSES SHALL BE BARE, TINNED, ANNEALED COPPER BARS OF RECTANGULAR CROSS SECTION. STANDARD BUS BARS MGB, SHALL BE FURNISHED AND INSTALLED BY THE SUBCONTRACTOR, THEY SHALL NOT BE FABRICATED OR MODIFIED IN THE FIELD. ALL GROUNDING BUSSES SHALL BE IDENTIFIED WITH MINIMUM 3/4" LETTERS BY WAY OF STENCILING OR DESIGNATION PLATE.
3. CONNECTORS SHALL BE HIGH-CONDUCTIVITY, HEAVY DUTY, LISTED AND LABELED AS GROUNDED CONNECTORS FOR THE MATERIALS USED. USE TWO-HOLD COMPRESSION LUGS WITH HEAT SHRINK FOR MECHANICAL CONNECTIONS.
4. EXOTHERMIC WELDED CONNECTIONS SHALL BE PROVIDED IN KIT FORM AND SELECTED FOR THE SPECIFIC TYPES, SIZES AND COMBINATIONS OF CONDUCTORS AND OTHER ITEMS TO BE CONNECTED.
5. GROUND RODS SHALL BE COPPER-CLAD STEEL WITH HIGH-STRENGTH STEEL CORE AND ELECTROLYTIC-GRADE COPPER OUTER SHEATH, MOLTEN WELDED TO CORE, 5/8"X10'-0". ALL GROUNDING RODS SHALL BE INSTALLED WITH INSPECTION SLEEVES.
6. INSTALL AN EQUIPMENT GROUNDING CONDUCTOR IN ALL CONDUITS IN COMPLIANCE WITH THE SPECIFICATIONS AND NEC. THE EQUIPMENT GROUNDING CONDUCTORS SHALL BE BONDED AT ALL JUNCTION BOXES, DISCONNECT SWITCHES, STARTERS AND EQUIPMENT CABINETS.

F. OTHER MATERIALS:

1. THE SUBCONTRACTOR SHALL PROVIDE OTHER MATERIALS, THOUGH NOT SPECIFICALLY DESCRIBED, WHICH ARE REQUIRED FOR A COMPLETELY OPERATIONAL SYSTEM AND PROPER INSTALLATION OF THE WORK.
2. PROVIDE PULL BOXES AND JUNCTION BOXES WHERE SHOWN OR REQUIRED BY NEC.

G. PANELS AND LOAD CENTERS:

1. ALL PANEL DIRECTORIES SHALL BE TYPEWRITTEN.

PART 3 - EXECUTION

3.1 GENERAL:

A. ALL MATERIAL AND EQUIPMENT SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.

B. EQUIPMENT SHALL BE TIGHTLY COVERED AND PROTECTED AGAINST DIRT OR WATER, AND AGAINST CHEMICAL OR MECHANICAL INJURY DURING INSTALLATION AND CONSTRUCTION PERIODS.

3.2 LABOR AND WORKMANSHIP:

A. ALL LABOR FOR THE INSTALLATION OF MATERIALS AND EQUIPMENT FURNISHED FOR THE ELECTRICAL SYSTEM SHALL BE INSTALLED BY EXPERIENCED WIREMEN, IN A NEAT AND WORKMAN-LIKE MANNER.

B. ALL ELECTRICAL EQUIPMENT SHALL BE ADJUSTED, ALIGNED AND TESTED BY THE SUBCONTRACTOR AS REQUIRED TO PRODUCE THE INTENDED PERFORMANCE.

C. UPON COMPLETION OF WORK, THE SUBCONTRACTOR SHALL THOROUGHLY CLEAN ALL EXPOSED EQUIPMENT, REMOVE ALL LABELS AND ANY DEBRIS, CRATING OR CARTONS AND LEAVE THE INSTALLATION FINISHED AND READY FOR OPERATION.

3.3 COORDINATION:

A. THE SUBCONTRACTOR SHALL COORDINATE THE INSTALLATION OF ELECTRICAL ITEMS WITH THE OWNER-FURNISHED EQUIPMENT DELIVERY SCHEDULE TO PREVENT UNNECESSARY DELAYS IN THE TOTAL WORK.

3.4 INSTALLATION:

A. CONDUIT:

1. ALL ELECTRICAL WIRING SHALL BE INSTALLED IN CONDUIT AS SPECIFIED. NO CONDUIT OR TUBING OF LESS THAN 3/4 INCH TRADE SIZE.
2. PROVIDE RIGID PVC SCHEDULE 80 CONDUITS FOR ALL RISERS, RMC OTHERWISE NOTED. EMT MAY BE INSTALLED FOR EXTERIOR CONDUITS WHERE NOT SUBJECT TO PHYSICAL DAMAGE.
3. THE INSTALLATION OF SCHEDULE 40 PVC AND RMC CONDUITS SHALL BE 24 INCHES MINIMUM DEPTH. ALL 90 DEGREE BENDS SHALL BE RMS. EXPANSION JOINTS ARE REQUIRED ON ALL CONDUIT RISERS.
4. USE GALVANIZED FLEXIBLE STEEL CONDUIT WHERE DIRECT CONNECTION TO EQUIPMENT WITH MOVEMENT, VIBRATION, OR FOR ESE OF MAINTENANCE. USE LIQUID TIGHT, FLEXIBLE METAL CONDUIT FOR OUTDOOR APPLICATIONS. INSTALL GALVANIZED FLEXIBLE STEEL CONDUIT AT ALL POINTS OF CONNECTION TO EQUIPMENT MOUNTED ON SUPPORT TO ALLOW FOR EXPANSION AND CONTRACTION.
5. A RUN OF CONDUIT BETWEEN BOXES OR EQUIPMENT SHALL NOT CONTAIN MORE THAN THE EQUIVALENT OF THREE QUARTER-BENDS. CONDUIT BEND SHALL BE MADE WITH THE UL LISTED BENDER OR FACTOR 90 DEGREE ELBOWS MAY BE USED.
6. FIELD FABRICATED CONDUITS SHALL BE CUT SQUARE WITH A CONDUIT CUTTING TOOL AND REAMED TO PROVIDE A SMOOTH INSIDE SURFACE.
7. PROVIDE INSULATED GROUNDING BUSHING FOR ALL CONDUITS.
8. SUBCONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL CONDUITS DURING CONSTRUCTION. TEMPORARY OPENING IN THE CONDUIT SYSTEM SHALL BE PLUGGED OR CAPPED TO PREVENT ENTRANCE OF MOISTURE OR FOREIGN MATTER. SUBCONTRACTOR SHALL REPLACE ANY CONDUITS CONTAINING FOREIGN MATERIALS THAT CANNOT BE REMOVED.
9. ALL CONDUITS SHALL BE SWABBED CLEAN BY PULLING AN APPROPRIATE SIZE MANDREL THROUGH THE CONDUIT BEFORE INSTALLATION OF CONDUCTORS AR CABLES. CONDUIT SHALL BE FREE OF DIRT AND DEBRIS.
10. INSTALL PULL STRINGS IN ALL CLEAN EMPTY CONDUITS. IDENTIFY PULL STRINGS AT EACH END.
11. INSTALL 2" HIGHLY VISIBLE AND DETECTABLE TAPE 12" ABOVE ALL UNDERGROUND CONDUITS AND CONDUCTORS.
12. CONDUITS SHALL BE INSTALLED IN SUCH A MANNER AS TO INSURE AGAINST COLLECTION OF TRAPPED CONDENSATION.
13. PROVIDE CORE DRILLING AS NECESSARY FOR PENETRATIONS TO ALLOW FOR RACEWAYS AND CABLES TO BE ROUTED THROUGH THE BUILDING. DO NOT PENETRATE STRUCTURAL MEMBERS. SLEEVES AND/OR PENETRATIONS IN FIRE RATED CONSTRUCTION SHALL BE EFFECTIVELY SEALED WITH FIRE RATED MATERIAL WHICH SHALL MAINTAIN THE FIRE RATING OF THE WALL OR STRUCTURE. FIRE STOPS AT FLOOR PENETRATIONS SHALL PREVENT PASSAGE OF WATER, SMOKE, FIRE, AND FUMES. ALL MATERIAL SHALL BE UL APPROVED FOR THIS PURPOSE.

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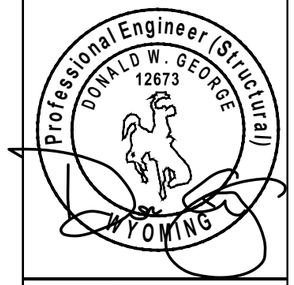

SITE INFORMATION:

KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-3

ELECTRICAL NOTES (CONT.):

B. CONDUCTORS AND CABLE:

1. ALL POWER WIRING SHALL BE COLOR CODED AS FOLLOWS:

DESCRIPTION	208/240/120 VOLT SYSTEMS
PHASE A	BLACK
PHASE B	RED
PHASE C	BLUE
NEUTRAL	WHITE
GROUNDING	GREEN

2. SPLICES SHALL BE MADE ONLY AT OUTLETS, JUNCTION BOXES, OR ACCESSIBLE RACEWAY CONDULETS APPROVED FOR THIS PURPOSE.

3. PULLING LUBRICANTS SHALL BE UL APPROVED, SHALL USE NYLON OR HEMP ROPE FOR PULLING CONDUCTOR OR CABLES INTO THE CONDUIT.

4. CABLES SHALL BE NEATLY TRAINED, WITHOUT INTERLACING, AND BE OF SUFFICIENT LENGTH IN ALL BOXES & EQUIPMENT TO PERMIT MAKING A NEAT ARRANGEMENT. CABLES SHALL BE SECURED IN A MANNER TO AVOID TENSION ON CONDUCTORS OF TERMINALS. CONDUCTORS SHALL BE PROTECTED FROM MECHANICAL INJURY AND MOISTURE. SHARP BENDS OVER CONDUIT BUSHINGS ARE PROHIBITED. DAMAGED CABLES SHALL BE REMOVED AND REPLACED AT THE SUBCONTRACTORS EXPENSE.

C. DISCONNECT SWITCHES:

1. INSTALL DISCONNECT SWITCHES LEVEL AND PLUMB. CONNECT TO WIRING SYSTEM AND GROUNDING SYSTEM AS INDICATED.

D. GROUNDING:

1. ALL METALLIC PARTS OF ELECTRICAL EQUIPMENT WHICH DO NOT CARRY CURRENT SHALL BE GROUNDED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING MANUFACTURER, AT&T MOBILITY GROUNDING STANDARD ND-0071, ND-00135, AND THE NATIONAL ELECTRICAL CODE.

2. PROVIDE ELECTRIC GROUNDING AND BONDING SYSTEM INDICATED WITH ASSEMBLY OF MATERIALS, INCLUDING GROUNDING ELECTRODES, BONDING JUMPERS AND ADDITIONAL ACCESSORIES AS REQUIRED FOR A COMPLETE INSTALLATION.

3. ALL GROUNDING CONDUCTORS SHALL PROVIDE A STRAIGHT DOWNWARD PATH TO GROUND WITH GRADUAL BEND AS REQUIRED. GROUNDING CONDUCTORS SHALL NOT BE LOOPED OR SHARPLY BENT. ROUTE GROUNDING CONNECTIONS AND CONDUCTORS TO GROUND IN THE SHORTEST AND STRAIGHTEST PATHS POSSIBLE TO MINIMIZE TRANSIENT VOLTAGE RISES.

4. BUILDINGS AND/OR NEW TOWERS GREATER THAN 75 FEET IN HEIGHT AND WHERE THE MAIN GROUNDING CONDUCTORS ARE REQUIRED TO BE ROUTED TO GRADE. THE SUBCONTRACTOR SHALL ROUTE TWO GROUNDING CONDUCTORS FROM THE ROOFTOP, TOWERS, AND WATER TOWERS GROUNDING RING, TO THE EXISTING GROUNDING SYSTEM. THE GROUNDING CONDUCTORS SHALL NOT BE SMALLER THAN 2/0 AWG COPPER. ROOFTOP GROUNDING RING SHALL BE BONDED TO THE EXISTING GROUNDING SYSTEM. THE BUILDING STEEL COLUMNS LIGHTNING PROTECTION SYSTEM, AND BUILDING MAIN WATERLINE (FERROUS OR NONFERROUS METAL PIPING ONLY.)

5. TIGHTEN GROUNDING AND BONDING CONNECTORS. INCLUDING SCREWS, BOLTS, IN ACCORDANCE WITH MANUFACTURER'S PUBLISHED TORQUE TIGHTENING VALUES FOR CONNECTORS AND BOLTS, WHERE MANUFACTURER'S TORQUING REQUIREMENTS ARE NOT AVAILABLE, TIGHTEN CONNECTIONS TO COMPLY WITH TIGHTENING TORQUE VALUES SPECIFIED IN UL TO ASSURE PERMANENT AND EFFECTIVE GROUNDING.

6. SUBCONTRACTOR SHALL VERIFY THE LOCATIONS OF GROUNDING TIE-IN-POINTS TO THE EXISTING GROUNDING SYSTEM. ALL UNDERGROUND GROUNDING CONNECTIONS SHALL BE MADE BY THE EXOTHERMIC WELD PROCESS AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

7. ALL GROUNDING CONNECTIONS SHALL BE INSPECTED FOR TIGHTNESS, EXOTHERMIC WELDED CONNECTIONS SHALL BE APPROVED BY THE INSPECTOR HAVING JURISDICTION BEFORE BEING PERMANENTLY CONCEALED.

8. APPLY CORROSION-RESISTANCE FINISH TO FIELD CONNECTIONS AND PLACES WHERE FACTORY APPLIED PROTECTIVE COATINGS HAVE BEEN DESTROYED. USED KOPR-SHIELD ANIT-OXIDATION COMPOUND O ALL COMPRESSION GROUNDING CONNECTIONS.

9. A SEPARATE, CONTINUOUS, INSULATED EQUIPMENT GROUNDING CONDUCTOR SHALL BE INSTALLED IN ALL FEEDER AND BRANCH CIRCUITS.

10. BOND ALL INSULATED GROUNDING BUSHING WITH A BARE 6 AWG GROUNDING CONDUCTOR TO A GROUND BAR.

11. DIRECT BURIED GROUNDING CONDUCTORS SHALL BE INSTALLED AT A NOMINAL DEPTH OF 36" MINIMUM BELOW GRADE, OR 6" BELOW THE FROST LINE, USE GREATER OF THE TWO DISTANCES.

12. ALL GROUNDING CONDUCTORS EMBEDDED IN OR PENETRATING CONCRETE SHALL BE INSTALLED IN SCHEDULE 40 PVC CONDUIT.

13. THE INSTALLATION OF CHEMICAL ELECTROLYTIC GROUNDING SYSTEM IN STRICT ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. REMOVE SEALING TAPE FROM LEACHING AND BREATHER HOLES. INSTALL PROTECTIVE BOX FLUSH WITH GRADE.

14. DRIVE GROUND RODS UNTIL TOPS ARE A MINIMUM DISTANCE OF 36" DEPTH OR 6" BELOW FROST LINE, USING THE GREATER OF THE TWO DISTANCES.

15. IF COAX ON THE ICE BRIDGE IS MORE THAN 6 FT. FROM THE GROUNDING BAR AT THE BASE OF THE TOWER, A SECOND GROUNDING BAR WILL BE NEEDED AT THE END OF THE ICE BRIDGE, TO GROUND THE COAX CABLE GROUNDING KITS AND IN-LIN ARRESTERS.

16. SUB CONTRACTORS SHALL REPAIR, AND/OR REPLACE EXISTING GROUNDING SYSTEM COMPONENTS DAMAGED DURING CONSTRUCTION AT THE SUBCONTRACTORS EXPENSE.

3.5 ACCEPTANCE TESTING:

A. CERTIFIED PERSONNEL USING CERTIFIED EQUIPMENT SHALL PERFORM REQUIRED TESTS AND SUBMIT WRITTEN TEST REPORTS UPON COMPLETION.

B. WHEN MATERIAL AND/OR WORKMANSHIP IS FOUND NOT TO COMPLY WITH THE SPECIFIED REQUIREMENTS, THE NON COMPLYING ITEMS SHALL BE REMOVED FROM THE PROJECT SITE AND REPLACED WITH ITEMS COMPLYING WITH THE SPECIFIED REQUIREMENTS PROMPTLY AFTER RECEIPT OF NOTICE FOR NON-COMPLIANCE.

C. TEST PROCEDURES:

1. ALL FEEDERS SHALL HAVE INSULATION TESTED AFTER INSTALLATION, BEFORE CONNECTION TO DEVICES. THE CONDUCTORS SHALL TEST FREE FROM SHORT CIRCUITS AND GROUNDS. TESTING SHALL BE FOR ONE MINUTE USING 1000V DC. PROVIDE WRITTEN DOCUMENTATION FOR ALL TEST LISTED TO SUBCONTRACTOR.

2. PRIOR TO ENERGIZING CIRCUITRY, TEST WIRING DEVICES FOR ELECTRICAL CONTINUITY AND PROPER POLARITY CONNECTIONS.

3. MEASURE AND RECORD VOLTAGES BETWEEN PHASES AND BETWEEN PHASE CONDUCTORS AND NEUTRALS. SUBMIT A REPORT OF MAXIMUM AND MINIMUM VOLTAGES.

4. PERFORM GROUNDING TEST TO MEASURE GROUNDING RESISTANCE OF GROUNDING SYSTEM USING THE IEEE STANDARD 3-POINT :FALL-OF-POTENTIAL" METHOD. PROVIDE PLOTTED TEST VALUES AND LOCATION SKETCH. NOTIFY THE ENGINEER IMMEDIATELY IF MEASURE VALUE IS OVER 5 OHMS.

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E: CONTACT@GEOSTRUCTURAL.COM
WWW.GEOSTRUCTURAL.COM

REVISIONS

REV	DATE	DESCRIPTION	INT
0	08/06/18	ISSUED FOR CONSTRUCTION	GGD

CHECKED BY: DWG

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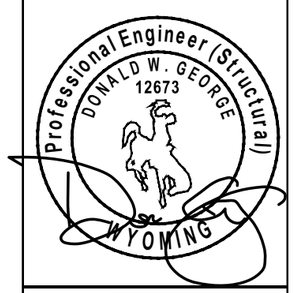

SITE INFORMATION:

KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

GENERAL NOTES

SHEET NUMBER:

GN-4

GENERAL NOTES:

1. THIS FACILITY IS EXEMPT FROM HANDICAP REQUIREMENTS PER 2010 CBC SECTION 1105B.3.4 EXCEPTION #1. THIS FACILITY IS NON-OCCUPIABLE SPACE AND ENTERED ONLY BY SERVICE PERSONNEL. THIS SPACE IS NOT FOR HUMAN OCCUPANCY.
2. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND DIMENSIONS PRIOR TO SUBMITTING HIS BID. ANY DISCREPANCIES, CONFLICTS OR OMISSIONS SHALL BE REPORTED TO THE ENGINEER PRIOR TO SUBMITTING BIDS, AND PROCEEDING WITH ANY WORK.
3. THE CONTRACTOR SHALL NOTIFY ENGINEER OF ANY ERRORS, OMISSIONS, OR DISCREPANCIES AS THEY MAY BE DISCOVERED IN THE PLANS, SPECIFICATIONS, & NOTES PRIOR TO STARTING CONSTRUCTION. INCLUDING BUT NOT LIMITED BY DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CORRECTING ANY ERRORS, OMISSION, OR INCONSISTENCY AFTER THE START OF CONSTRUCTION WHICH HAS NOT BROUGHT TO THE ATTENTION OF THE ARCHITECT/ENGINEER AND SHALL INCUR ANY EXPENSES TO RECTIFY THE SITUATION. THE METHOD OF CORRECTION SHALL BE APPROVED BY THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT.
4. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR HAS THE RESPONSIBILITY TO LOCATE ALL EXISTING UTILITIES, WHETHER OR NOT SHOWN ON THE PLANS, AND TO PROTECT THEM FROM DAMAGE. THE CONTRACTOR OR SUBCONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGE TO THE UTILITIES CAUSED DURING THE EXECUTION OF THE WORK. CONTACT USA DIG ALERT @ 800-227-2600.
5. PRIOR TO STARTING CONSTRUCTION, THE CONTRACTOR SHALL PROTECT ALL AREAS FROM DAMAGE WHICH MAY OCCUR DURING CONSTRUCTION. ANY DAMAGE TO NEW OR EXISTING SURFACES, STRUCTURES OR EQUIPMENT SHALL BE IMMEDIATELY REPAIRED OR REPLACED TO THE SATISFACTION OF THE PROPERTY OWNER. THE CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIRING OR REPLACING ANY DAMAGED AREAS.
6. A COPY OF THE APPROVED PLANS SHALL BE KEPT IN PLACE SPECIFIED BY THE GOVERNING AGENCY, AND BY LAW SHALL BE AVAILABLE FOR INSPECTION AT ALL TIMES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE ALL CONSTRUCTION SETS REFLECT THE SAME INFORMATION AS THE APPROVED PLANS. THE CONTRACTOR SHALL ALSO MAINTAIN ONE SET OF PLANS AT THE SITE FOR THE PURPOSE OF DOCUMENTING ALL AS-BUILT CHANGES, REVISIONS, ADDENDA, OR CHANGE ORDERS. THE CONTRACTOR SHALL FORWARD THE AS-BUILT/HIRED DRAWINGS TO THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT AT THE CONCLUSION OF THE PROJECT.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETE SECURITY OF THE SITE WHILE THE WORK IS IN PROGRESS UNTIL THE JOB IS COMPLETE.
8. THE CONTRACTOR IS RESPONSIBLE TO PROVIDE TEMPORARY POWER, WATER, AND TOILET FACILITIES AS REQUIRED BY THE PROPERTY OWNER OR GOVERNING AGENCY.
9. ALL CONSTRUCTION THROUGH THE PROJECT SHALL CONFORM TO THE LATEST C.B.C, AND ALL OTHER GOVERNING CODES, INCLUDING THE CALIFORNIA ADMINISTRATIVE CODES TITLE 8, 19, AND 24. THE MOST RESTRICTIVE CODE SHALL GOVERN.
10. THE CONTRACTOR AND SUB CONTRACTOR SHALL COMPLY WITH ALL LOCAL AND STATE REGULATIONS INCLUDING ALL OSHA REQUIREMENTS.
11. WHEN REQUIRED STORAGE OF MATERIALS OCCURS, THEY SHALL BE EVENLY DISTRIBUTED OVER THE FLOOR OR ROOF SO AS NOT TO EXCEED THE DESIGNED LIVE LOADS FOR THE STRUCTURE. TEMPORARY SHORTING OR BRACING SHALL BE PROVIDED WHERE THE STRUCTURE OR SOIL HAS NOT ATTAINED THE DESIGN STRENGTH FOR THE CONDITIONS PRESENT.
12. THE CONTRACTOR SHALL SUPERVISE AND COORDINATE ALL WORK, USING HIS PROFESSIONAL KNOWLEDGE AND SKILLS, HE IS SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, PROCEDURES, AND SEQUENCING AND COORDINATING ALL PORTIONS OF THE WORK UNDER THE PROJECT.
13. THE CONTRACTOR SHALL BE RESPONSIBLE TO OBTAIN AND PAY FOR ALL PERMITS, LICENSES AND INSPECTIONS WITH RESPECT TO THE WORK TO COMPLETE THE PROJECT, BUILDING PERMIT APPLICATIONS SHALL BE FILED BY THE OWNER OR AUTHORIZED AGENT. CONTRACTOR SHALL OBTAIN THE PERMIT AND MAKE FINAL PAYMENT OF SAID DOCUMENT.
14. ALL DIMENSIONS TAKE PRECEDENCE OVER SCALE. DRAWINGS ARE NOT TO BE SCALED UNDER ANY CIRCUMSTANCES.
15. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY BLOCKING, BRACING, FRAMING, HANGERS OR SUPPORTS FOR THE INSTALLATION OF ITEMS INDICATED ON THE DRAWINGS.
16. THE CONTRACTOR SHALL PROVIDE THE FIRE MARSHAL OR UL APPROVED MATERIALS TO FILL/SEAL PENETRATIONS THROUGH FIRE RATED ASSEMBLIES.
17. NEW CONSTRUCTION ADDED TO EXISTING CONSTRUCTION SHALL BE MATCHED IN FORM, TEXTURE, MATERIAL, AND PAINT COLOR EXCEPT AS NOTED IN THE PLANS.
18. THE CONTRACTOR IS TO PROVIDE PORTABLE FIRE EXTINGUISHERS HAVING A MINIMUM 28: 10-B:C RATING WITHIN 75 FT. OF TRAVEL TO ALL PORTIONS OF THE CONSTRUCTION AREA. (2010 CC SECTION 906-1-1 &7 AND SECTION 906.3.1)
19. MATERIALS TESTING SHALL BE TO THE LATEST STANDARDS AVAILABLE AS REQUIRED BY THE LOCAL GOVERNING AGENCY RESPONSIBLE FOR APPROVING THE RESULTS.
20. ALL GENERAL NOTES AND STANDARD DETAILS ARE THE MINIMUM REQUIREMENTS TO BE USED IN CONDITIONS WHICH ARE NOT SPECIFICALLY SHOWN OTHERWISE.
21. ALL DEBRIS AND REFUSE IS TO BE REMOVED FROM THE PROJECT. PREMISES SHALL BE LEFT N A CLEAN BROOM FINISHED CONDITION AT ALL TIMES.
22. BUILDING INSPECTORS AND/OR OTHER BUILDING OFFICIALS ARE TO BE NOTIFIED PRIOR TO ANY GRADING AND CONSTRUCTION EFFORT AS MANDATED BY THE GOVERNING AGENCY.
23. ALL SYMBOLS AND ABBREVIATIONS ARE CONSIDERED CONSTRUCTION INDUSTRY STANDARDS, IF A CONTRACTOR HAS A QUESTION REGARDING THEIR EXACT MEANING THE ARCHITECT OR THE ENGINEER RESPONSIBLE OF THE PROJECT SHALL BE NOTIFIED FOR CLARIFICATIONS.

GENERAL FIRE NOTES:

1. BUILDINGS UNDERGOING CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE IN ACCORDANCE WITH 2010 CFC SECTION 1401 AND ALL GOVERNING CODES.
2. ADDRESS SHALL BE PROVIDED FOR ALL NEW AND EXISTING BUILDINGS IN A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.(2010 CFC SECTION 505.1)
3. DECORATIVE MATERIALS SHALL BE MAINTAINED IN A FLAME-RETARDANT CONDITION.(2010 CFC SECTION 807-1.2)
4. PORTABLE FIRE EXTINGUISHERS: AT LEAST ONE FIRE EXTINGUISHER WITH A MINIMUM RATING OF 2-A-10B:C SHALL BE PROVIDED WITHIN 75 FEET MAXIMUM TRAVEL DISTANCE FOR EACH 6000 SQUARE FEET OR PORTION THEREOF ON EACH FLOOR.(2010 CFC SECTION 906.1.1 & 7 AND SECTION 906.3.1)

GENERAL NOTES **3**

ABBR.	DEFINITION	ABBR.	DEFINITION	ABBR.	DEFINITION
A.B.	ANCHOR BOLT	EXP.	EXPANSION	OPNG.	OPENING
ABV.	ABOVE	EXST.(E)EXISTING		P/C.	PRECAST CONCRETE
ACCA	ANTENNA CABLE COVER ASSEMBLY	EXT.	EXTERIOR	PCS	PERSONAL COMM SERVICES
ADDL	ADDITIONAL	FAB.	FABRICATION(OR)	PLY.	PLYWOOD
A.F.F.	ABOVE FINISHED FLOOR	F.F.	FINISH FLOOR	PPC	POWER PROTECTION CABINET
A.F.G.	ABOVE FINISHED GRADE	F.G.	FINISH GRADE	PRC	PRIMARY RADIO CABINET
ALUM.	ALUMINUM	FIN.	FINISH(ED)	P.S.F.	POUNDS PER SQUARE FOOT
ALT.	ALTERNATE	FLR.	FLOOR	P.S.I.	POUNDS PER SQUARE INCH
ANT.	ANTENNA	FDN.	FOUNDATION	P.T.	PRESSURE TREATED
APRX.	APPROXIMATE(LY)	F.O.C.	FACE OF CONCRETE	PWR.	POWER (CABINET)
ARCH.	ARCHITECT(URAL)	F.O.M.	FACE OF MASONRY	QTY.	QUANTITY
AWG.	AMERICAN WIRE GAUGE	F.O.S.	FACE OF STUD	RAD.(R)	RADIUS
BLDG.	BUILDING	F.O.W.	FACE OF WALL	REF.	REFERENCE
BLK.	BLOCK	F.S.	FINISH SURFACE	REINF.	REINFORCEMENT(ING)
BLKG.	BLICKING	FT.(')	FOOT (FEET)	REQD.	REQUIRED
BM.	BEAM	FTG.	FOOTING	RGS.	RIGID GALVANIZED STELL
B.N.	BOUNDARY NAILING	G.	GROWTH (CABINET)	RRH.	REMOTE RADIO HEAD
BRCW.	BARE TINNED COPPER WIRE	GA.	GAUGE	SCH.	SCHEDULE
B.O.F.	BOTTOM OF FOOTING	GI.	GALVANIZED	SHT.	SHEET
B/U	BACK-UP CABINET	G.F.I.	GROUND FAULT CIRCUIT	SIM.	SIMILAR
CAB.	CABINET		INTERRUPTER	SPEC.	SPECIFICATION(S)
CANT.	CANTILEVER(ED)	GLB.(GLU-LAM)	GLUE LAMINATED BEAM	SQ.	SQUARE
C.I.P.	CAST IN PLACE	GPS	GLOBAL POSITIONING SYSTEM	S.S.	STAINLESS STEEL
CLG.	CEILING	GRND.	GROUND	STD.	STANDARD
CLR.	CLEAR	HDR.	HEADER	STL.	STEEL
COL.	COLUMN	HGR.	HANGER	STRUC.	STRUCTURAL
CONC.	CONCRETE	HT.	HEIGHT	TEMP.	TEMPORARY
CONN.	CONNECTION(OR)	ICGB.	ISOLATED COPPER	THK.	THICK(NESS)
CONST.	CONSTRUCTION		GROUND BUS	TMA	TOWER MOUNTED AMPLIFIER
CONT.	CONTINUOUS	IN.(")	INCH(ES)	T.N.	TOE NAIL
d	PENNY (NAILS)	INT.	INTERIOR	T.O.A.	TOP OF ANTENNA
DBL.	DOUBLE	LB.(#)	POUND(S)	T.O.C.	TOP OF CURB
DEPT.	DEPARTMENT	L.B.	LAG BOLTS	T.O.F.	TOP OF FOUNDATION
D.F.	DOUGLAS FIR	L.F.	LINEAR FEET (FOOT)	T.O.P.	TOP OF PLATE (PARAPET)
DIA.	DIAMETER	L.	LONG(ITUDINAL)	T.O.S.	TOP OF STEEL
DIAG.	DIAGONAL	MAS.	MASONRY	T.O.W.	TOP OF WALL
DIM.	DIMENSION	MAX.	MAXIMUM	TYP.	TYPICAL
DWG.	DRAWING(S)	M.B.	MACHINE BOLT	U.G.	UNDERGROUND
DWL.	DOWEL(S)	MECH.	MECHANICAL	U.L.	UNDERWRITERS LABORATORY
EA.	EACH	MFR.	MANUFACTURER	U.N.O.	UNLESS NOTED OTHERWISE
EL.	ELEVATION	MIN.	MINIMUM	V.I.F.	VERIFY IN FIELD
ELEC.	ELECTRICAL	MISC.	MISCELLANEOUS	W	WIDE (WIDTH)
ELEV.	ELEVATOR	MTL.	METAL	W/	WITH
EMT.	ELECTRICAL METALLIC TUBING	(N)	NEW	W.P.	WEATHERPROOF
E.N.	EDGE NAIL	NO.(#)	NUMBER	WT.	WEIGHT
ENG.	ENGINEER	N.T.S.	NOT TO SCALE	℄	CENTERLINE
EQ.	EQUAL	O.C.	ON CENTER	PL	PLATE

ABBREVIATIONS **2**

NEW ANTENNA
EXISTING ANTENNA
GROUND ROD
GROUND BUS BAR
MECHANICAL GRND. CONN.
CAD WELD
GROUND ACCESS WELL
ELECTRIC BOX
TELEPHONE BOX
LIGHT POLE
FND. MONUMENT
SPOT ELEVATION
SET POINT
REVISION

CENTERLINE
PROPERTY/LEASE LINE
MATCH LINE
WORK POINT
GROUND CONDUCTOR
TELEPHONE CONDUIT
ELECTRICAL CONDUIT (POWER)
COAXIAL CABLE
OVERHEAD SERVICE CONDUCTORS
CHAIN LINK FENCING
GRID REFERENCE
DETAIL REFERENCE
ELEVATION REFERENCE
SECTION REFERENCE

GROUT OR PLASTER
(E) BRICK
(E) WOOD FRAME
CONCRETE
EARTH
GRAVEL
PLYWOOD
SAND
WOOD CONT.
WOOD BLOCKING
STEEL

LEGEND **1**

at&t

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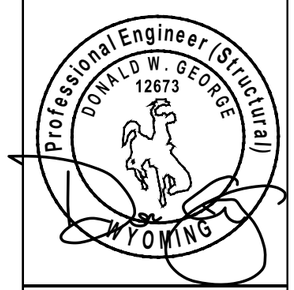


SITE INFORMATION:

KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

GENERAL NOTES

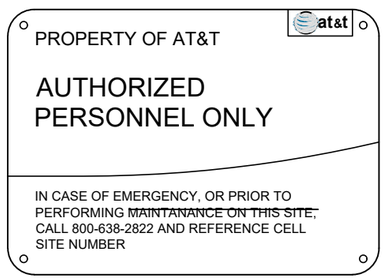
SHEET NUMBER:

GN-5

ALERTING SIGNS

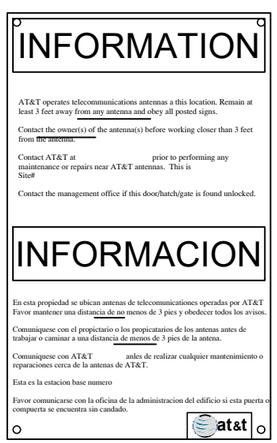
ALERTING SIGNS

ALERTING SIGNS



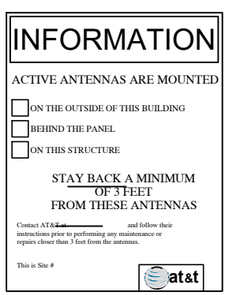
INFO SIGN #5

INFO SIGN #4



INFO SIGN #1

INFO SIGN #3



INFO SIGN #2

GENERAL SIGNAGE GUIDELINES

STRUCTURE TYPE	INFO SIGN #1	INFO SIGN #2	INFO SIGN #3	INFO SIGN #4	INFO SIGN #5	STRIPING	NOTICE SIGN	CAUTION SIGN
TOWERS								
MONOPOLE/MONOPINE/MONOPALM	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	CLIMBING SIDE OF THE TOWER	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			AT THE HEIGHT OF THE FIRST CLIMBING STEP, MIN. 9FT ABOVE GROUND
SCE TOWERS/TOWERS WITH HIGH VOLTAGE	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	CLIMBING SIDE OF THE TOWER	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			AT THE HEIGHT OF THE FIRST CLIMBING STEP, MIN. 9FT ABOVE GROUND
LIGHT POLES/FLAG POLES	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			
UTILITY WOOD POLES (JPA)	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET		IF GP MAX VALUE OF MPE AT ANTENNA LEVEL IS: 0-99%: NOTICE SIGN; OVER 99%: CAUTION SIGN AT NO LESS THAN 3FT BELOW ANTENNA AND 9FT ABOVE GROUND	
MICROCELLS MOUNTED ON NON-JPA POLES	ENTRANCE GATE SHELTER DOORS OR ON THE OUTDOOR CABINETS	ON THE POLE, NO LESS THAN 3FT BELOW THE ANTENNA	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET		NOTICE OR CAUTION SIGN AT NO LESS THAN 9FT ABOVE GROUND: ONLY IF THE EXPOSURE EXCEEDS 90% OF THE GENERAL PUBLIC EXPOSURE AT 6FT ABOVE GROUND	
ROOF TOPS								
AT ALL ACCESS POINTS TO THE ROOF	X							
ON ANTENNAS	X		X	X				
CONCEALED ANTENNAS	X	X						
ANTENNA MOUNTED FACING OUTSIDE BUILDING	X	X						
ANTENNAS ON SUPPORT STRUCTURE	X	X						
ROOFTOP GRAPH:								
RADIATION AREA IS WITHIN 3FT FROM ANTENNA	X	ADJACENT TO EACH ANTENNA					EITHER NOTICE OR CAUTION SIGN (BASED ON ROOFVIEW RESULTS) AT ANTENNAS/BARRIER	
RADIATION IS BEYOND 3FT FROM ANTENNA	X	ADJACENT TO EACH ANTENNA				DIAGONAL, YELLOW STRIPING AS TO ROOF VIEW GRAPH		
CHURCH STEEPLES	ACESS TO STEEPLE	ADJACENT TO EACH ANTENNAS IF ANTENNAS ARE CONCEALED	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			CAUTION SIGN AT THE ANTENNAS
WATER STATIONS	ACESS TO STEEPLE	ADJACENT TO EACH ANTENNAS IF ANTENNAS ARE CONCEALED	ON BACKSIDE OF ANTENNAS	ON BACKSIDE OF ANTENNAS	ON THE SHELTER DOOR OR ON ONE OUTDOOR EQUIPMENT CABINET			CAUTION SIGN AT THE ANTENNAS

NOTES FOR ROOFTOP SITES:

1. EITHER NOTICE OR CAUTION SIGNS NEED TO BE POSTED AT EACH SECTOR AS CLOSE AS POSSIBLE TO: THE OUTER EDGE OF THE STRIPED OFF AREA OR THE OUTER ANTENNAS OF THE SECTOR.
2. IF ROOF VIEW SHOWS: ONLY BLUE = NOTICE SIGN, BLUE AND YELLOW = CAUTION SIGN, ONLY YELLOW = CAUTION SIGN TO BE INSTALLED.
3. SHOULD THE REQUIRED STRIPING AREA INTERFERE WITH ANY STRUCTURES OR EQUIPMENT (A/C VENTS, ROOF HATCH, DOORS, OTHER ANTENNAS, DISHES, ETC.)
4. PLEASE NOTIFY AT&T TO MODIFY THE STRIPING AREA, PRIOR TO STARTING THE WORK.

at&t

GENERAL DYNAMICS
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GEOSTRUCTURAL

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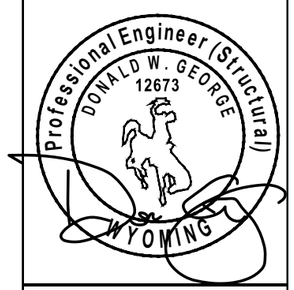


SITE INFORMATION:

KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

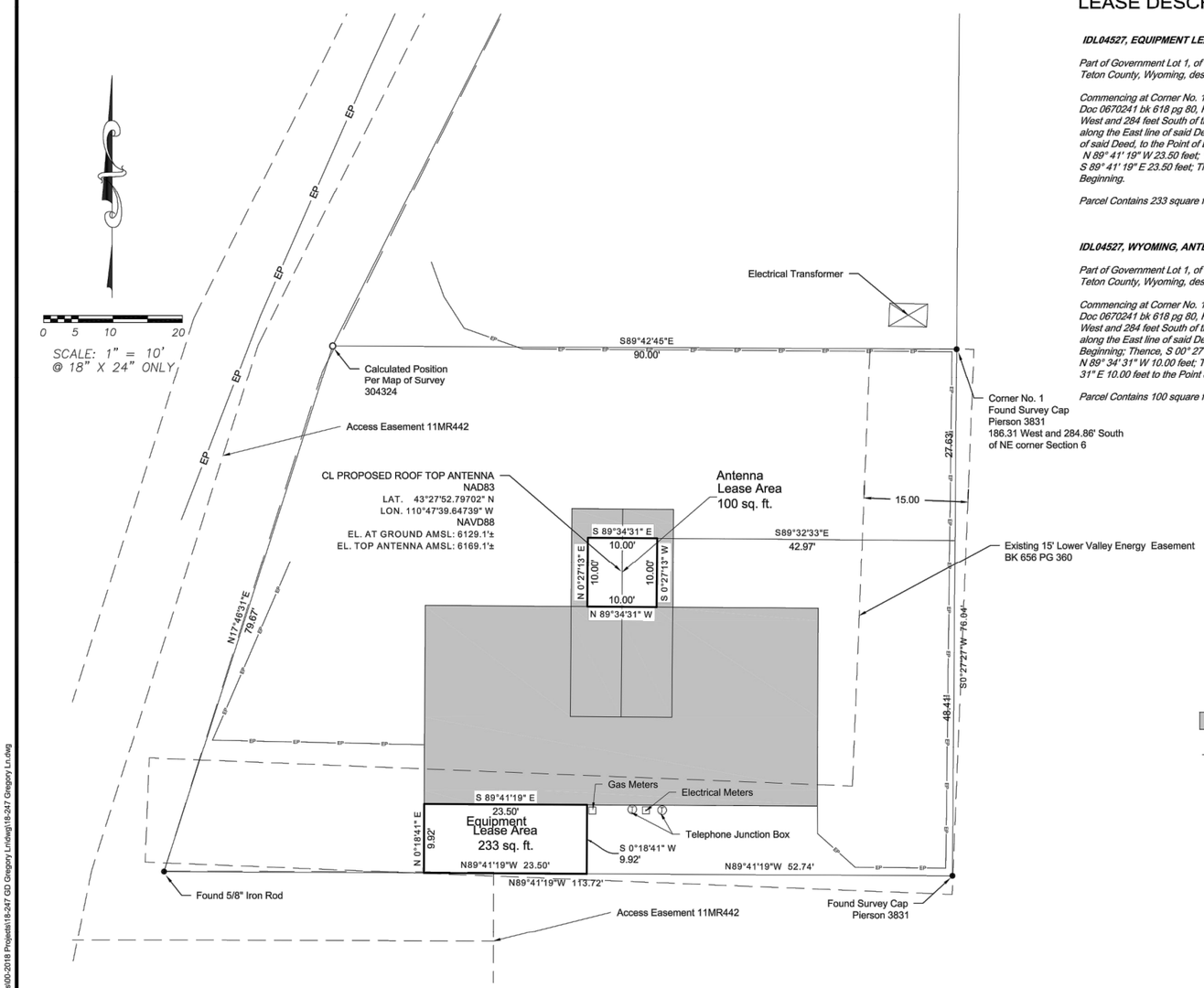
GENERAL NOTES

SHEET NUMBER:

GN-6

Dusty Acres Rd
South Park Loop Road
Gregory Ln
VZO Ln
S Hwy 89
Stellaria Ln
Flat Creek
Hidden Ranch Loop
Martin Ln
Carol Ln

KSGT Relocate IDL04527
PART OF THE NE 1/4 OF
SECTION 6, T. 40 N., R. 116 W. 6TH P.M.
TETON COUNTY, WYOMING



RECORDER'S CERTIFICATE

LEASE DESCRIPTIONS:

IDL04527, EQUIPMENT LEASE AREA:

Part of Government Lot 1, of Section 6, Township 40 N., Range. 116 W. 6th P.M. Teton County, Wyoming, described as:

Commencing at Corner No. 1 of Warranty Deed, Recorded as Doc 0670241 bk 618 pg 80, Filed in Teton County Clerks office, said point being 185.9 feet West and 284 feet South of the NE corner of Section 6 Thence S 0°27'27" W 76.04 feet along the East line of said Deed; Thence N 89°41'19" W 52.74 feet along the South line of said Deed, to the Point of Beginning; Thence continuing along said South line, N 89° 41' 19" W 23.50 feet; Thence, N 00° 18' 41" E 9.92 feet; Thence, S 89° 41' 19" E 23.50 feet; Thence S 00° 18' 41" W 9.92 feet to the Point of Beginning.

Parcel Contains 233 square feet, more or less.

IDL04527, WYOMING, ANTENNA LEASE AREA:

Part of Government Lot 1, of Section 6, Township 40 N., Range. 116 W. 6th P.M. Teton County, Wyoming, described as:

Commencing at Corner No. 1 of Warranty Deed, Recorded as Doc 0670241 bk 618 pg 80, Filed in Teton County Clerks office, said point being 185.9 feet West and 284 feet South of the NE corner of Section 6; Thence S 0°27'27" W 27.63 feet along the East line of said Deed; Thence S 89°32'33" E 42.97 feet, to the Point of Beginning; Thence, S 00° 27' 13" W 10.00 feet; Thence, N 89° 34' 31" W 10.00 feet; Thence, N 00° 27' 13" E 10.00 feet; Thence S 89° 34' 31" E 10.00 feet to the Point of Beginning.

Parcel Contains 100 square feet, more or less.

LEGEND

- Section Corner Control
- Placed 1/2" X 24" Iron rod with cap marked P.L.S. 12224
- Found 1/2" Iron Rod
- Existing Apartment Building
- Edge of Pavement

Professional Land Surveyor
CHRIS G. STREET
11848
Date 7/18/2018
WYOMING

CIVIL & STRUCTURAL ENGINEERING
MATERIALS TESTING & LAND SURVEYING
101 S. Park Avenue, Idaho Falls, ID 83402, (208)524-0212
800 W. Judicial Street, Blackfoot, ID 83221, (208)785-2977
460 Lincoln Street, American Falls, ID 83211, (208)226-5764
hleinc.com

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DRAWN BY	DESIGN BY	CHECK BY
SJ	HLE	CGS

JOB NO: 18-247
DATE: August 1, 2018

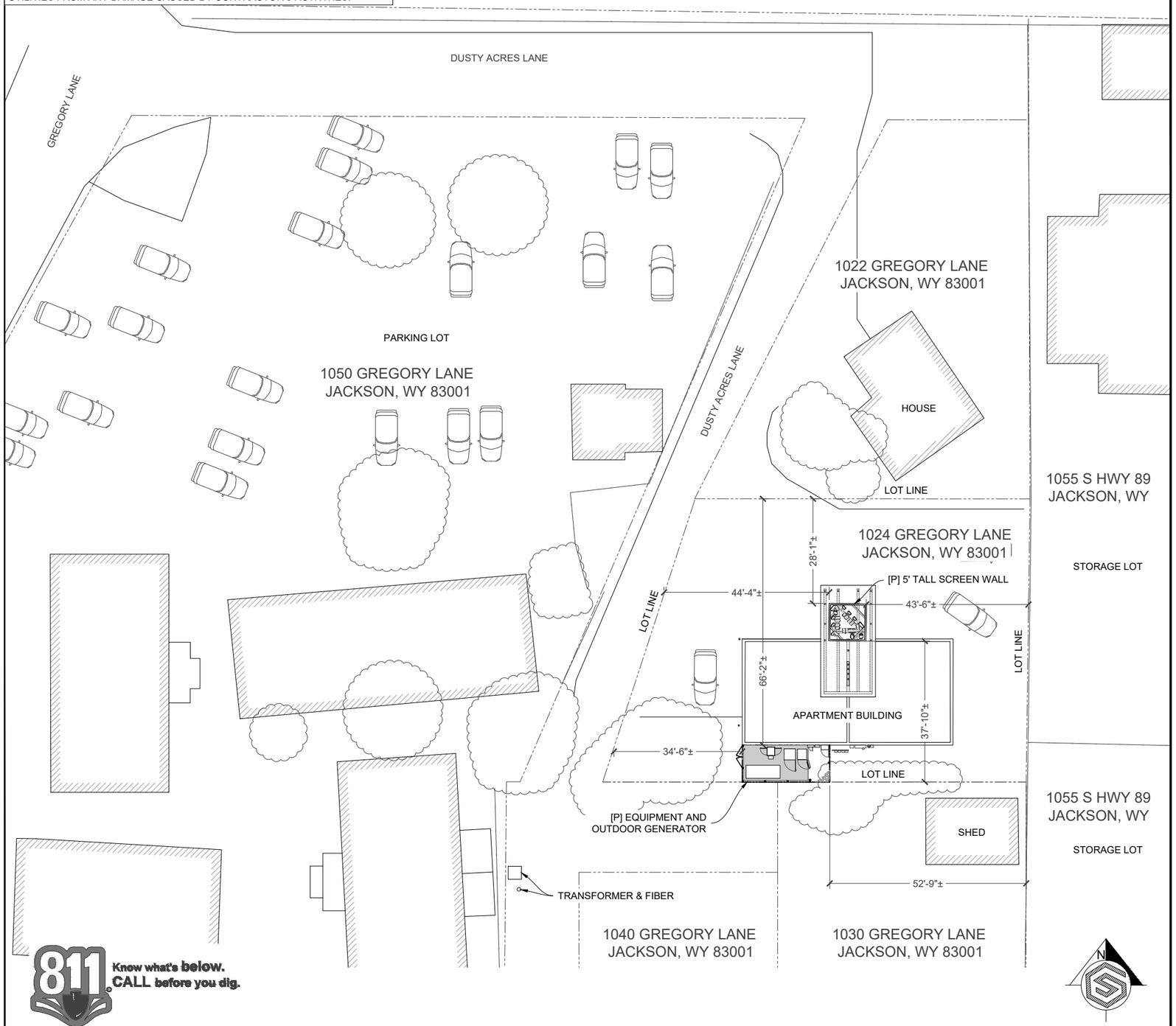
REVISIONS	DATE
Revised Easements	8/1/18

RECORD OF SURVEY
IDL04527
SEC. 6, T. 40 N., R. 116 W. 6TH P.M.
TETON COUNTY, WYOMING

SHEET NO. 1 OF 1 SHEETS

Z:\Projects\00-2018 Projects\18-247 GD Gregory Ln\dwg\18-247 Gregory Ln.dwg

UTILITY NOTE	EXISTING CONDITIONS	KEY		NOTE
THE UTILITIES AS SHOWN ON THIS SET OF DRAWINGS WERE DEVELOPED FROM THE INFORMATION AVAILABLE. THE INFORMATION PROVIDED IS NOT IMPLIED NOR INTENDED TO BE A COMPLETE INVENTORY OF THE UTILITIES IN THIS AREA. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES (WHETHER SHOWN OR NOT) AND PROTECT SAID UTILITIES FROM ANY DAMAGE CAUSED BY CONTRACTOR'S ACTIVITIES.	THESE DRAWINGS WERE PRODUCED WITH INFORMATION PROVIDED BY THE CLIENT. LINES, EASEMENTS, AND SETBACKS SHALL BE VERIFIED PRIOR TO START OF CONSTRUCTION, GEOSTRUCTURAL DOES NOT GUARANTEE THE ACCURACY OF SAID PROPERTY LINE, EASEMENTS AND SETBACKS.	[E]	EXISTING	EVERYTHING SHOWN IS EXISTING UNLESS MARKED PROPOSED
		[P]	PROPOSED	



OVERALL SITE PLAN

54

SCALE: 1" = 15'-0" (24x36)
SCALE: 1" = 30'-0" (11x17)

2

PHOTOS

N.T.S.

1

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REV	DATE	DESCRIPTION	INT
0	08/06/18	ISSUED FOR CONSTRUCTION	GGD

CHECKED BY: DWG

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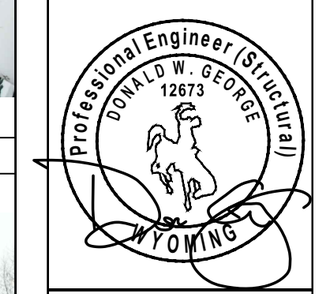

SITE INFORMATION:

KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

OVERALL
SITE PLAN

SHEET NUMBER:

A-0

UTILITY NOTE	EXISTING CONDITIONS	KEY		NOTE
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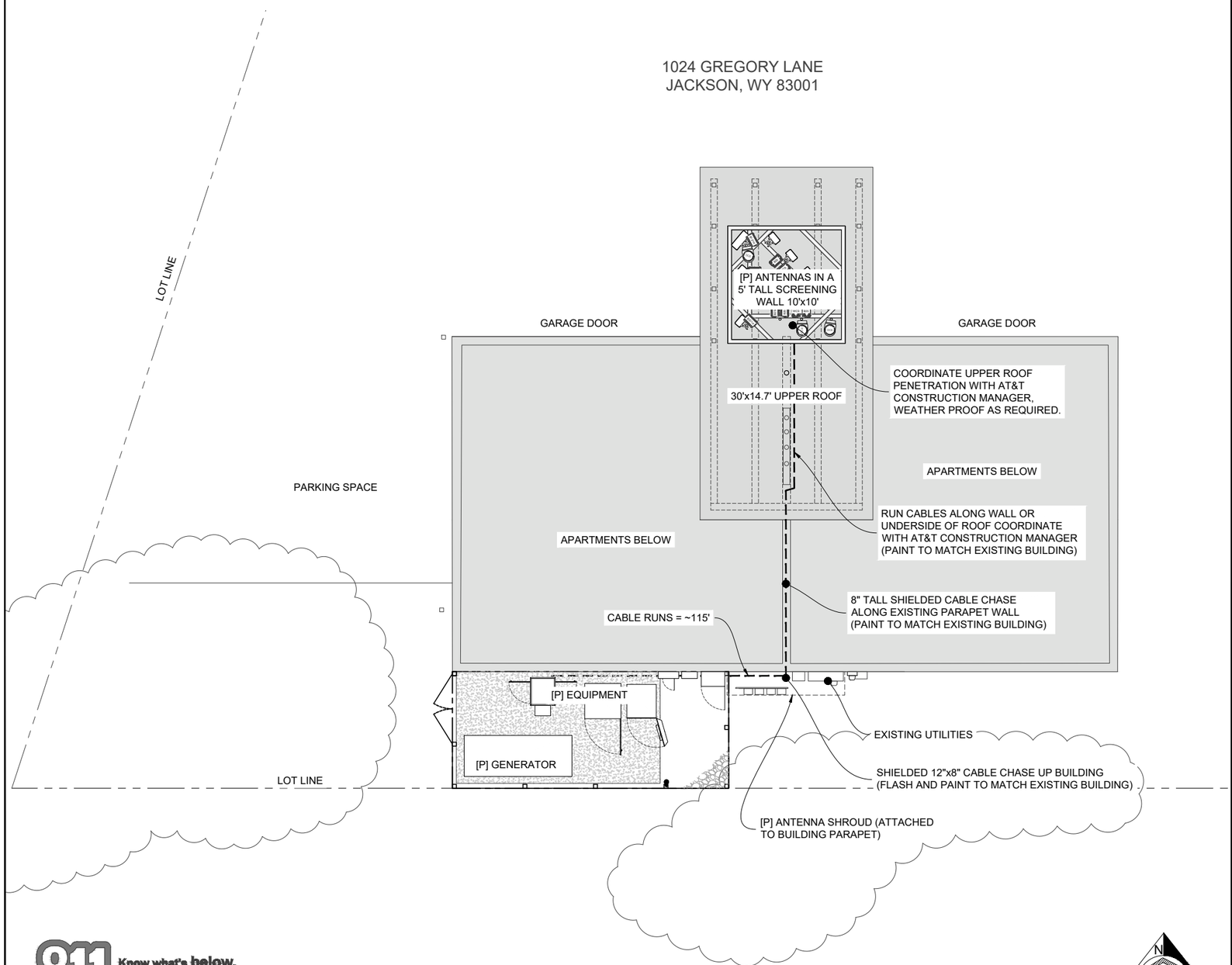
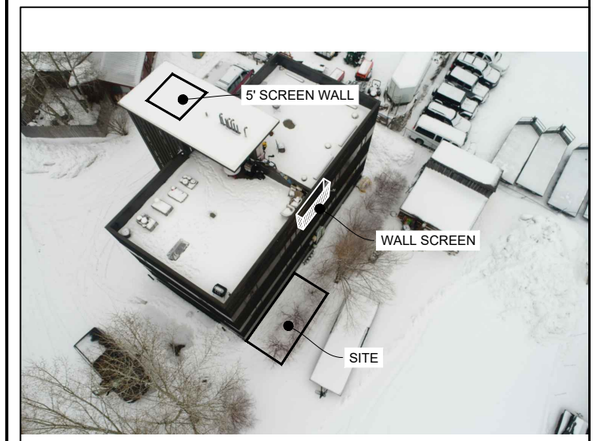
		[P]	PROPOSED	

1024 GREGORY LANE
JACKSON, WY 83001



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



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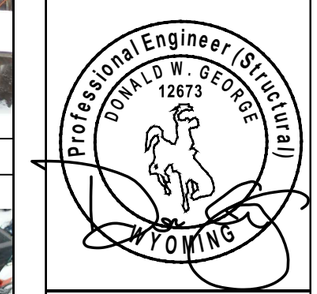

SITE INFORMATION:

KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

SITE PLAN

SHEET NUMBER:

A-1

SITE PLAN | 55 | SCALE: 1" = 5'-0" (24x36) | SCALE: 1" = 10'-0" (11x17) | 2

PHOTOS | N.T.S. | 1

UTILITY NOTE

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EXISTING CONDITIONS

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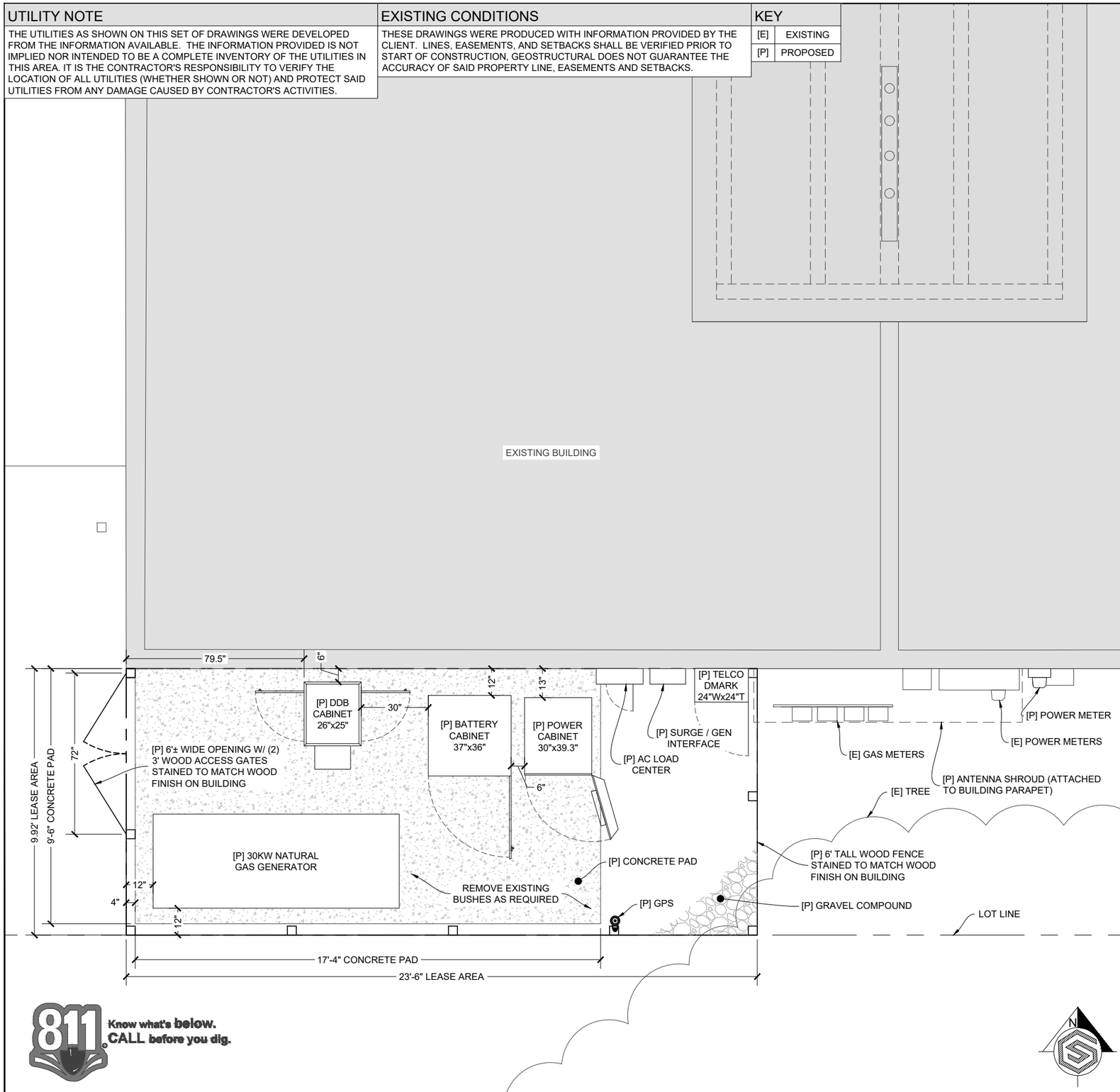
KEY

[E]	EXISTING
[P]	PROPOSED



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

PROPOSED EQUIPMENT PLAN

56

SCALE: 1/2" = 1'-0" (24x36)
SCALE: 1/4" = 1'-0" (11x17)

2

PHOTOS

N.T.S.

1

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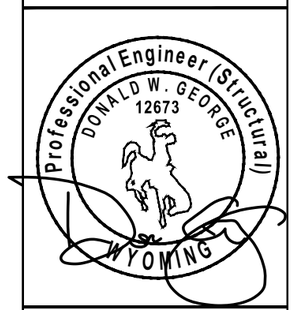

SITE INFORMATION:

KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

EQUIPMENT PLAN

SHEET NUMBER:

A-2

STRUCTURE NOTES

CONTRACTOR TO COMPLY WITH ALL FCC AND FAA REGULATIONS ON THIS PROJECT.

REFER TO BUILDING MAPPING FOR ALL EXISTING COMPONENTS AND APPURTENANCES.

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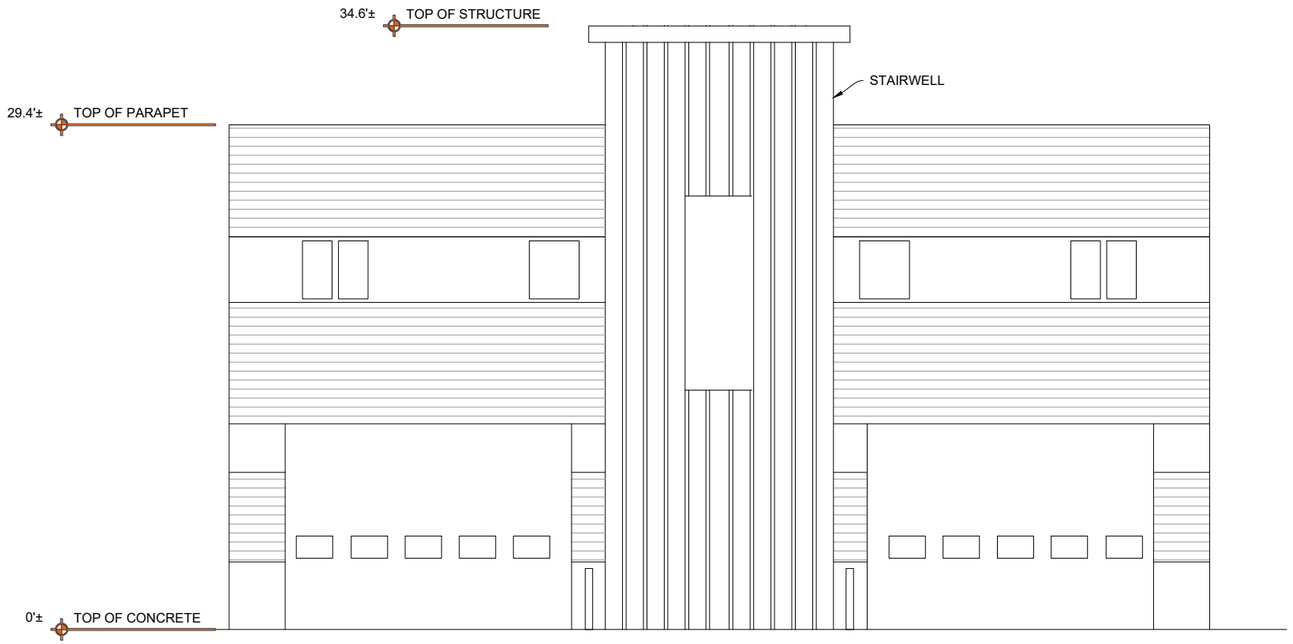
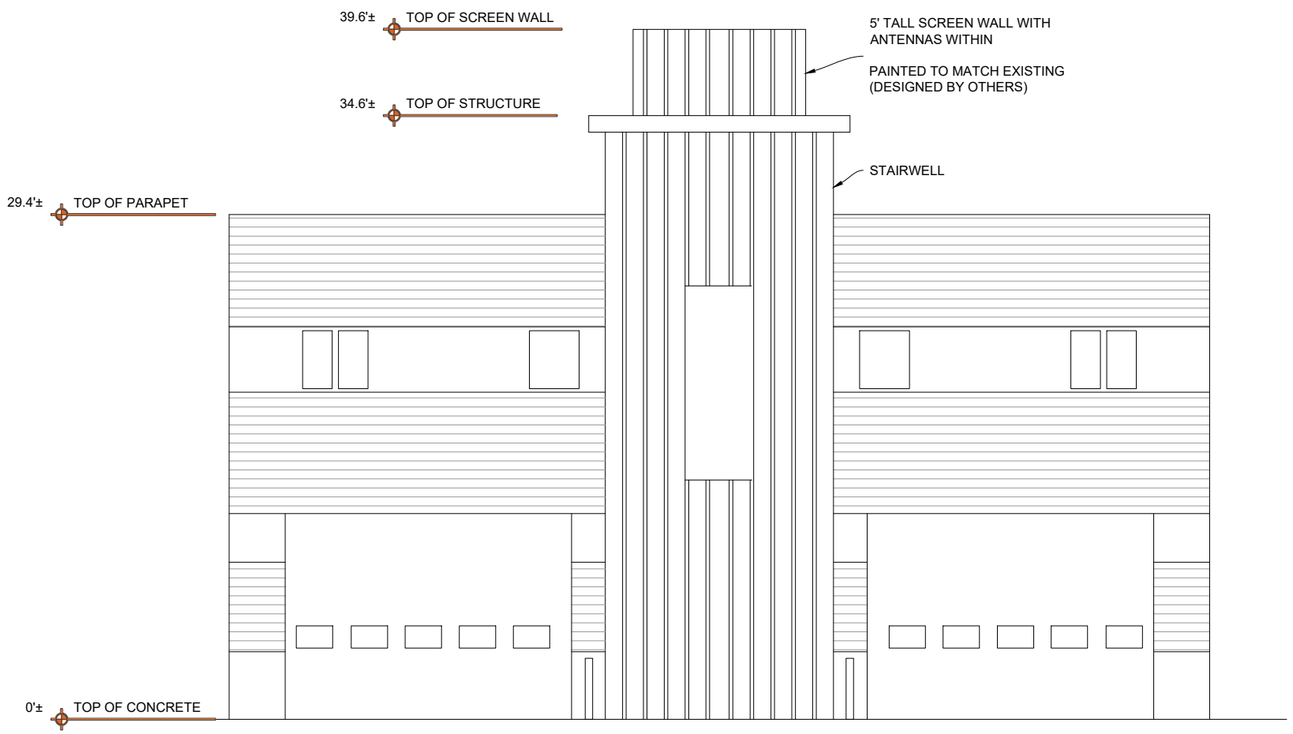


EXISTING ELEVATION

SCALE N.T.S. **2**



PROPOSED ELEVATION

SCALE N.T.S. **1**

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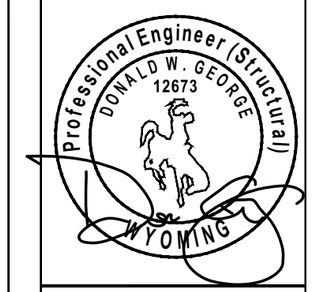

SITE INFORMATION:

KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

ANTENNA ELEVATIONS

SHEET NUMBER:

A-3

STRUCTURE NOTES

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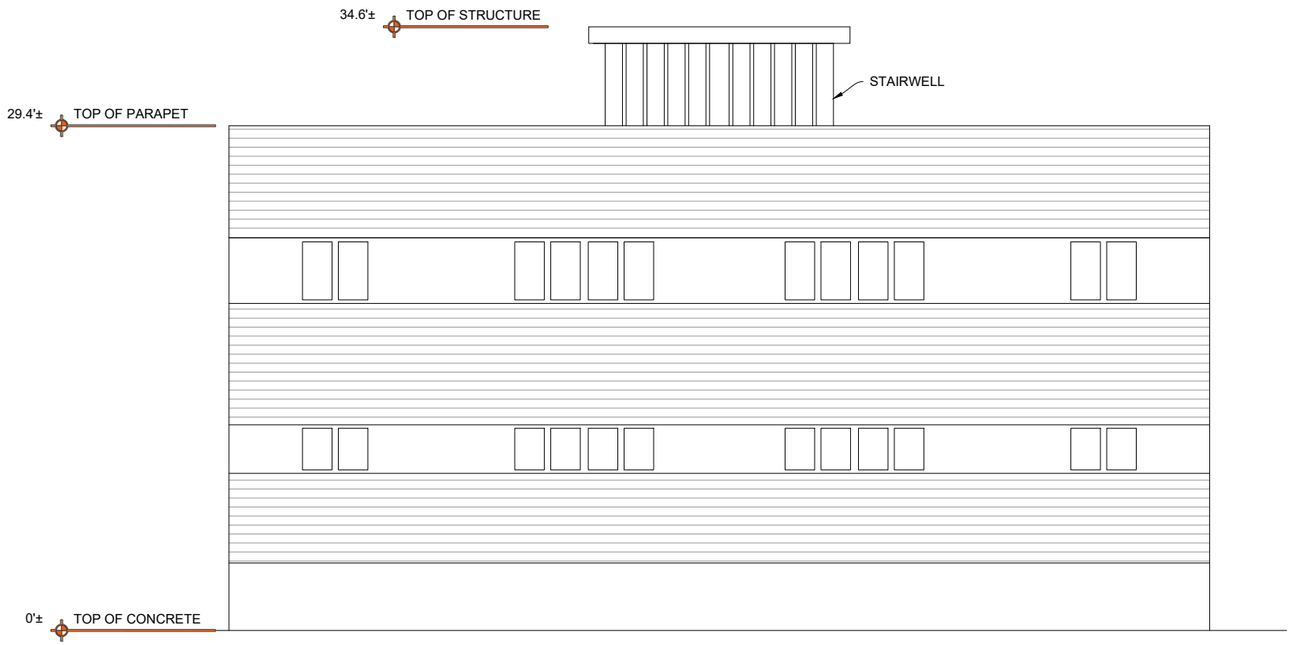
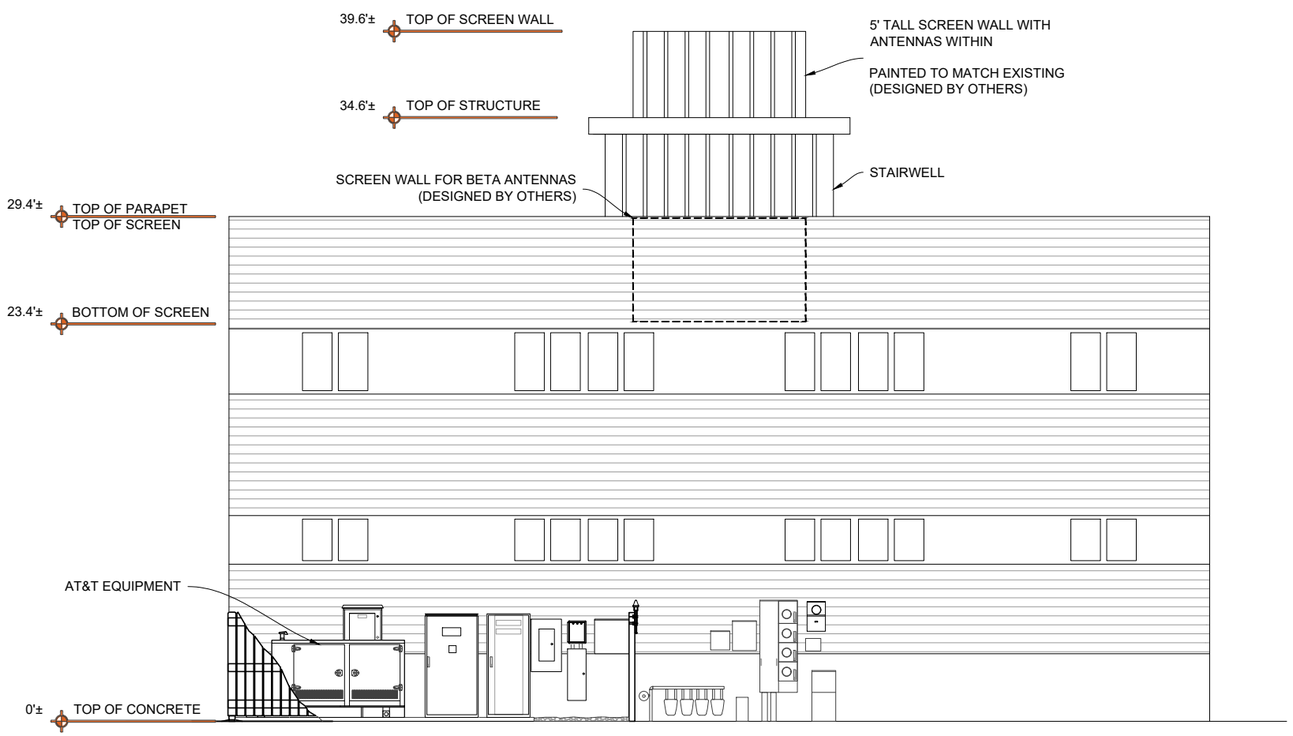


EXISTING ELEVATION

SCALE N.T.S. **2**



PROPOSED ELEVATION

SCALE N.T.S. **1**

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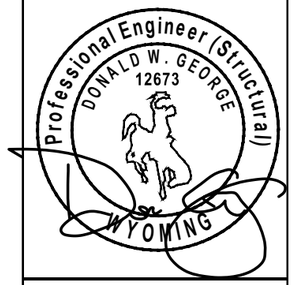

SITE INFORMATION:

KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

ANTENNA ELEVATIONS

SHEET NUMBER:

A-3.1

STRUCTURE NOTES

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BEFORE

AFTER

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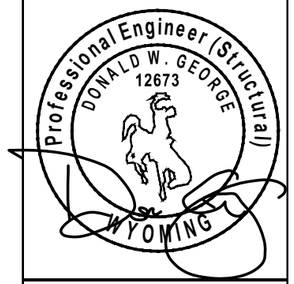

SITE INFORMATION:

KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

ANTENNA ELEVATIONS

SHEET NUMBER:

A-3.2

PROPOSED ELEVATION (PHOTO SIM)

SCALE N.T.S.

1

STRUCTURE NOTES

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BEFORE

AFTER

PROPOSED ELEVATION (PHOTO SIM)

SCALE	
N.T.S.	1

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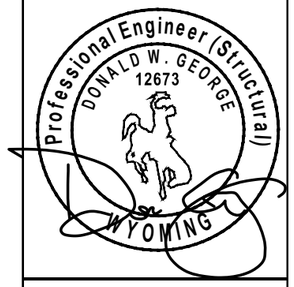


SITE INFORMATION:

KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

ANTENNA ELEVATIONS

SHEET NUMBER:

A-3.3

NEW SCREEN WALL

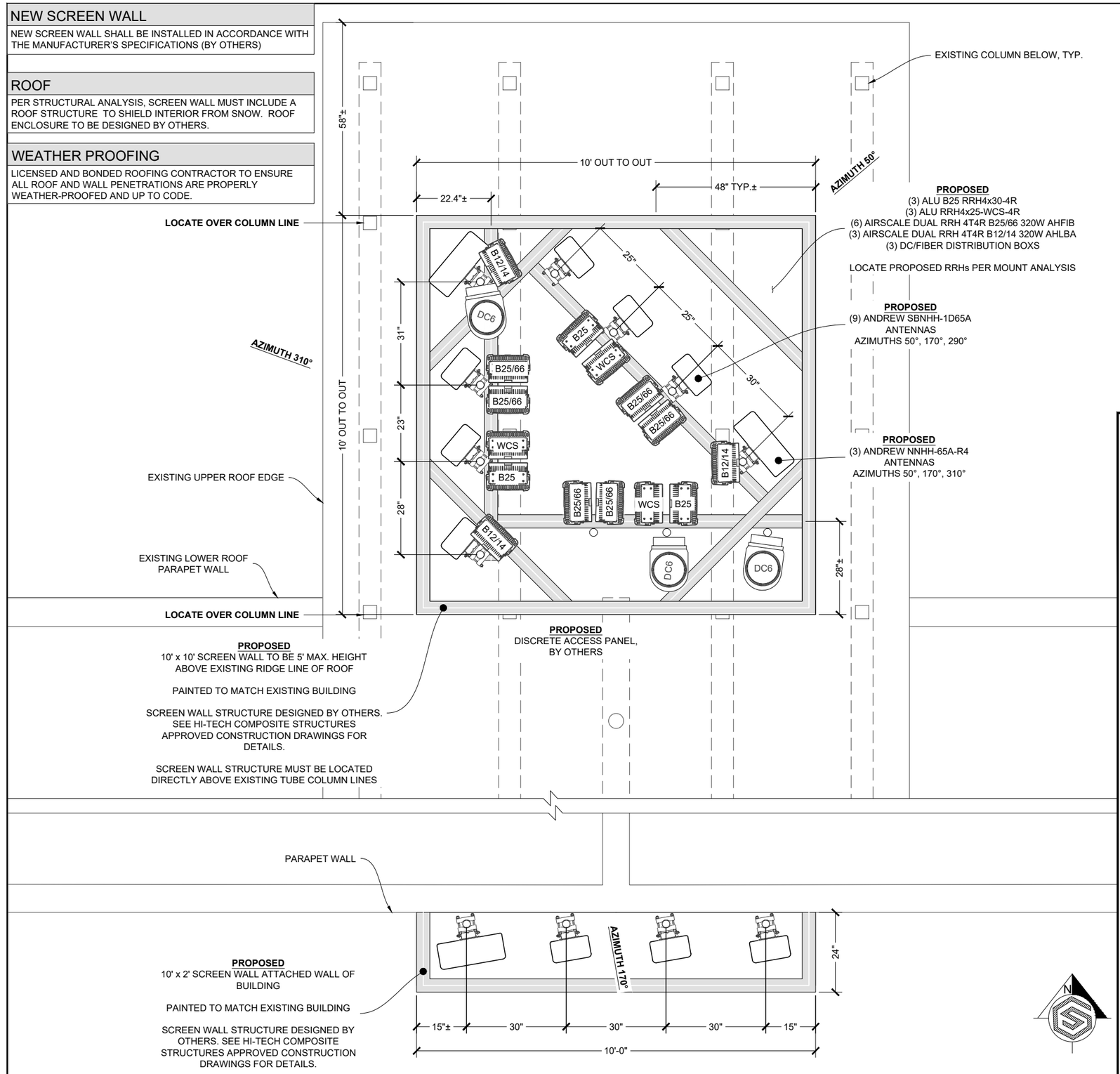
NEW SCREEN WALL SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S SPECIFICATIONS (BY OTHERS)

ROOF

PER STRUCTURAL ANALYSIS, SCREEN WALL MUST INCLUDE A ROOF STRUCTURE TO SHIELD INTERIOR FROM SNOW. ROOF ENCLOSURE TO BE DESIGNED BY OTHERS.

WEATHER PROOFING

LICENSED AND BONDED ROOFING CONTRACTOR TO ENSURE ALL ROOF AND WALL PENETRATIONS ARE PROPERLY WEATHER-PROOFED AND UP TO CODE.



PROPOSED ANTENNA PLAN 61 N.T.S. 2

INSTALLATION NOTES

1.	ANTENNA CLEARANCE AND MOUNTING TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION WITH FINAL ANTENNA SPECIFICATIONS, MOUNTING HARDWARE AND RF DESIGN. ANTENNA PIPE MOUNT MODIFICATION MAY BE REQUIRED PER MOUNT ANALYSIS (BY OTHERS).
2.	CONTRACTOR TO VERIFY FINAL ANTENNA CONFIGURATION FROM LATEST APPROVED RFDS.
3.	CONTRACTOR SHALL OBTAIN A MINIMUM 4' SEPARATION BETWEEN ALL ANTENNAS UNLESS APPROVED BY RF.
4.	STRUCTURAL ANALYSIS MUST BE PERFORMED PRIOR TO THE INSTALLATION OF ANY NEW EQUIPMENT.

EXISTING CONDITIONS

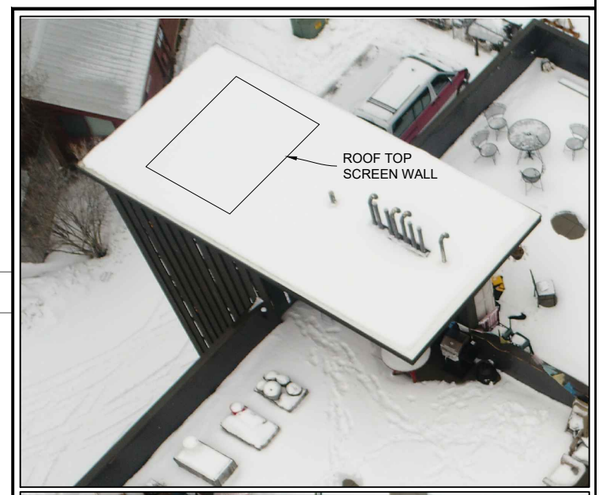
THESE DRAWINGS WERE PRODUCED WITH INFORMATION PROVIDED BY THE CLIENT. CONTRACTOR TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO INSTALLATION.

ANTENNAS

ANTENNA AND EQUIPMENT CALLOUTS SHOWN ARE TYPICAL OF ALL SECTORS UNLESS SPECIFICALLY NOTED OTHERWISE.

ANTENNA FIT-UP VARIATIONS

COORDINATE ANY VARIATIONS TO THE ANTENNA / EQUIPMENT FIT-UP SHOWN WITH THE CONSTRUCTION MANAGER AND PROVIDE AS-BUILTS AND PHOTOS OF THE FINAL CONFIGURATION. SCREEN MANUFACTURER TO PROVIDE MOUNTING MATERIAL, SEE SCREEN WALL CONSTRUCTION DRAWINGS (BY OTHERS).



PHOTOS N.T.S. 1

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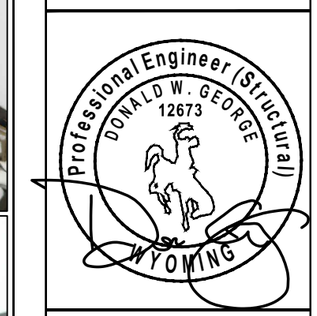


SITE INFORMATION:

KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

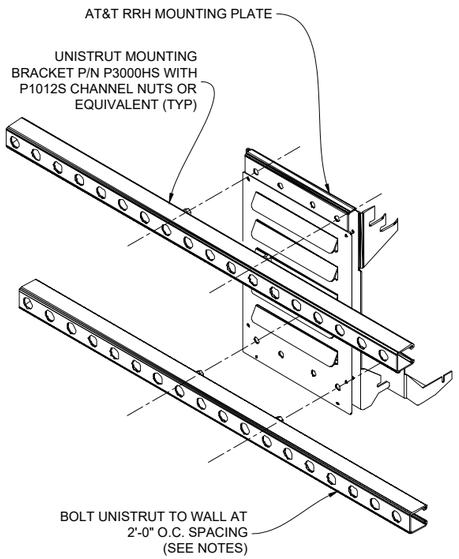
SHEET TITLE:

ANTENNA PLANS

SHEET NUMBER:

A-4

V1



NOTES:

1. CONCRETE
   ANCHOR: HILTI HIT HY 150 ADHESIVE ANCHOR
   SIZE: Ø = 3/8"
   EMBEDMENT: 1 3/4"
   SPACING: S = 24" (MAX)

* IF THE WALL THICKNESS IS LESS THAN 2", THE 1/2"Ø A325 BOLT SHALL BE USED TO GO THROUGH THE WALL WITH A 3/8" BACK PLATE INSIDE OF THE WALL.

2. FULLY-GROUTED CMU WALL
   ANCHOR: HILTI HIT HY 150 ADHESIVE ANCHOR
   SIZE: Ø = 3/8"
   EMBEDMENT: 1 3/4"
   SPACING: ONE (1) ANCHOR PER CELL (MAX) AND 8" (MIN)

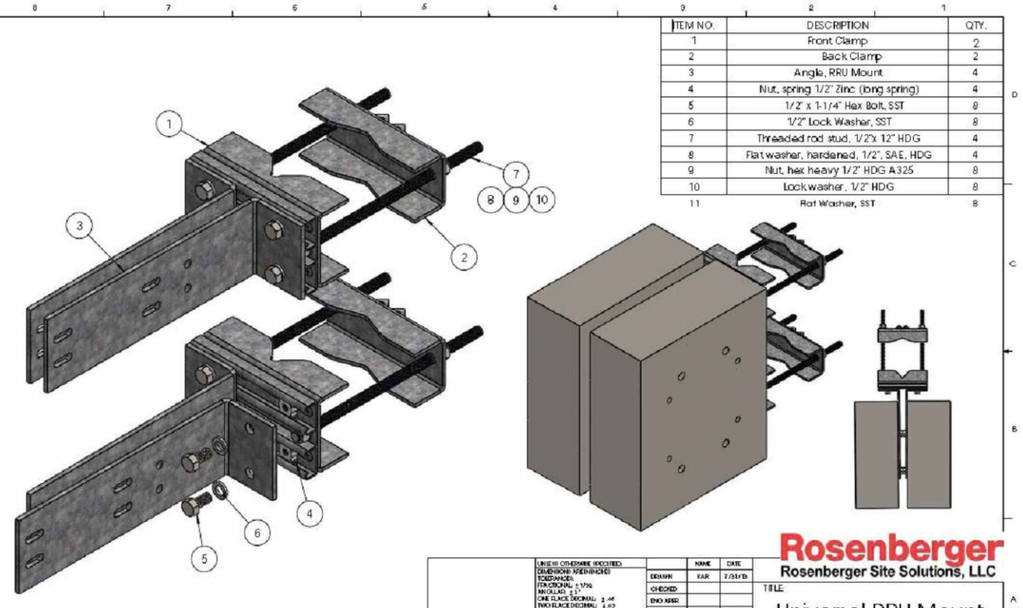
3. SOLID BRICK WALL
   ANCHOR: HILTI HIT HY 20 ADHESIVE ANCHOR
   SIZE: Ø = 3/8"
   EMBEDMENT: 2"
   SPACING: S = 24" (MAX)

4. HOLLOW, UNGROUTED CMU WALL & BRICK WALL WITH HOLES
   ANCHOR: HILTI HIT HY 20 ADHESIVE ANCHOR
   SIZE: Ø = 3/8"
   EMBEDMENT: THROUGH FACE OF HOLLOW BASE > 6" (MIN)
   SPACING: S = (2) COMPLETE BRICKS IN ANY DIRECTION
   (1) ANCHOR PER BLOCK CELL (CMU)

5. STEEL
   BOLT: A325
   BOLT SIZE: Ø = 1/2"
   BOLT HOLE SIZE: Ø = 9/16"

6. IF THE WALL MATERIAL IS DIFFERENT FROM ABOVE, CONTRACTOR SHALL INFORM DESIGN ENGINEER IMMEDIATELY.
7. ALL HARDWARE AND PARTS SHALL BE HOT-DIPPED GALVANIZED WITH LOCK WASHERS AND HEAVY HEX NUTS.
8. ALL BOLT HOLES SHALL BE 7/16"Ø UNLESS NOTED OTHERWISE.
9. THE MAX LOAD BETWEEN ANCHORS SHALL BE LESS THAN 400 POUNDS.

ITEM NO.	DESCRIPTION	QTY.
1	Front Clamp	2
2	Back Clamp	2
3	Angle, RRU Mount	4
4	Nut, spring 1/2" Zinc (long spring)	4
5	1/2" x 1-1/4" Hex Bolt, SST	8
6	1/2" Lock Washer, SST	8
7	Threaded rod stud, 1/2"x 12" HDG	4
8	Flat washer, hardened, 1/2", SAE, HDG	4
9	Nut, hex heavy 1/2" HDG A325	8
10	Lock washer, 1/2" HDG	8
11	Flat Washer, SST	8



NOTES:
Fits Round Legs: 1/2" to 5"
60 deg Angle Legs: 1" to 5"
90 deg Angle Legs: 1" to 3.5"

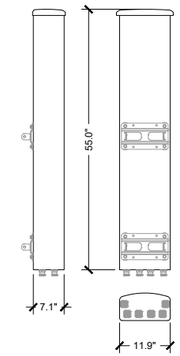
Rosenberger
Rosenberger Site Solutions, LLC

TITLE: Universal RRU Mount

SIZE B | DWG. NO. D215RRU | REV
SCALE 1:3 | UNFINISHED WEIGHT: 34.00 | SHEET 1 of 1

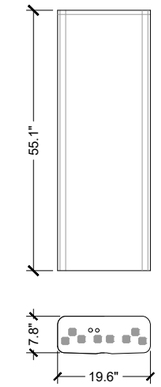
ANDREW SBNHH-1D65A

DIMENSION (H x W x D) 55" x 11.9" x 7.1"
WEIGHT 40.9 lbs



COMMSCOPE NNHH-65A-R4

DIMENSION (H x W x D) 55.1" x 19.6" x 7.8"
WEIGHT 68.3 lbs



ALCATEL-LUCENT B25 RRH4X30 (4-WAY RECEIVE)

DIMENSION (H x W x D) 21.2" x 12.0" x 7.2"
WEIGHT 53 lbs

ALCATEL-LUCENT RRH4x25-WCS-4R (4-WAY RECEIVE)

DIMENSION (H x W x D) 31.5" x 11.8" x 8.7"
WEIGHT 70 lbs

NOKIA

AHFIB Dimensions

Product name	AirScale Dual RRH 4TxR B25/E6 320W AHFIB - 474216A
Supported frequency bands	3GPP Band 25 and Band 66
Frequencies	Band 25: DL 1930–1995MHz, UL 1850–1915MHz Band 66: DL 2110–2200MHz, UL 1710–1780MHz
Number of TX/RX ports	4
Instantaneous Bandwidth IBW	Band 25: 65MHz, Band 66: 70MHz UL/90MHz DL
Occupied Bandwidth OBW	Band 25: 65MHz, Band 66: 80MHz
Output power	Band 25: 4x40W, Band 66: 4x40W
Dimensions (mm) height x width x depth	730x390x240 (overall not-to-exceed with cover and bracket)
Weight (kg)	<40 (overall not-to-exceed with cover and bracket)
Supply Voltage / Voltage Range	DC-48V / -36V to -60V
Typical Power Consumption	525W (ETSI 24h Avg – 4x20W per band, 40W per TX port)
Antenna ports	4TX/RX, 4.3-10+
Optical ports	2 x CPRI 9.8 Gbps
ALD control interfaces	AISG3.0 from ANT1, 2, 3, 4 and RET (Power supply ANT1 and ANT3)
Other interfaces	External alarm MDR-26 serial connector (4 inputs) DC circular power connector
Operational temperature range	-40°C to 55°C (with no solar load)
Ingress protection class	IP65
Installation options	Pole or wall, vertical or horizontal book mount
Surge protection	Class II 5kA

NOKIA

AHLBA Dimensions

Product name	AirScale Dual RRH 4TxR B12/14 320W AHLBA - 474240A
Supported frequency bands	3GPP Band 12 and Band 14
Frequencies	Band 12: DL 729–745MHz, UL 699–715MHz Band 14: DL 758–768MHz, UL 788–798MHz
Number of TX/RX ports	4
Instantaneous Bandwidth IBW	Band 12: 16MHz, Band 14: 10MHz
Occupied Bandwidth OBW	Band 12: 15MHz, Band 14: 10MHz
Output power	80W per TX port shared between bands (e.g. 4x40W per band)
Dimensions (mm) height x width x depth	730x390x240 (overall not-to-exceed with cover and bracket)
Weight (kg)	<46 (overall not-to-exceed with cover and bracket)
Supply Voltage / Voltage Range	DC-48V / -36V to -60V
Typical Power Consumption	525W (ETSI 24h Avg – 4x20W per band, 40W per TX port)
Antenna ports	4TX/RX, 4.3-10+
Optical ports	2 x CPRI 9.8 Gbps
ALD control interfaces	AISG3.0 from ANT1, 2, 3, 4 and RET (Power supply ANT1 and ANT3)
Other interfaces	External alarm MDR-26 serial connector (4 inputs) DC circular power connector
Operational temperature range	-40°C to 55°C (with no solar load)
Ingress protection class	IP65
Installation options	Pole or wall, vertical or horizontal book mount
Surge protection	Class II 5kA

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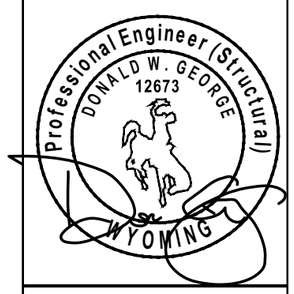


SITE INFORMATION:

KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

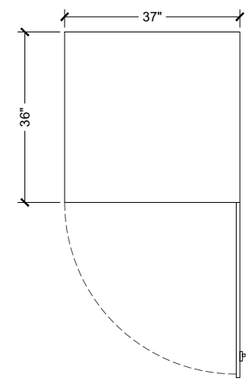
EQUIPMENT DETAILS

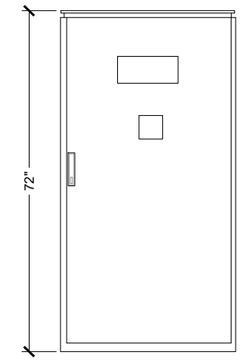
SHEET NUMBER:

R-1

BATTERY CABINET

DIMENSION (H x W x D) 72" x 37" x 36"
WEIGHT 980 lbs

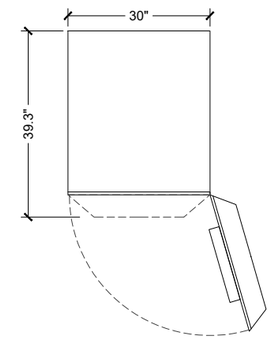


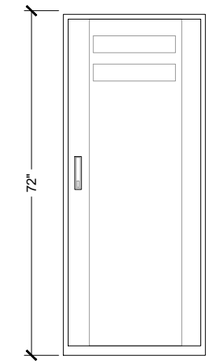


ANCHOR TO CONCRETE PAD PER MANUFACTURER'S RECOMMENDATIONS

POWER CABINET

DIMENSION (H x W x D) 72" x 30" x 39.3"
WEIGHT 425 lbs

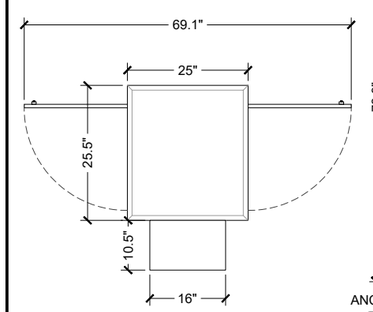


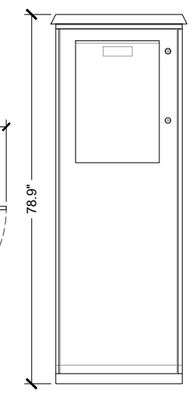


ANCHOR TO CONCRETE PAD PER MANUFACTURER'S RECOMMENDATIONS

DDB CABINET

DIMENSION (H x W x D) 78.9" x 26" x 25"
WEIGHT 165 lbs

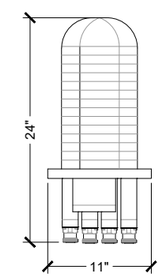




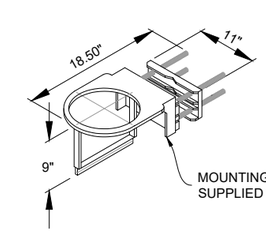
ANCHOR TO CONCRETE PAD PER MANUFACTURER'S RECOMMENDATIONS

RAYCAP DC6 DC/FIBER DISTRIBUTION BOX

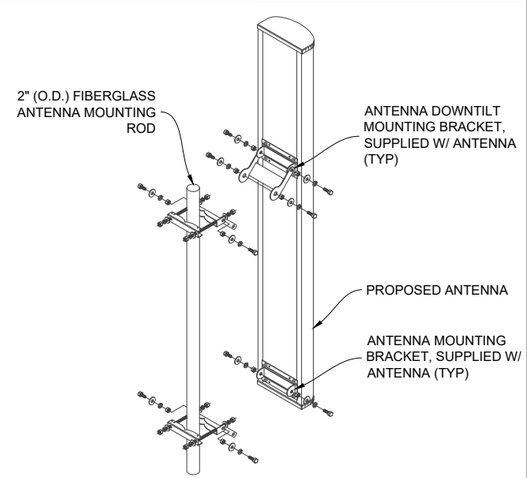
DIMENSION (H x W x D) 24" x 11" x 11"
WEIGHT 32.8 lbs

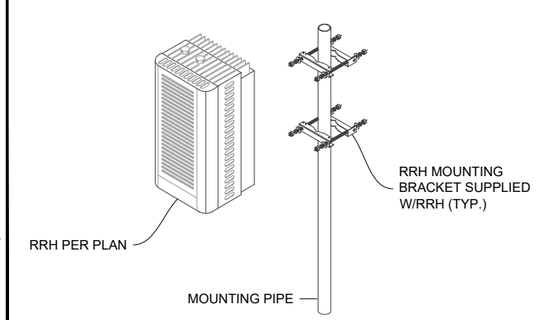


SIDE



MOUNTING BRACKET SUPPLIED W/UNIT





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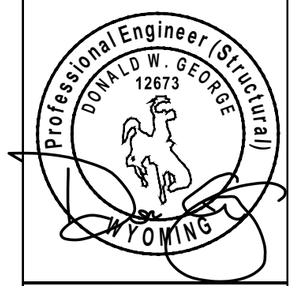


SITE INFORMATION:

KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

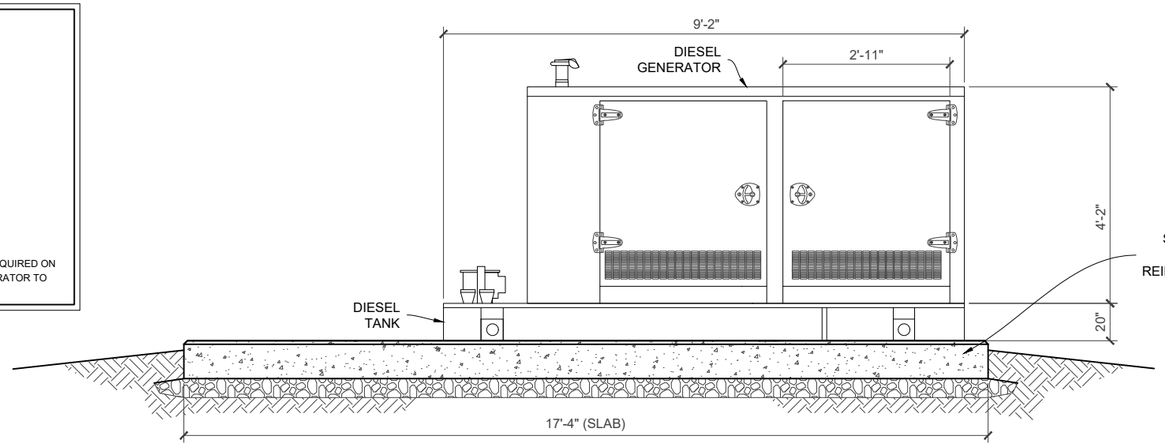
EQUIPMENT DETAILS

SHEET NUMBER:

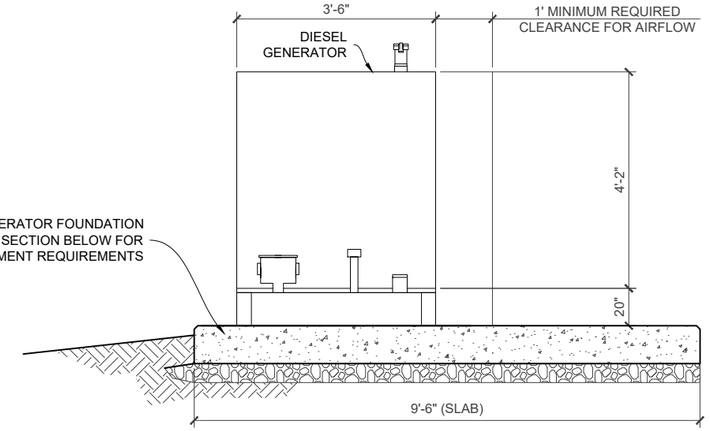
R-2

MANUFACTURER: KOHLER CO.
MODEL: 50REOZJD
P/N: ADV-8017
LENGTH: 91.34"
WIDTH: 42.12"
HEIGHT: 49.85"
TANK P/N: GM79144-MA2
LENGTH: 109.00"
WIDTH: 40.94"
HEIGHT: 20.00"
CAPACITY: 173 GALLONS
ASSEMBLED
LENGTH: 110.29"
WIDTH: 42.12"
HEIGHT: 69.86"
WEIGHT: 3263 LBS

MINIMUM CLEARENCE OF 1'-0" REQUIRED ON NON-SERVICING SIDES OF GENERATOR TO MEET AIRFLOW REQUIREMENTS.



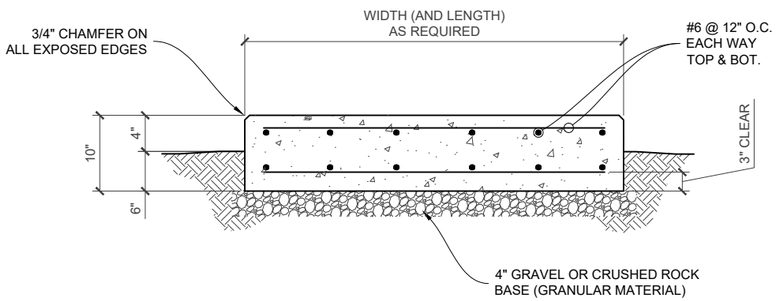
FRONT



SIDE

SCALE : NTS

GENERATOR DETAIL | 5

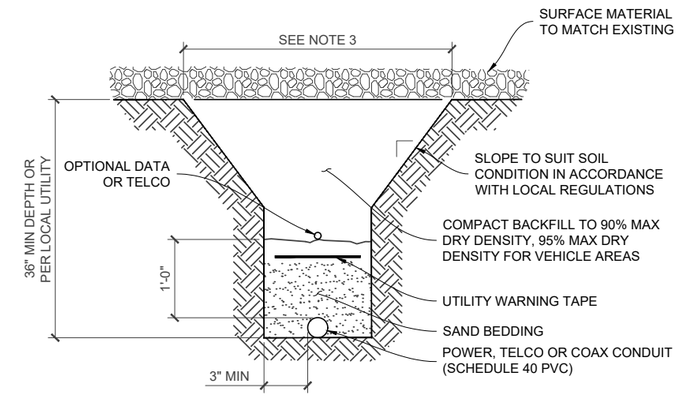


SCALE : NTS

FOUNDATION SECTION | 4

NOTE:

1. "ONE CALL" SERVICE SHALL BE CALLED PRIOR TO EXCAVATION
2. DETAIL SHOWN IS FOR ONE CONDUIT. MULTIPLE CONDUITS CAN BE PLACED IN THE SAME TRENCH AS LONG AS A MINIMUM SEPARATION PER THE LOCAL UTILITY COMPANIES IS MAINTAINED. IN ALL CASES THE MINIMUM CENTER TO CENTER SPACING BETWEEN CONDUITS IS 1'-0" (NOT REQUIRED FOR COAX).
3. CONTRACTOR SHALL RESTORE THE TRENCH TO ITS ORIGINAL CONDITIONS BY EITHER SEEDING OR SODDING GRASS AREAS, OR REPLACING ASPHALT OR CONCRETE AREAS TO ITS ORIGINAL CROSS SECTION.
4. CONTRACTOR TO SHORE VERTICAL EXCAVATIONS ANYTIME CONDITIONS WARRANT TO PROTECT PERSONNEL AND MATERIALS OR AS REQUIRED BY OSHA AND LOCAL REQUIREMENTS.



SCALE : NTS

UTILITY TRENCH DETAIL | 3

NOT USED | 2

NOT USED | 1

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SITE INFORMATION:

KSGT RELOCATE
IDL04405

NEW SITE BUILD

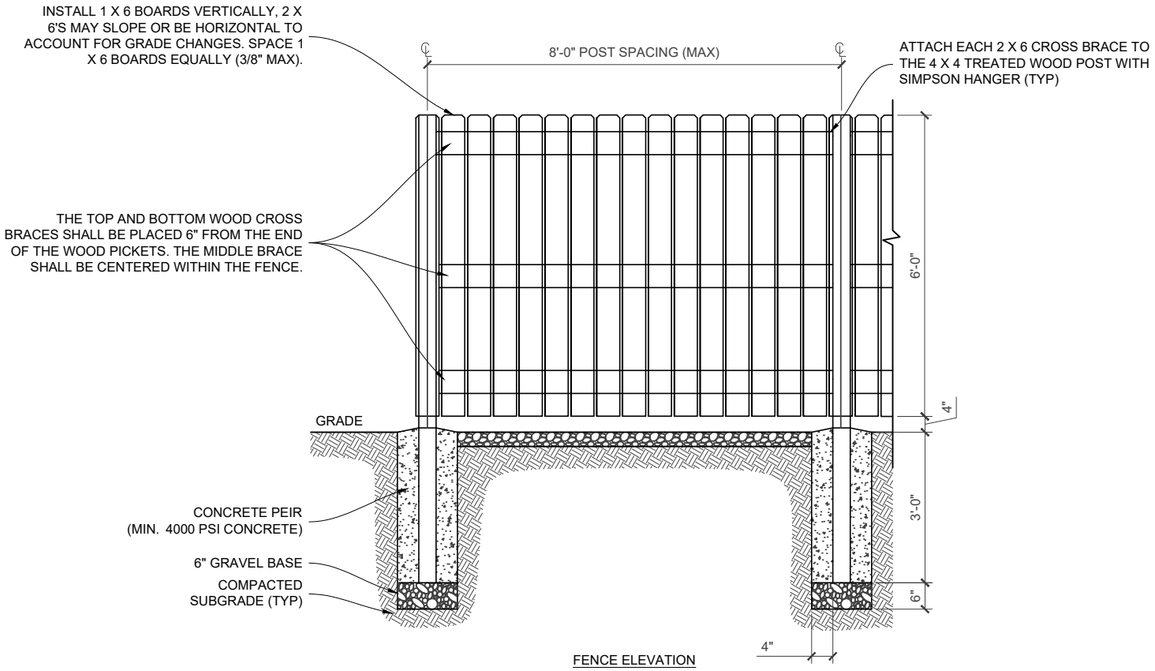
1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

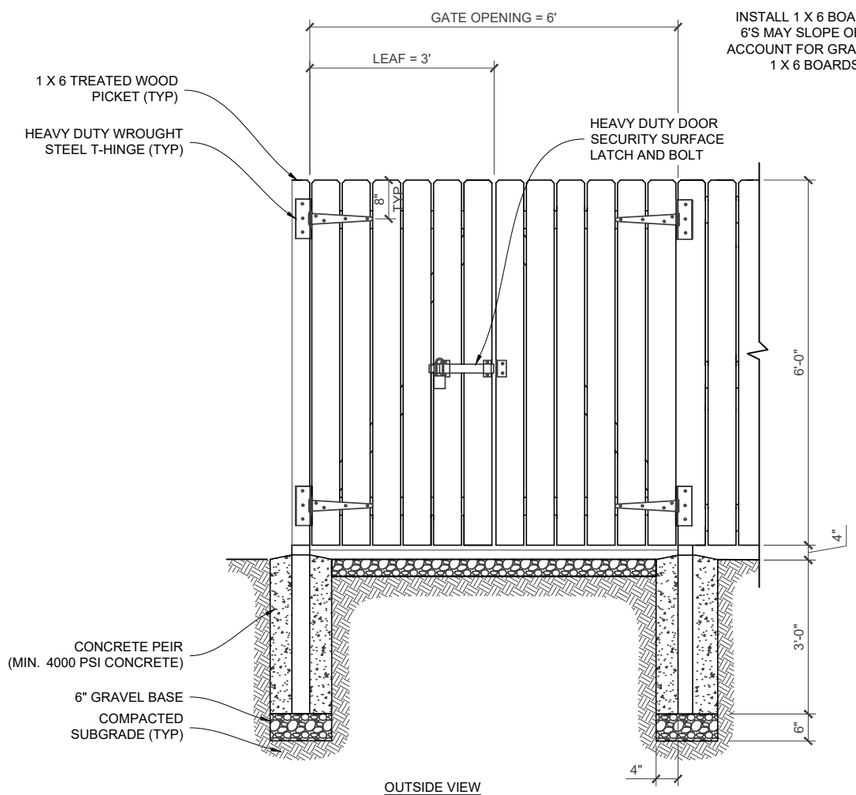
EQUIPMENT DETAILS

SHEET NUMBER:

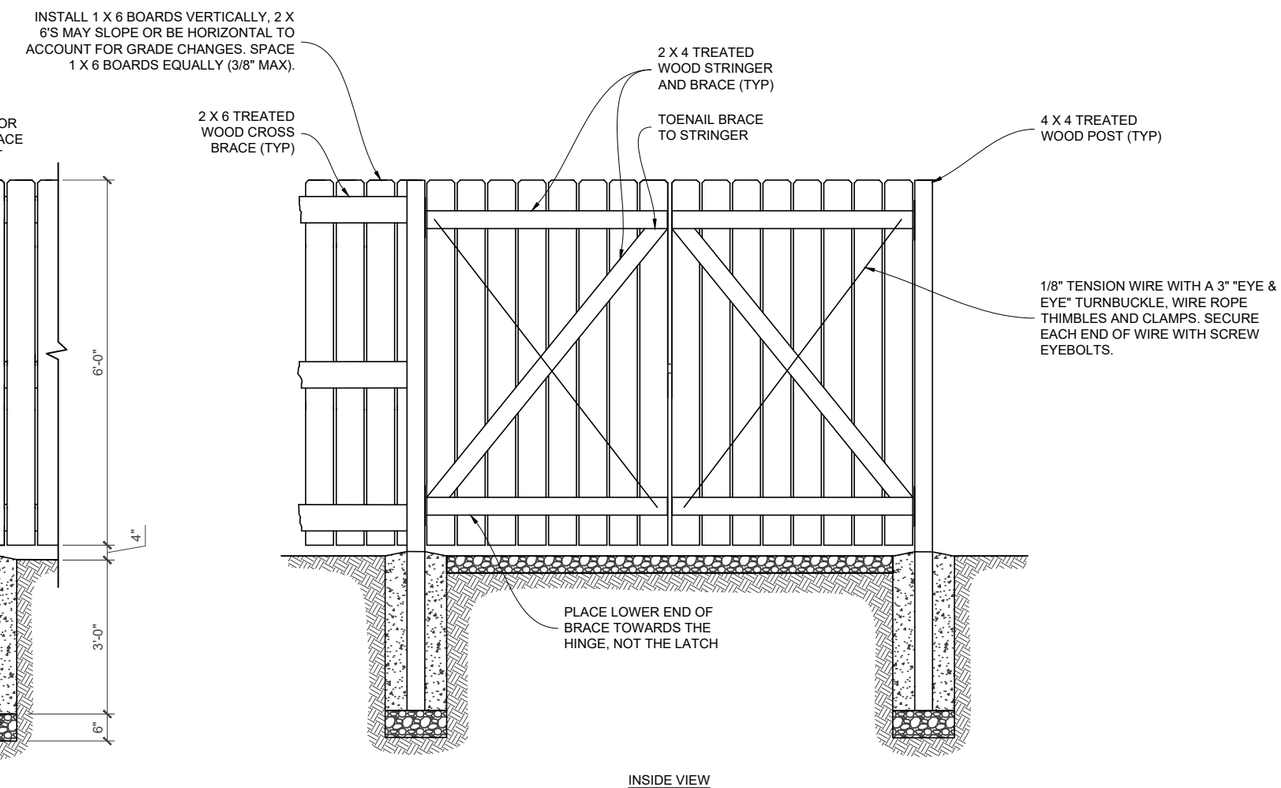
R-3



FENCE ELEVATION



OUTSIDE VIEW



INSIDE VIEW

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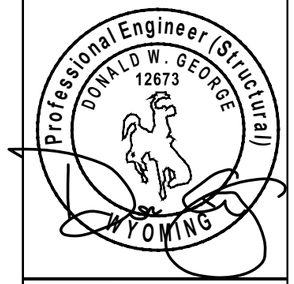

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KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

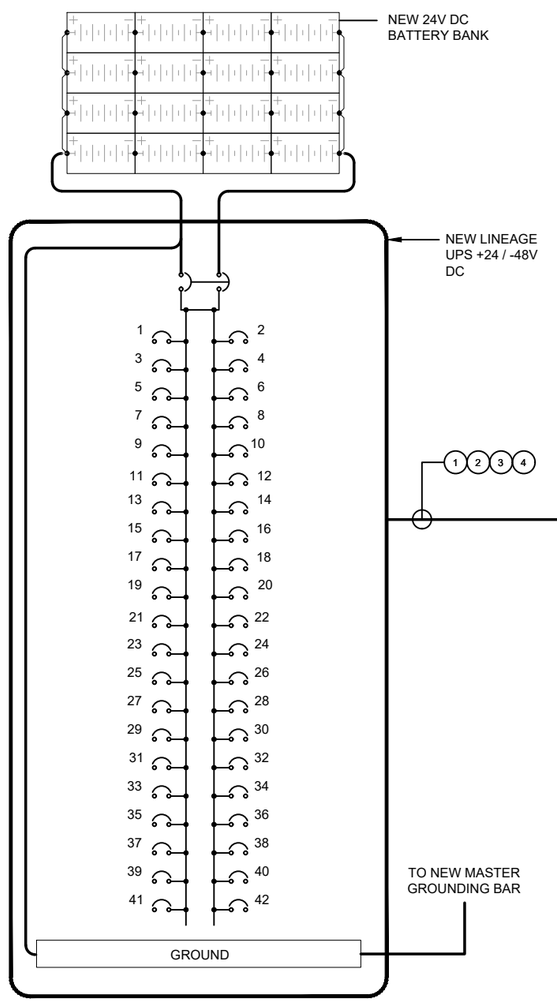
EQUIPMENT DETAILS

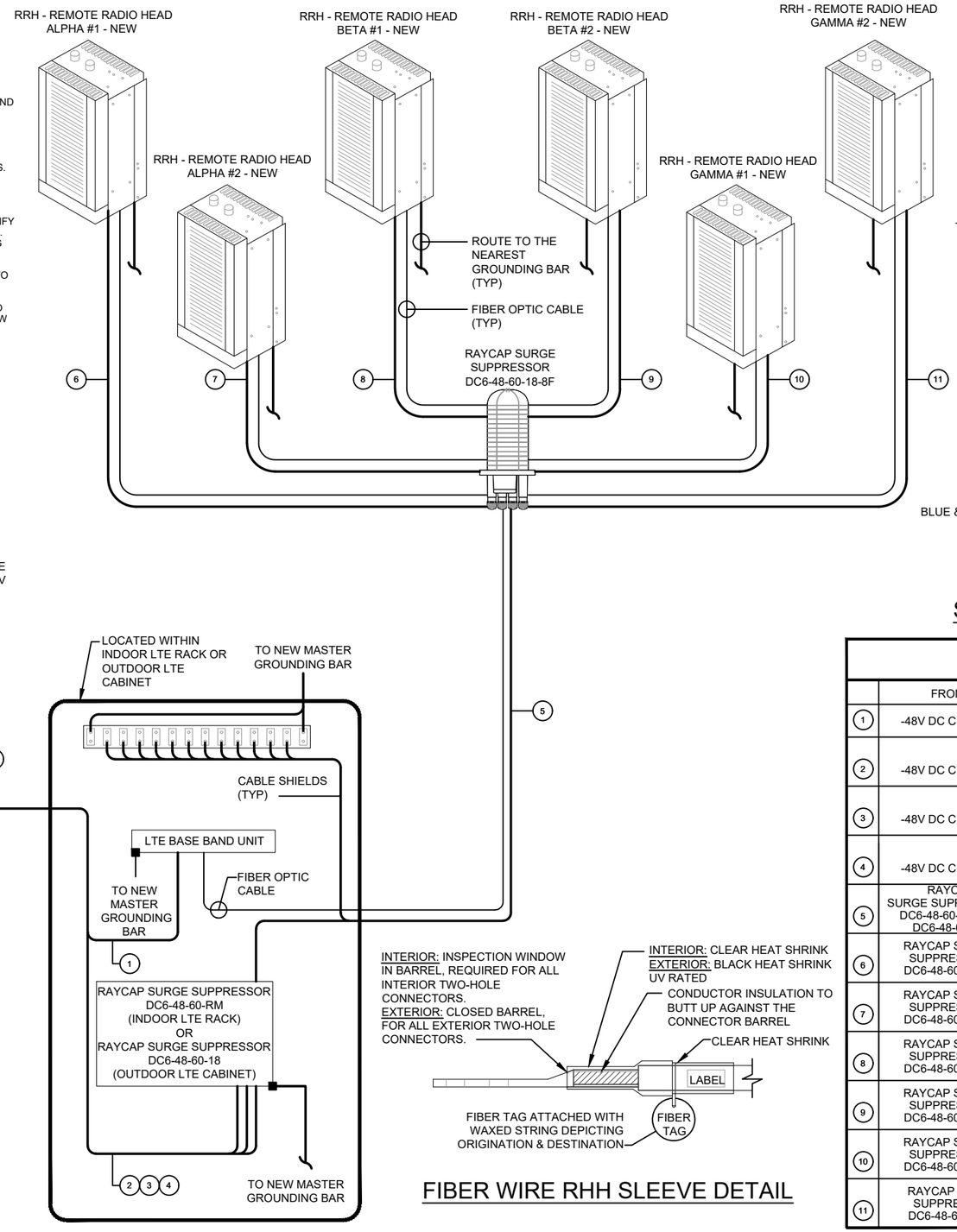
SHEET NUMBER:

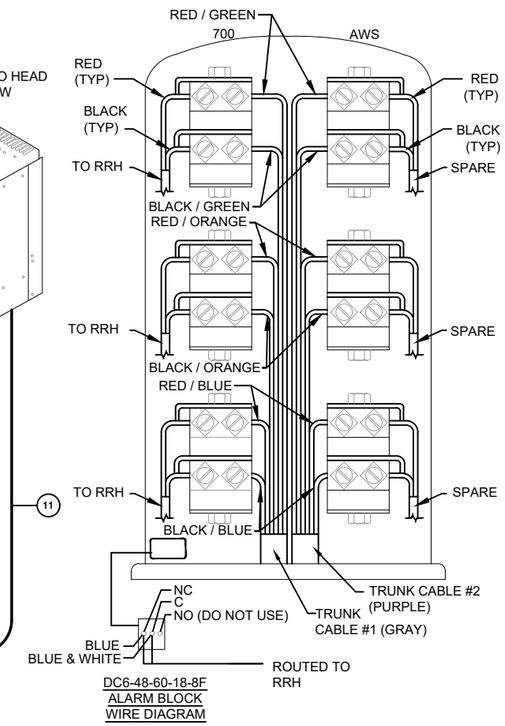
R-4

NOTES

1. INSTALL ADDITIONAL CIRCUITS TO RECTIFIERS AS REQUIRED, TO PROVIDE ADDITIONAL -48V DC POWER FOR LTE SYSTEM.
2. THE SCOPE OF WORK SHALL DICTATE THE EQUIPMENT TO BE INSTALLED. EQUIPMENT SHALL BE EQUAL TO OR BETTER THAN REFERRED VENDORS.
3. THE CONTRACTOR SHALL VERIFY THE LOAD CENTER SCHEDULE IS ACCURATE AND TRUE. IF THE LOAD CENTER SCHEDULE IS NOT TRUE THE CONTRACTOR SHALL NOTIFY THE ENGINEERING STAFF THE CORRECTIONS AS SOON AS PRACTICABLE.
4. CONTRACTOR SHALL PROVIDE ALL CONDUITS, CIRCUITS REQUIRED OF A COMPLETED SYSTEM AND SHALL BE IN COMPLIANCE WITH THE MANUFACTURER'S.
5. CONTRACTOR SHALL BE RESPONSIBLE FOR AS-BUILT LOAD CENTER SCHEDULE AND SITE DRAWINGS.
6. THIS CIRCUIT SCHEDULE IS PULLED FROM LTE TEMPLATE FILE SUPPLIED BY GENERAL DYNAMICS. INDIVIDUAL CIRCUITS WERE NOT FIELD VERIFIED BY A&E VENDOR. CONTRACTOR IS TO VERIFY LOAD SCHEDULE.
7. ALL DC WIRE SHOULD BE RHH (OR OEM SUPPLIED) "LIST 3 CLASS B" OR "LIST 4 CLASS I" LIMITED SMOKE. ALL DC WIRE SHALL BE GRAY IN COLOR. COLOR CODE TAPE SHOULD BE USED TO IDENTIFY POLARITY AND CLEAR HEAT SHRINK SHALL COVER LUG CRIMP AND EXTEND OVER COLOR CODE. ENDS OF CABLES SHALL BE LABELED WITH FIBER TAGS ATTACHED WITH WAX STRING DEPICTING ORIGINATION TO DESTINATION.
8. CONTRACTOR SHALL VERIFY ADEQUATE CAPACITY EXISTS AT THE EXISTING DC POWER PLANT TO SUPPLY DC POWER TO THE NEW EQUIPMENT IN THE NEW FIF RACK OR CABINET. IF SUFFICIENT RECTIFIERS ARE NOT AVAILABLE IN THE EXISTING DC POWER PLANT, THE CONTRACTOR SHALL COORDINATE WITH THE DESIGN ENGINEER (TAEC) TO PROVIDE A DESIGN FOR NEW CIRCUITS TO THE EXISTING DC POWER PLANT FOR ADDITIONAL RECTIFIERS. CONTRACTOR SHALL ROUTE NEW DC POWER FROM THE EXISTING DC POWER PLANT TO THE NEW FIF RACK OR CABINET.







DC6-48-60-18-8F ALARM BLOCK WIRE DIAGRAM

DC6-48-60-18-8F DC SURGE SUPPRESSION WIRE DIAGRAM

FIBER WIRE RHH SLEEVE DETAIL

DC CIRCUIT SCHEDULE

	FROM	TO	CONFIGURATION
1	-48V DC CIRCUIT	LTE BASE BAND UNIT	(1) 2-#10 RHH TC-RE DC CABLE
2	-48V DC CIRCUIT	RAYCAP SURGE SUPPRESSOR DC6-48-60-RM OR DC6-48-60-18	(1) 2-#10 RHH TC-RE DC CABLE
3	-48V DC CIRCUIT	RAYCAP SURGE SUPPRESSOR DC6-48-60-RM OR DC6-48-60-18	(1) 2-#10 RHH TC-RE DC CABLE
4	-48V DC CIRCUIT	RAYCAP SURGE SUPPRESSOR DC6-48-60-RM OR DC6-48-60-18	(1) 2-#10 RHH TC-RE DC CABLE
5	RAYCAP SURGE SUPPRESSOR DC6-48-60-RM OR DC6-48-60-18	RAYCAP SURGE SUPPRESSOR DC6-48-60-18-8F	(2) 6-#8 RHH TC-RE DC CABLE
6	RAYCAP SURGE SUPPRESSOR DC6-48-60-18-8F	RRH REMOTE RADIO HEAD ALPHA #1	(1) 6-#12 RHH TC-RE-DC CABLE
7	RAYCAP SURGE SUPPRESSOR DC6-48-60-18-8F	RRH REMOTE RADIO HEAD ALPHA #2	(1) 6-#12 RHH TC-RE-DC CABLE
8	RAYCAP SURGE SUPPRESSOR DC6-48-60-18-8F	RRH REMOTE RADIO HEAD BETA #1	(1) 6-#12 RHH TC-RE-DC CABLE
9	RAYCAP SURGE SUPPRESSOR DC6-48-60-18-8F	RRH REMOTE RADIO HEAD BETA #2	(1) 6-#12 RHH TC-RE-DC CABLE
10	RAYCAP SURGE SUPPRESSOR DC6-48-60-18-8F	RRH REMOTE RADIO HEAD GAMMA #1	(1) 6-#12 RHH TC-RE-DC CABLE
11	RAYCAP SURGE SUPPRESSOR DC6-48-60-18-8F	RRH REMOTE RADIO HEAD GAMMA #2	(1) 6-#12 RHH TC-RE-DC CABLE

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IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

EQUIPMENT DETAILS

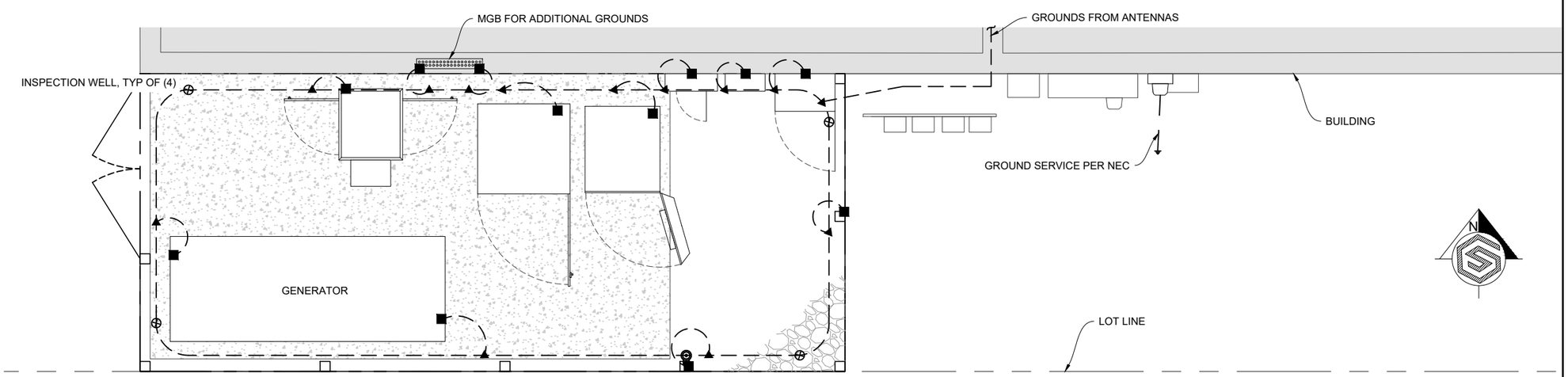
SHEET NUMBER:

R-5

GROUNDING SPECIFICATIONS

1. GROUNDING SHALL COMPLY WITH ARTICLE 250 OF THE NATIONAL ELECTRICAL CODE CURRENTLY IN EFFECT FOR THE AUTHORITY HAVING JURISDICTION.
2. ALL GROUNDING DEVICE SHALL BE U.L. LISTED FOR THEIR INTENDED USE.
3. GROUND WIRES SHALL BE TINNED #2 AWG BARE SOLID COPPER UNLESS OTHERWISE NOTED.
4. CONNECTIONS OF ALL GROUND WIRES TO THE GROUND RING SHALL BE EXOTHERMIC (CAD-WELDED), UNLESS OTHERWISE NOTED. AND SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS AND AT&T WIRELESS BROADBAND STANDARDS.
5. GROUNDING CONDUCTORS SHALL BE ROUTED ALONG THE SHORTEST AND STRAIGHTEST PATH POSSIBLE. WHEN REQUIRED, GROUND LEADS SHALL BE BENT TO A MINIMUM OF 8" RADIUS.
6. WHERE GROUND WIRES ARE ROUTED FROM ANY CONNECTION ABOVE GRADE TO THE GROUND RING. INSTALL WIRE IN 3/4" HEAVY WALL LIQUID TIGHT FLEXIBLE CONDUIT FROM CONNECTION POINT TO 5" BELOW GRADE AND SEAL THE TOP WITH SILICONE SEALANT.
7. ALL GROUND BARS SHALL BE TINNED, 1/4" COPPER, SECTOR BARS 2", COLLECTOR AND MGB BARS 4", OF SUFFICIENT LENGTH TO ACCOMMODATE ALL REQUIRED CONNECTIONS WITHOUT DOUBLING LIGS, AND EACH INSTALLED WITH ISOLATORS. WHEN CONNECTING GROUND BARS (WITHIN 10 FEET OF GRADE) DIRECTLY TO THE GROUND RING, 2 EA. #2 SOLID DOWNLEADS SHALL BE CAD-WELDED TO THE GROUND BAR, 1 AT EACH OPPOSITE BOTTOM CORNER, AND EACH SHALL RUN IN 3/4" HEAVY WALL LIQUID TIGHT FLEXIBLE CONDUIT FROM GROUND BAR DOWN TO THE GROUND RING. WHEN CONNECTING SECTOR GROUND BARS, DAISY-CHAIN THE GROUND BARS AND RUN 1 EA. #2 AWG STRANDED COPPER WIRE WITH THWN INSULATION FROM THE MIDDLE GROUND BAR TO THE GROUND RING AND CAD-WELD TO THE RING.
8. WHEN ATTACHING STRANDED GROUND LEADS TO THE GROUND BARS, 2 HOLE COMPRESSION LUGS SHALL BE USED, PROTECT WITH WEATHERPROOF HEAT SHRINK, AND WITH A THIN COAT OF "KOP'R SHIELD" OR EQUIVALENT PROPERLY APPLIED AND ATTACHED ONLY WITH STAINLESS STEEL HARDWARE.
9. WHEN GROUNDING EQUIPMENT ENCLOSURES, PANELS, FRAMES, AND OTHER METAL APPARATUS, A #6 AWG STRANDED COPPER WIRE WITH THWN INSULATION SHALL BE ATTACHED UTILIZING A 2 HOLE COMPRESSION TYPE LUG, PROTECTED WITH WEATHERPROOF HEAT A CLEAN AND CORROSION FREE METALLIC SURFACE UTILIZING STAINLESS STEEL SELF-TAPPING SCREWS AS NOTED IN NOTE 10 BELOW.
10. PREPARE ALL BONDING SURFACES FOR GROUND CONNECTIONS BY REMOVING ANY AND ALL PAINT AND CORROSION TO SHINY METAL. FOLLING CAD-WELDED CONNECTIONS TO NON-COPPER SURFACES, APPLY ONE COAT OF ANY ANTI-OXIDIZING PAINT, "COLD GALV" OR EQUIVALENT.
11. GROUND RODS SHALL BE COPPER-CLAD STEEL 5/8"x10', SPACED NO LESS THAN 10' ON CENTER.
12. ALL GROUND SYSTEM CONDUCTORS AND CONDUITS SHALL BE SECURED UTILIZING ONLY NONMETALLIC, NON-CONDUCTIVE, UV RATED CLAMPS, BRACKET, AND OR SUPPORTS.
13. WHEN REQUIRED, THE CONTRACTOR SHALL ENGAGE THE SERVICES OF AN INDEPENDENT TESTING FIRM TO VERIFY, UTILIZING A MEGGER TEST, THAT THE RESISTANCE TO EARTH OF THE NEW GROUND SYSTEM IS EQUAL TO OR LESS THAN 5 (OHMS). A COPY OF THE COMPLETE TESTING REPORT SHALL BE PROVIDED TO THE AT&T REPRESENTATIVE.
14. ALL MATERIALS AND HARDWARE SHALL BR INSTALLED IN A WORKMAN-LIKE MANNER IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, AND DEFINED IN NFPA-70 AND APPROVED BY A,H,J,
15. THE FENCE SHALL BE BONDED TO THE GROUND RING AT EACH CORNER POST AND AT EACH GATE POST WITH NO. 2 AWG BTCW. THE CONNECTION TO EACH POST AND THE GROUND RING SHALL BE BY EXOTHERMIC WELD. BOND EACH GATE TO THE GATE POST AT THE HINGED END WITH A GATE JUMPER. DO NOT LOCATE GATE JUMPER AT THE BOTTOM TO PREVENT IT FROM DRAGGING OR BEING DAMAGED BY MOVING EQUIPMENT.

LEGEND	
▲	CADWELD CONNECTION (EXOTHERMIC WELD)
■	MECHANICAL CONNECTION
⊗	5/8"Øx10' COPPER CLAD STEEL GROUND ROD
— — —	#2 SOLID, TINNED BARE COPPER
———	#6 GREEN STRANDED INSULATED COPPER



PROPOSED EQUIPMENT GROUNDING

SCALE: 1/2" = 1'-0" (24x36)
SCALE: 1/4" = 1'-0" (11x17)

1

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REVISIONS

REV	DATE	DESCRIPTION	INT
0	08/06/18	ISSUED FOR CONSTRUCTION	GGD

CHECKED BY: DWG

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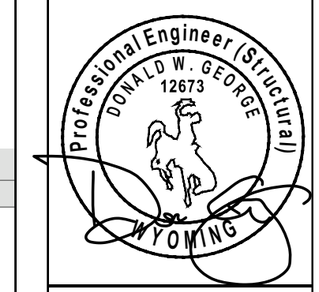


SITE INFORMATION:

KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

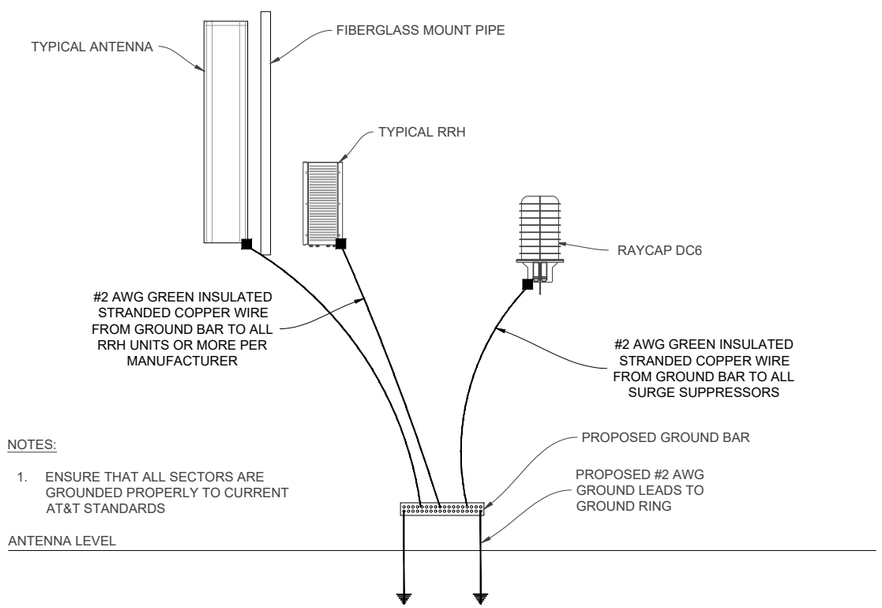
SHEET TITLE:

GROUNDING DETAILS

SHEET NUMBER:

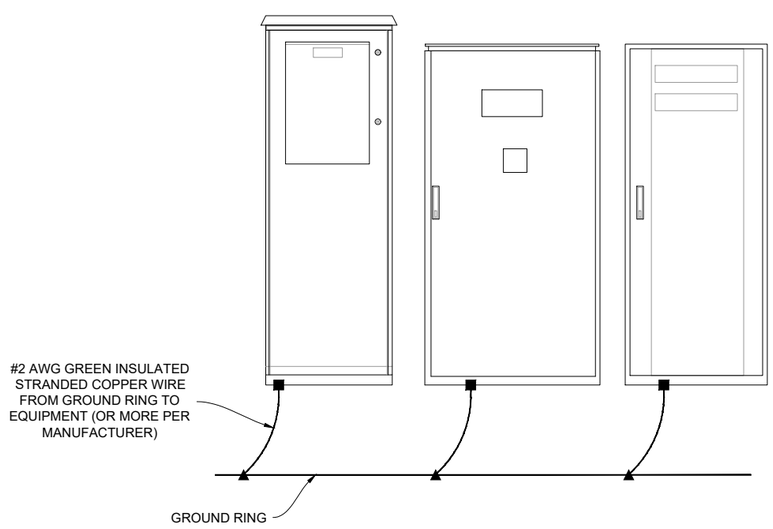
G-1

V1

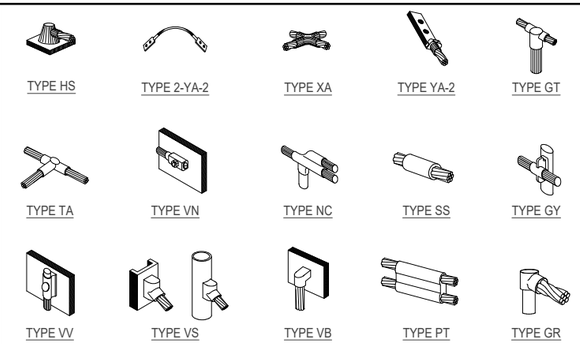


NOTES:

1. ENSURE THAT ALL SECTORS ARE GROUNDED PROPERLY TO CURRENT AT&T STANDARDS

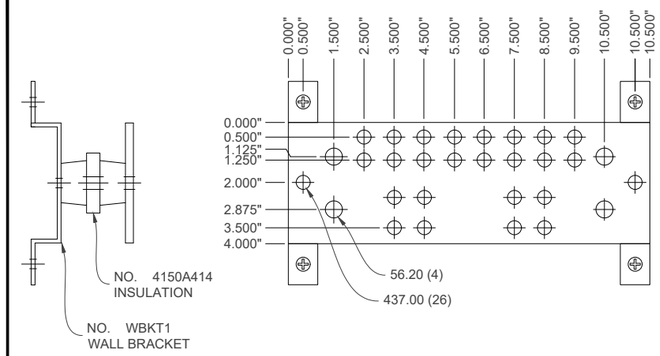


TYPICAL GROUNDING SCHEMATIC — SCALE N.T.S. — 7

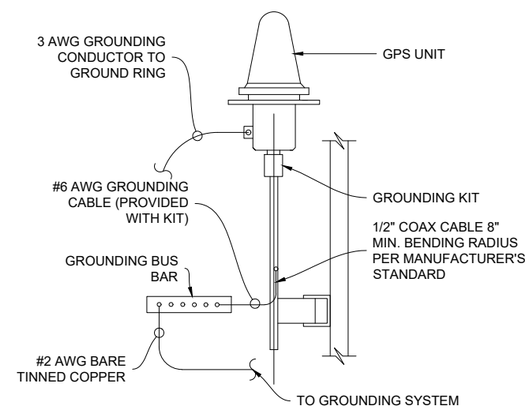


NOTE:
ERICO EXOTHERMIC "MOLD TYPES" SHOWN HERE ARE EXAMPLES. CONSULT WITH PROJECT MANAGER FOR SPECIFIC MOLDS TO BE USED FOR THIS PROJECT.

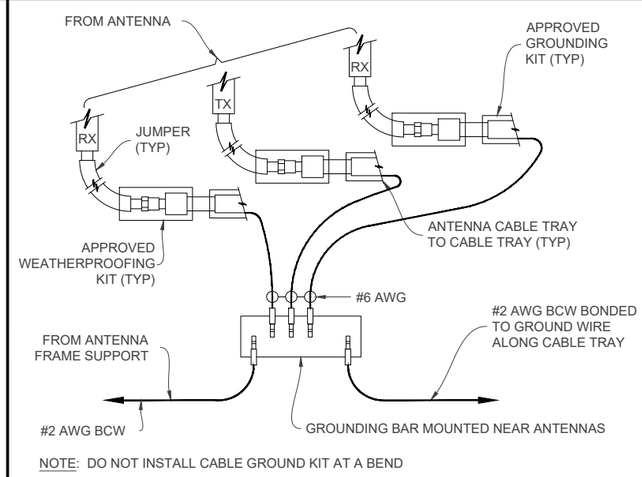
EXOTHERMIC WELDING — SCALE N.T.S. — 4



12" & 18" GROUND BARS — SCALE N.T.S. — 1

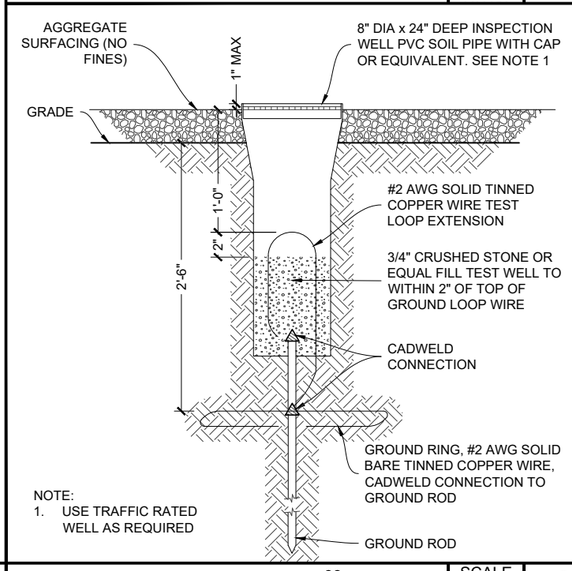


GPS GROUNDING DETAIL — SCALE N.T.S. — 5



NOTE: DO NOT INSTALL CABLE GROUND KIT AT A BEND

COAX GROUNDING DETAIL — SCALE N.T.S. — 2

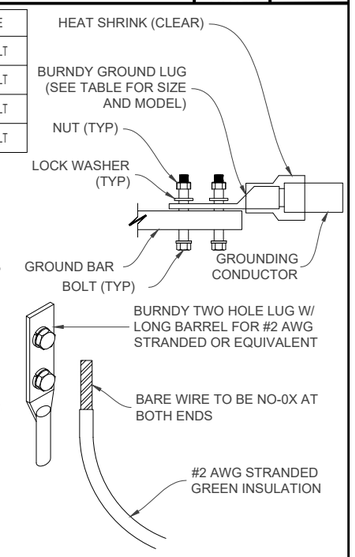


NOTE:
1. USE TRAFFIC RATED WELL AS REQUIRED

INSPECTION WELL DETAIL — SCALE N.T.S. — 6

WIRE SIZE	BURNDY LUG	BOLT SIZE
#2 AWG SOLID TINNED	YA3C-2TC38	3/8"-16 NC S 2 BOLT
#2 AWG STRANDED	YA2C-2TC38	3/8"-16 NC S 2 BOLT
#2/0 AWG STRANDED	YA26-2TC38	3/8"-16 NC S 2 BOLT
#4/0 AWG STRANDED	YA28-2N	3/8"-16 NC S 2 BOLT

NOTES:
1. ALL HARDWARE BOLT, NUTS, LOCK WASHERS SHALL BE STAINLESS STEEL. ALL HARDWARE ARE TO BE AS FOLLOWS: BOLT, FLAT WASHER, GROUND BAR, GROUND LUG, FLAT WASHER AND NUT.
2. COPPER SHIELD, ANTIOX, CR NO-OX OR EQUIVALENT SHALL BE PLACED WHERE ALL DISSIMILAR METALS CONNECT.
3. ALL LUGS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
4. ALL RRH GROUND WIRES SHALL BE #2 GREEN STRANDED.
5. ALL GROUND LUGS SHALL BE 2-HOLE, LONG BARREL.
6. OUTDOOR GROUND LUGS SHALL BE BLACK HEAT SHRINK W/O INSPECTION HOLES.
7. INDOOR GROUND LUGS SHALL BE CLEAR HEAT SHRINK W/ INSPECTION HOLES.



MECHANICAL LUG CONNECTION — SCALE N.T.S. — 3

68

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REVISIONS

REV	DATE	DESCRIPTION	INT
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CHECKED BY: DWG

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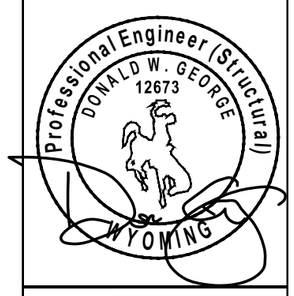


SITE INFORMATION:

KSGT RELOCATE
IDL04405

NEW SITE BUILD

1024 GREGORY LANE
JACKSON, WY 83001

SHEET TITLE:

GROUNDING DETAILS

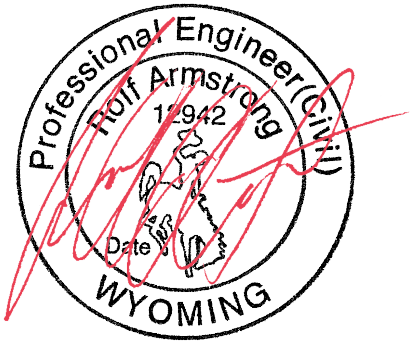
SHEET NUMBER:

G-2

Structural Calculations

FRP Antenna Enclosure

AT&T Site: IDL04405 KSGT Relocate
1024 Gregory Lane
Jackson, Wyoming 83001



Eclipse Engineering, Inc. has reviewed only the adequacy of the FRP shroud to support the vertical and lateral loads of the above noted area. We do not take responsibility for the existing supporting structure or the integrity of the structure as a whole.

Prepared For:
Hi-Tech Composite Structures, Inc
1266 SE Lake Road
Redmond, OR 97756

18-699 KSGT Relocate
1024 Gregory Lane
Jackson, Wyoming 83001

Approximate Site Coordinates:
Latitude = *43.464568*
Longitude = *-110.794022*

USGS Design Maps Summary Report

User–Specified Input

Building Code Reference Document 2012/2015 International Building Code
(which utilizes USGS hazard data available in 2008)

Site Coordinates 43.46457°N, 110.79402°W

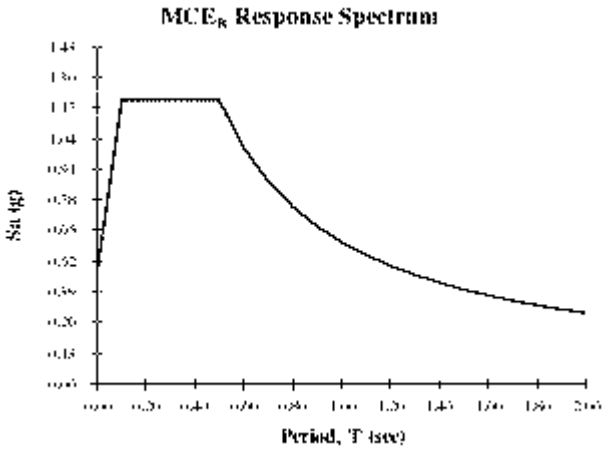
Site Soil Classification Site Class D – "Stiff Soil"

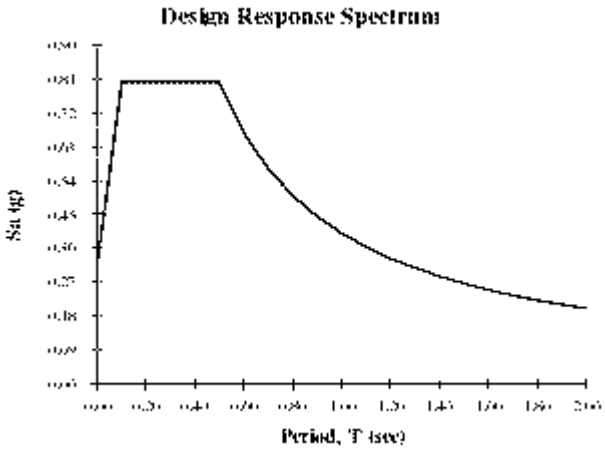
Risk Category I/II/III

USGS–Provided Output

S_S =	1.163 g	S_{MS} =	1.203 g	S_{DS} =	0.802 g
S_1 =	0.355 g	S_{M1} =	0.600 g	S_{D1} =	0.400 g

For information on how the SS and S1 values above have been calculated from probabilistic (risk-targeted) and deterministic ground motions in the direction of maximum horizontal response, please return to the application and select the "2009 NEHRP" building code reference document.





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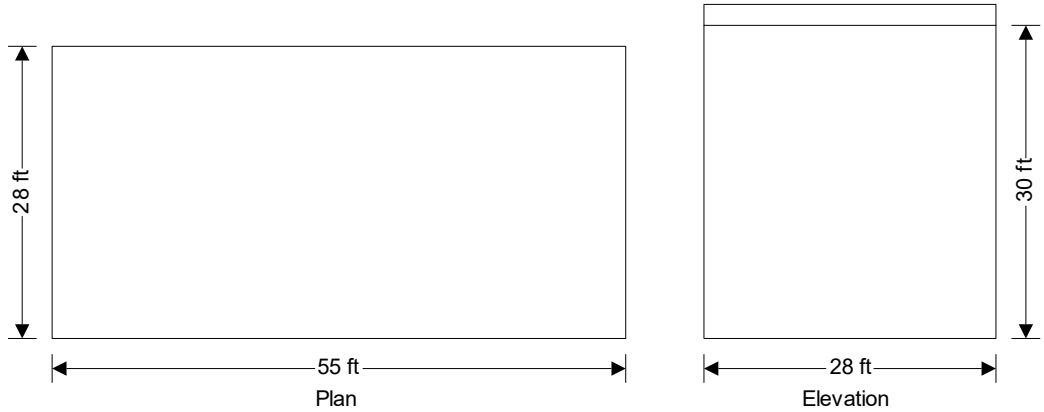
WIND LOADING (ASCE7-10)

In accordance with ASCE7-10 incorporating Errata No. 1 and Errata No. 2

Using the components and cladding design method

Tedds calculation version 2.0.20



Building data

Type of roof	Flat
Length of building	b = **55.00** ft
Width of building	d = **28.00** ft
Height to eaves	H = **30.00** ft
Height of parapet	h_p = **2.00** ft
Mean height	h = **30.00** ft

General wind load requirements

Basic wind speed	V = **115.0** mph
Risk category	II
Velocity pressure exponent coeff (Table 26.6-1)	K_d = **0.85**
Exposure category (cl.26.7.3)	C
Enclosure classification (cl.26.10)	Enclosed buildings
Internal pressure coef +ve (Table 26.11-1)	GC_{pi_p} = **0.18**
Internal pressure coef –ve (Table 26.11-1)	GC_{pi_n} = **-0.18**
Parapet internal pressure coef +ve (Table 26.11-1)	GC_{pi_pp} = **0.18**
Parapet internal pressure coef –ve (Table 26.11-1)	GC_{pi_np} = **-0.18**
Gust effect factor	G_f = **0.85**

Topography

Topography factor not significant	K_{zt} = 1.0

Velocity pressure

Velocity pressure coefficient (T.30.3-1)	K_z = **0.98**
Velocity pressure	$q_h = 0.00256 \times K_z \times K_{zt} \times K_d \times V^2 \times 1psf/mph^2$ = **28.2** psf

Velocity pressure at parapet

Velocity pressure coefficient (T.30.3-1)	K_z = **0.99**
Velocity pressure	$q_p = 0.00256 \times K_z \times K_{zt} \times K_d \times V^2 \times 1psf/mph^2$ = **28.5** psf

Peak velocity pressure for internal pressure

Peak velocity pressure – internal (as roof press.) q_i = **28.20** psf

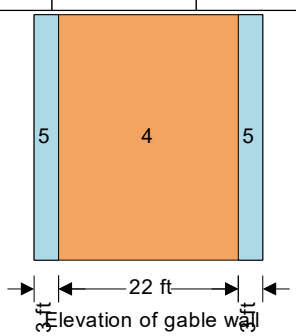
Equations used in tables

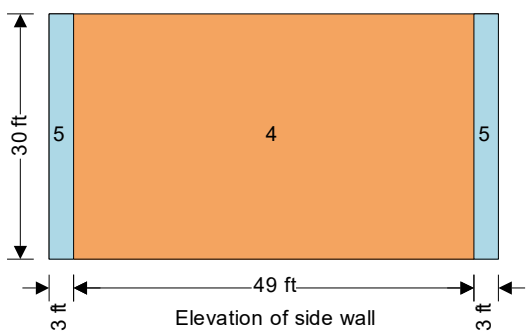
Net pressure $p = q_h \times [GC_p - GC_{pi}]$

Parapet net pressure $p = q_p \times [GC_p - GC_{pi_p}]$

Components and cladding pressures - Wall (Figure 30.4-1 and Figure 30.4-2A)

Component	Zone	Length (ft)	Width (ft)	Eff. area (ft^2)	$+GC_p$	$-GC_p$	Pres (+ve) (psf)	Pres (-ve) (psf)
<10sf	4	-	-	10.0	0.90	-0.99	30.5	-33.0
50sf	4	-	-	50.0	0.79	-0.88	27.3	-29.9
200sf	4	-	-	200.0	0.69	-0.78	24.6	-27.2
>500sf	4	-	-	500.0	0.63	-0.72	22.8	-25.4
<10sf	5	-	-	10.0	0.90	-1.26	30.5	-40.6
50sf	5	-	-	50.0	0.79	-1.04	27.3	-34.3
200sf	5	-	-	200.0	0.69	-0.85	24.6	-28.9
>500sf	5	-	-	500.0	0.63	-0.72	22.8	-25.4



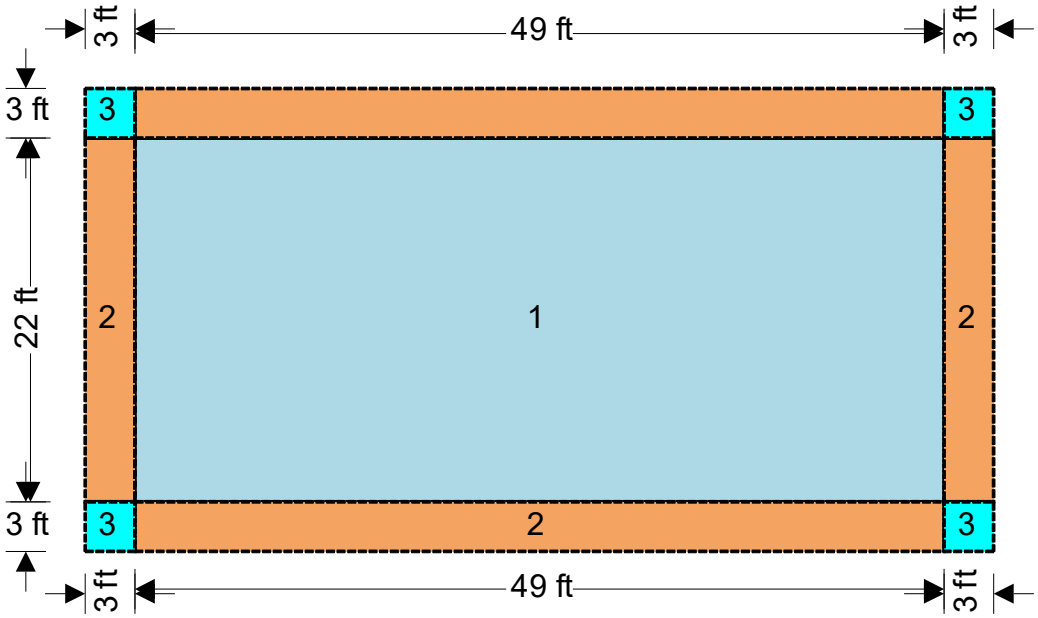


Components and cladding pressures - Roof (Figure 30.4-2A)

Component	Zone	Length (ft)	Width (ft)	Eff. area (ft^2)	$+GC_p$	$-GC_p$	Pres (+ve) (psf)	Pres (-ve) (psf)
<10sf	1	-	-	10.0	0.30	-1.00	13.5 #	-33.3
25sf	1	-	-	25.0	0.26	-0.96	12.4 #	-32.2
50sf	1	-	-	50.0	0.23	-0.93	11.6 #	-31.3

Component	Zone	Length (ft)	Width (ft)	Eff. area (ft^2)	$+GC_p$	$-GC_p$	Pres (+ve) (psf)	Pres (-ve) (psf)
>100sf	1	-	-	100.0	0.20	-0.90	10.7 #	-30.5
<10sf	2	-	-	10.0	0.30	-1.80	13.5 #	-55.8
25sf	2	-	-	25.0	0.26	-1.52	12.4 #	-48.0
50sf	2	-	-	50.0	0.23	-1.31	11.6 #	-42.0
>100sf	2	-	-	100.0	0.20	-1.10	10.7 #	-36.1
<10sf	3	-	-	10.0	0.30	-2.80	13.5 #	-84.0
25sf	3	-	-	25.0	0.26	-2.12	12.4 #	-65.0
50sf	3	-	-	50.0	0.23	-1.61	11.6 #	-50.5
>100sf	3	-	-	100.0	0.20	-1.10	10.7 #	-36.1

The final net design wind pressure, including all permitted reductions, used in the design shall not be less than 16psf acting in either direction



Plan on roof

Fiberglass Reinforced Antenna Structure

$k := 1000.lb$ $psi := lb \cdot in^{-2}$ $psf := lb \cdot ft^{-2}$ $ksi := 1000 \cdot lb \cdot in^{-2}$ $plf := lb \cdot ft^{-1}$

Design criteria: As Published in LARR #25520

FRP: $SF_v := 5.0$ $SF_b := 5.0$ $SF_a := 3$

Steel:

Modulus of Elasticity -	$E_f := 2800000 \cdot psi$	Modulus of Elasticity -	$E_s := 29000000 \cdot psi$
Tensile Strength -	$F_t := 6600 \cdot psi$	Yield Strength -	$F_y := 36000 \cdot psi$
Flexural Strength -	$F_{bu} := 6600 \cdot psi$	Shear Strength -	$F_{vu} := 21600 \cdot psi$
Ultimate Shear Stress -	$F_{vu} := 500 \cdot psi$		
Ultimate Brg Stress -	$F_{brg} := 30 \cdot ksi$		
1/2" Bolt Bearing -	$F_{b500b} := 6000 \cdot psi$	3/8" Bolt Bearing -	$F_{b375b} := 6000 \cdot psi$
1/2" Bolt Tension -	$F_{b500t} := 300 \cdot lb$	3/8" Bolt Tension -	$F_{b375t} := 170 \cdot lb$
1/2" Bolt Shear -	$F_{b500v} := 780 \cdot lb$	3/8" Bolt Shear -	$F_{b375v} := 440 \cdot lb$

Note: All values taken as lengthwise allowable strengths. Since a safety factor of 5 has been used, it is acceptable to use a 1/3 wind increase on bending stress.

Wind Loading - 2015 IBC & ASCE 7-10, Chapter 27.0

Section 6.5.13 - Wind Loads on Other Structures

3 - Second Wind Gust Speed -	$V := 115\ mph$	
Fastest Mile Wind Speed -	$V_{fm} := (V - 10.5) \cdot 1.05^{-1} = 99.5\ mph$	
Importance Factor -	$I_w := 1.00$	
Wind Directionality Factor Table 26.6-1 -	$K_d := 0.9$	Square profile rooftop structure
Velocity Pressure Exp. Coeff. Section 29.3.1 -	$K_z := 0.98$	30 ft > grade, Exposure C
Topographic Factor - 26.8.2 -	$K_{zt} := 1.00$	
Velocity Pressure - 29.3.2 -	$q_z := 0.00256 \cdot K_z \cdot K_{zt} \cdot K_d \cdot V^2 \cdot I_w \cdot psf = 29.9 \cdot psf$	
Gust Factor - 29.5.1 -	$GC_r := 1.9$	
Omega for conversion to ASD -	$\Omega := 0.6$	
Wind Force -	$P_w := q_z \cdot GC_r \cdot \Omega = 34 \cdot psf$	

Find the Seismic Load using Full Design Live Load :

ASCE 7-10 Design Procedure:

Importance Factor - $I_E := 1.0$ Normal Category

Mapped Seismic Accelerations - $S_s := 1.163$

$S_1 := 0.355$

$S_{DS} := 0.802$

$S_{D1} := 0.400$

Determine the Site Class - Class D

Determine F_a and $F_a := 1.034$ $F_v := 1.690$

Component Response Modification Factor - $R := 3$ For Telecommunication Towers, Table 15.4-2

Component Amplification Factor - $a_p := 2.5$ For Flexible components, Table 13.6-1

Average Roof Height of Structure - $h := 30.0ft$

Height of FRP Attachment - $z := 26.5ft$

Determine Weight of FRP -

Unit Weight of 1/4 FRP Skin - $w_s := 0.070lb \cdot in^{-3}$ From Pultex Manual

Volume of 1/4" Skin - $V_s := 8520in^3$

Unit Weight of L4x4x3/8 - $w_3 := 2.32plf$ From Pultex Manual

Length of L4x4x3/8 - $L_3 := 86ft$

Unit Wt. of Antennna - $w_{aa} := 75lb$ Refer to Attached Cut Sheets

Number of Antennas - $N_{aa} := 4$

Total Weight of Structure - $W_p := w_s \cdot V_s + w_{aa} \cdot N_{aa} + w_3 \cdot L_3 = 1095.9\,lb$

Determine Shear Force Boundaries - $F_{pmax} := 1.6 \cdot S_{DS} \cdot I_E \cdot W_p = 1406.3\,lb$

$F_{pmin} := 0.3 \cdot S_{DS} \cdot I_E \cdot W_p = 263.7\,lb$

Seismic Lateral Force -

$$\boxed{V_s := \frac{0.4 \cdot a_p \cdot S_{DS} \cdot W_p}{\left(\frac{R}{I_E}\right)} \cdot \left(1 + 2 \cdot \frac{z}{h}\right) = 810.6\,lb}$$

Determine if Wind or Seismic Governs:

Length of Largest Panel Face- $L_{max} := 10.0ft$ Conservative

Height of Largest Panel Face - $H_{max} := 6.0ft$ Conservative

Wind Lateral Force $V_w := P_w \cdot L_{max} \cdot H_{max} = 2042.5\,lb$

Wind Lateral Force > Seismic Lateral Force; therefore, wind governs design

Check 1/4" FRP Skin for Out-of-Plane Load:

Distance Between Stiffeners: $L_p := 1.75 \cdot ft$ (Maximum)

Width of Panel Section: $w_p := 12 \cdot in$

Thickness of Panel Section: $t_p := 0.25 \cdot in$ $A_p := w_p \cdot t_p = 3 \cdot in^2$

Section Properties of Flat Panel : $S_p := \frac{w_p \cdot t_p^2}{6}$ $S_p = 0.125 \cdot in^3$ $I_p := \frac{w_p \cdot t_p^3}{12}$ $I_p = 0.016 \cdot in^4$

Moment on Panel: $M_p := \frac{(P_w \cdot w_p) \cdot L_p^2}{8}$ $M_p = 13\, ft \cdot lb$

Bending Stress in Panel: $f_{bp} := \frac{M_p}{S_p}$ $f_{bp} = 1251 \cdot psi$ **OK!**

Deflection in Panel: $\Delta_p := \frac{5 \cdot (P_w \cdot w_p) \cdot L_p^4}{384 \cdot E_f \cdot I_p} = 0.164 \cdot in$ $\frac{L_p}{\Delta_p} = 127.9$ **OK!**

USE: 1/4" PANEL SKIN IS ADEQUATE TO SUPPORT THE LOADS

L4x4x3/8 Wind Girts: (Horiz. Simple Span)

Length of Girt: $L_p := 5.00 \cdot ft$ (Maximum)

Spacing of Girts: $w_p := 24 \cdot in$

Area of L4x4x3/8: $A_p := 2.84 in^2$ From Pultex Manual

Section Modulus: $S_p := 1.499 in^3$ From Pultex Manual

Moment of Inertia: $I_p := 4.290 in^4$ From Pultex Manual

Moment on Angle: $M_p := \frac{(P_w \cdot w_p) \cdot L_p^2}{8} = 212.8\ ft \cdot lb$

Bending Stress in Angle: $f_{bp} := \frac{M_p}{S_p} = 1703.2 \cdot psi$

$$\frac{f_{bp}}{F_{bu}} = 0.3$$

$$\text{if}\left(\frac{f_{bp}}{F_{bu}} < 1.0, \text{"Member OK"}, \text{"Member NG"}\right) = \text{"Member OK"}$$

Deflection in Angle: $\Delta_p := \frac{5 \cdot (P_w \cdot w_p) \cdot L_p^4}{384 \cdot E_f \cdot I_p} = 0.08 \cdot in$ $\frac{L_p}{\Delta_p} = 752.8$ OK

USE: L4x4x3/8 HORIZONTAL WIND GIRTS SPACED AT MAX. 24" O.C. TO TRANSFER LOAD FROM FRP SKIN TO VERTICAL ELEMENTS

L4x4x3/8 Posts: (Vert. Simple Span)

Length of Post: $L_p := 6.00 \cdot ft$ (Maximum)

Spacing of Posts: $w_p := 60 \cdot in$

Area of L4x4x3/8: $A_p := 2.84 in^2$ From Pultex Manual

Section Modulus: $S_p := 1.499 in^3$ From Pultex Manual

Moment of Inertia: $I_p := 4.290 in^4$ From Pultex Manual

Moment on Angle: $M_p := \frac{(P_w \cdot w_p) \cdot L_p^2}{8}$ $M_p = 765.9\ ft \cdot lb$

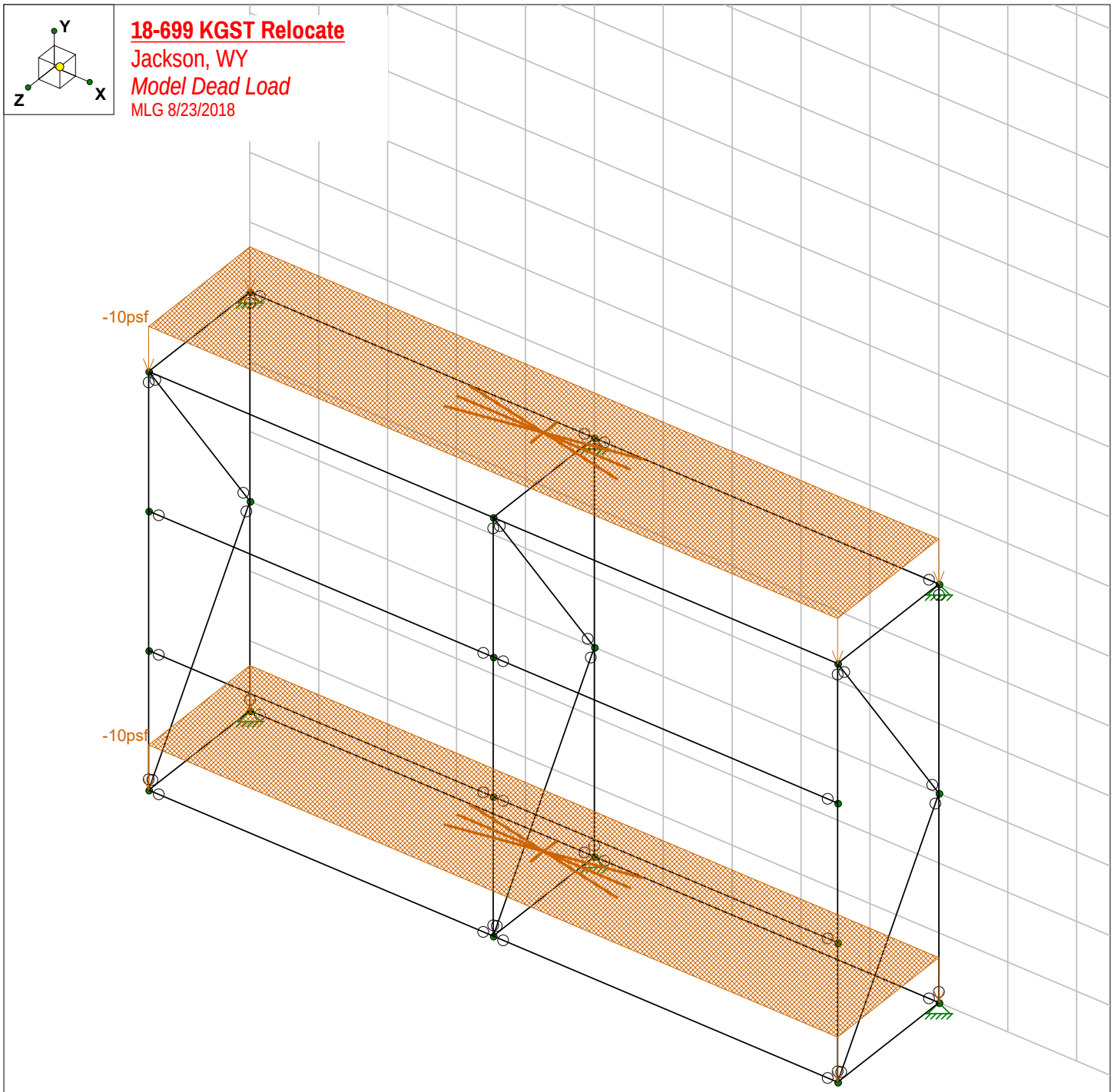
Bending Stress in Angle: $f_{bp} := \frac{M_p}{S_p} = 6131.6 \cdot psi$

$$\frac{f_{bp}}{F_{bu}} = 0.9$$

$$if\left(\frac{f_{bp}}{F_{bu}} < 1.0, \text{"Member OK"}, \text{"Member NG"}\right) = \text{"Member OK"}$$

Deflection in Angle: $\Delta_p := \frac{5 \cdot (P_w \cdot w_p) \cdot L_p^4}{384 \cdot E_f \cdot I_p} = 0.413 \cdot in$ $\frac{L_p}{\Delta_p} = 174.3$ OK

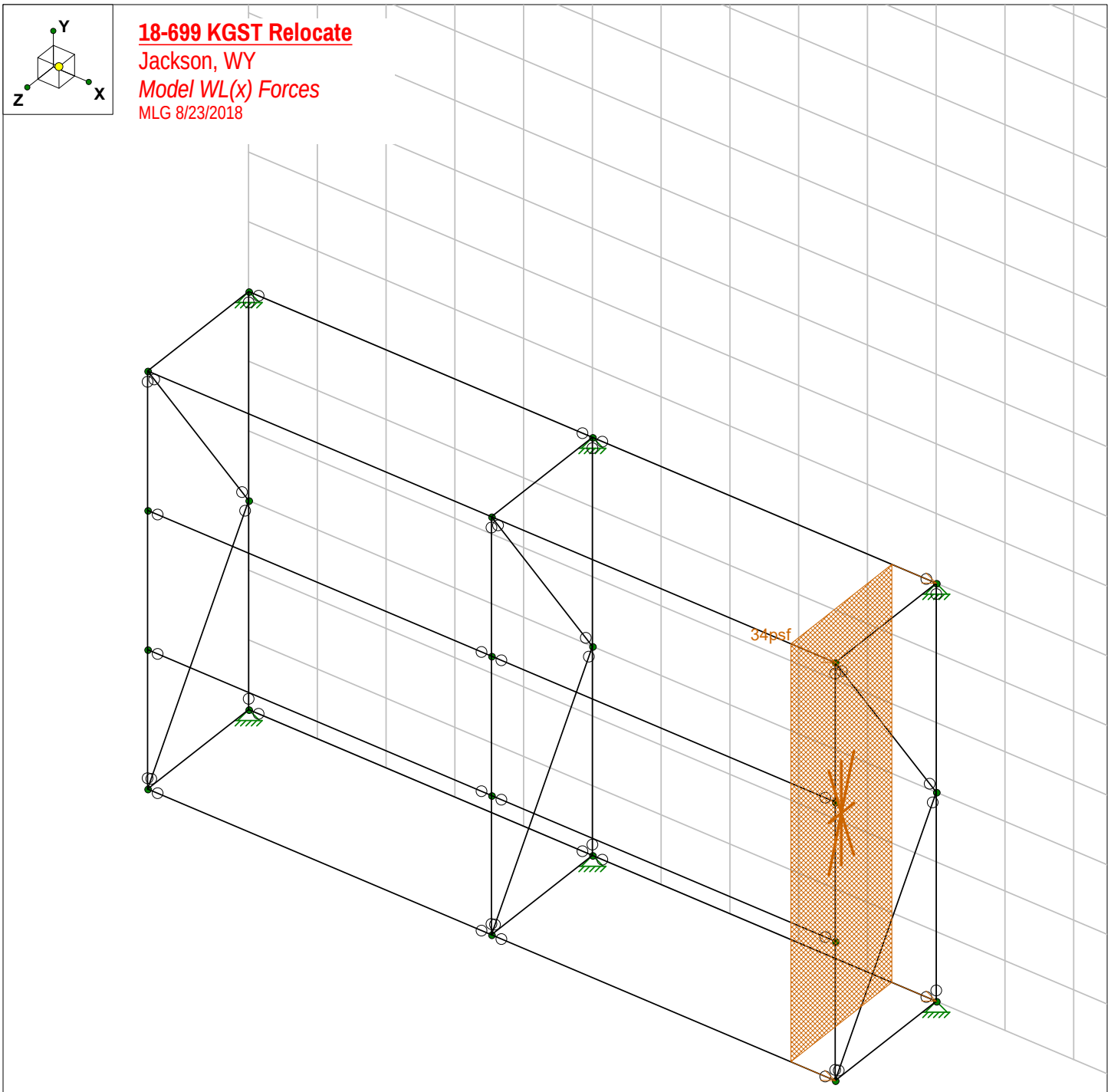
USE: L4x4x3/8 VERTICAL POSTS AT LOCATIONS SHOWN ON PLANS TO TRANSFER LOAD FROM FRP SKIN TO EXISTING STRUCTURE



Loads: BLC 1, DL
Envelope Only Solution

Eclipse Engineering, Inc.		
MLG	18-699 KSGT Relocate	Aug 21, 2018 at 1:11 PM
18-08-239	Dead Load	18-699.r3d

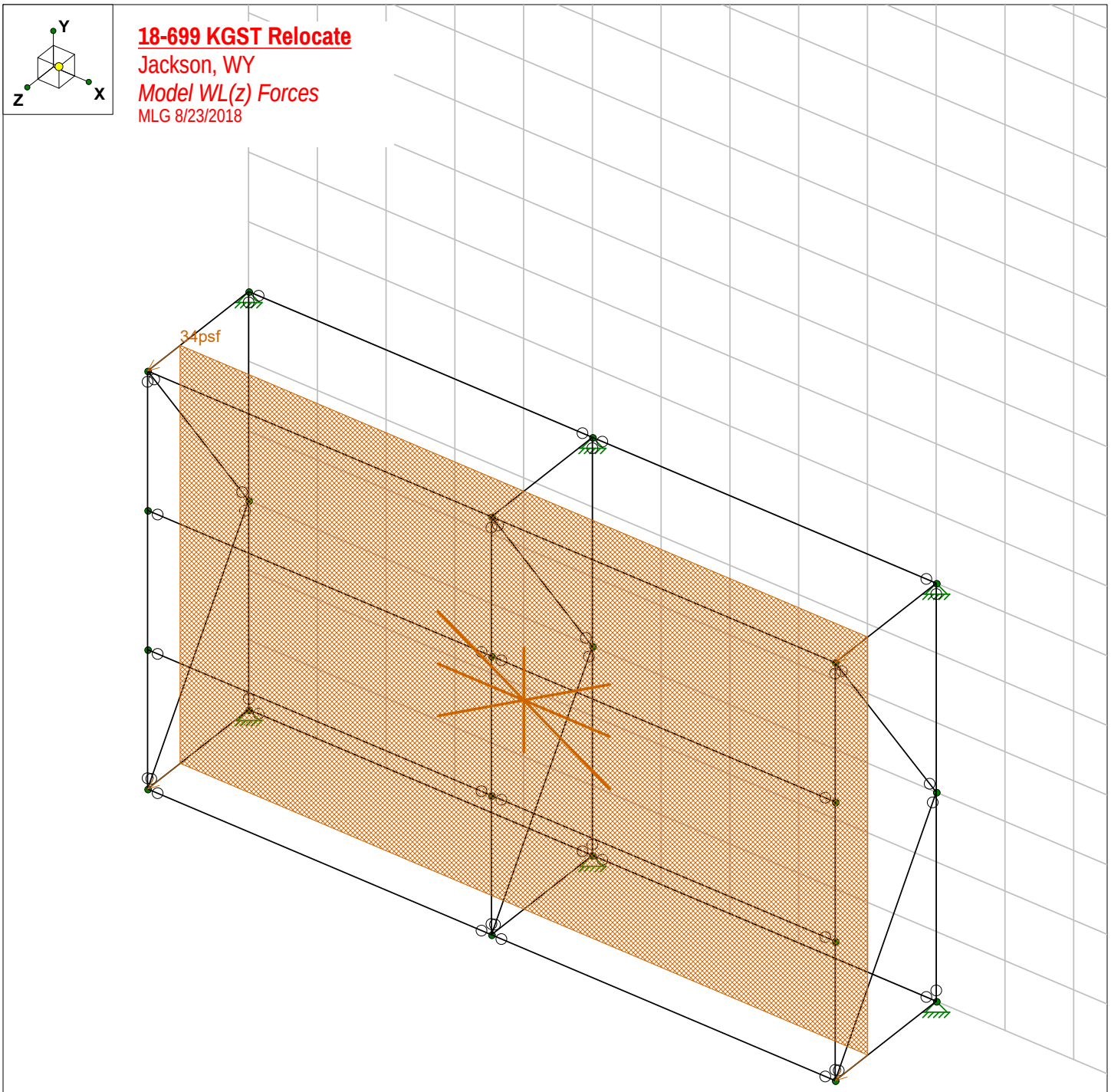
18-699 KGST Relocate
Jackson, WY
Model WL(x) Forces
MLG 8/23/2018



Loads: BLC 2, WL(x)
Envelope Only Solution

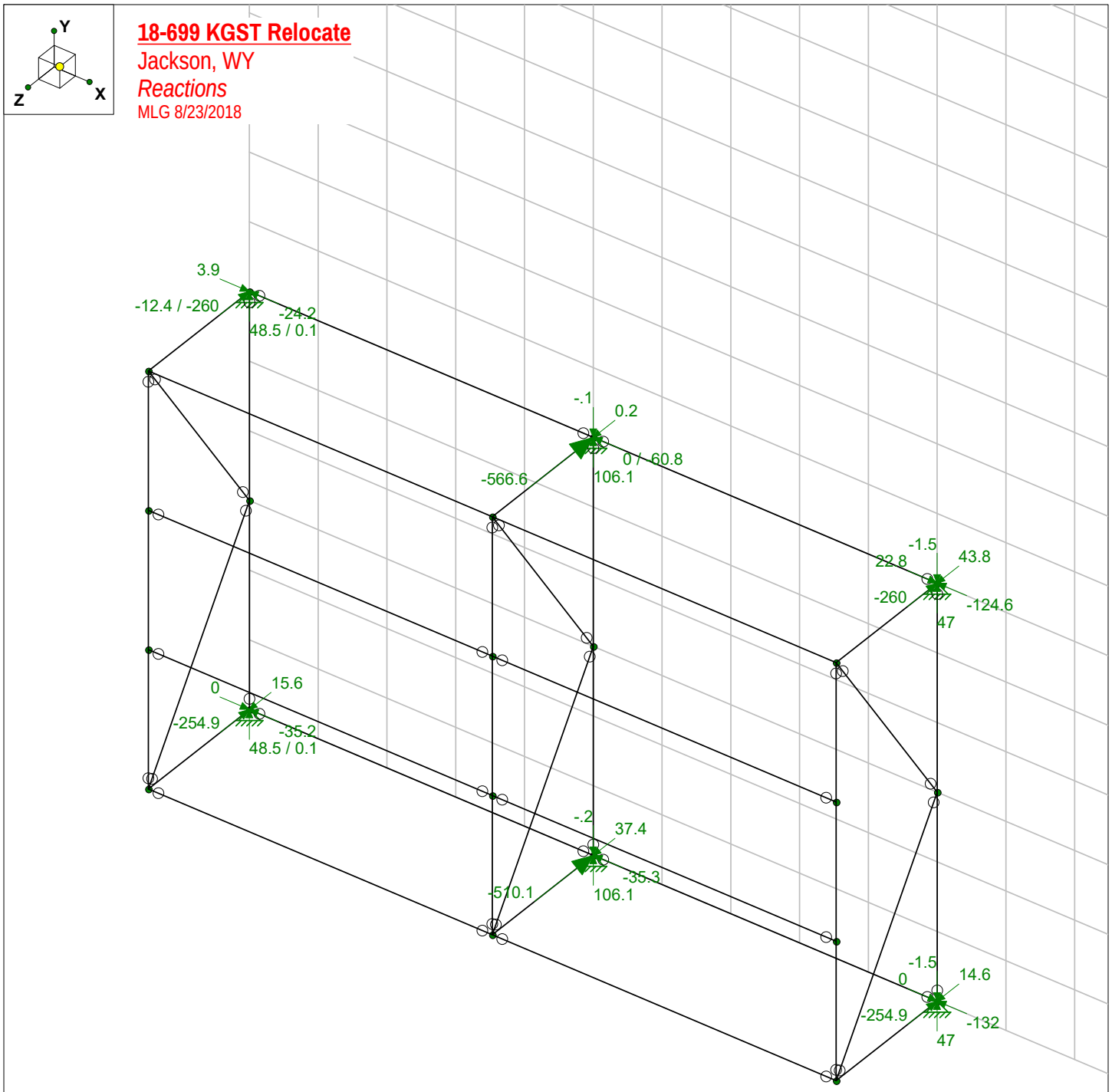
Eclipse Engineering, Inc.		
MLG	18-699 KSGT Relocate	Aug 21, 2018 at 1:12 PM
18-08-239	WL(x) Forces	18-699.r3d

18-699 KGST Relocate
Jackson, WY
Model WL(z) Forces
MLG 8/23/2018



Loads: BLC 3, WL(z)
Envelope Only Solution

Eclipse Engineering, Inc.		
MLG	18-699 KSGT Relocate	Aug 21, 2018 at 1:12 PM
18-08-239	WL(z) Forces	18-699.r3d



Envelope Only Solution
Reaction and Moment Units are lb and k-ft (Enveloped)

Eclipse Engineering, Inc.		
MLG	18-699 KSGT Relocate	Aug 21, 2018 at 1:16 PM
18-08-239	Reactions	18-699.r3d

SBNHH-1D65A

6-port sector antenna, 2x 698–896 and 4x 1695–2360 MHz, 65° HPBW, 2x RET. Both high bands share the same electrical tilt.

- Interleaved dipole technology providing for attractive, low wind load mechanical package

Electrical Specifications

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain, dBi	13.4	13.5	16.5	16.7	17.2	17.5
Beamwidth, Horizontal, degrees	66	61	70	65	62	61
Beamwidth, Vertical, degrees	17.6	15.9	7.1	6.6	6.2	5.5
Beam Tilt, degrees	0–18	0–18	0–10	0–10	0–10	0–10
USLS (First Lobe), dB	16	13	13	13	12	12
Front-to-Back Ratio at 180°, dB	25	27	28	28	27	29
Isolation, dB	25	25	25	25	25	25
Isolation, Intersystem, dB	30	30	30	30	30	30
VSWR | Return Loss, dB	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0
PIM, 3rd Order, 2 x 20 W, dBc	-153	-153	-153	-153	-153	-153
Input Power per Port at 50°C, maximum, watts	300	300	250	250	250	200
Polarization	±45°	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm

Electrical Specifications, BASTA*

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2200	2300–2360
Gain by all Beam Tilts, average, dBi	13.1	13.1	16.1	16.5	16.7	17.2
Gain by all Beam Tilts Tolerance, dB	±0.5	±0.5	±0.5	±0.3	±0.5	±0.4
Gain by Beam Tilt, average, dBi	0 ° | 13.4 9 ° | 13.1 18 ° | 12.7	0 ° | 13.4 9 ° | 13.1 18 ° | 12.7	0 ° | 16.0 5 ° | 16.2 10 ° | 16.1	0 ° | 16.3 5 ° | 16.5 10 ° | 16.5	0 ° | 16.5 5 ° | 16.8 10 ° | 16.6	0 ° | 17.0 5 ° | 17.3 10 ° | 16.9
Beamwidth, Horizontal Tolerance, degrees	±3.1	±5.4	±2.8	±4	±6.6	±4.6
Beamwidth, Vertical Tolerance, degrees	±1.8	±1.4	±0.3	±0.4	±0.5	±0.3
USLS, beampeak to 20° above beampeak, dB	15	14	15	15	15	14
Front-to-Back Total Power at 180° ± 30°, dB	22	21	26	26	24	25
CPR at Boresight, dB	22	16	22	25	21	22
CPR at Sector, dB	10	6	12	8	5	4

* CommScope® supports NGMN recommendations on Base Station Antenna Standards (BASTA). To learn more about the benefits of BASTA, download the whitepaper Time to Raise the Bar on BSAs.

Array Layout

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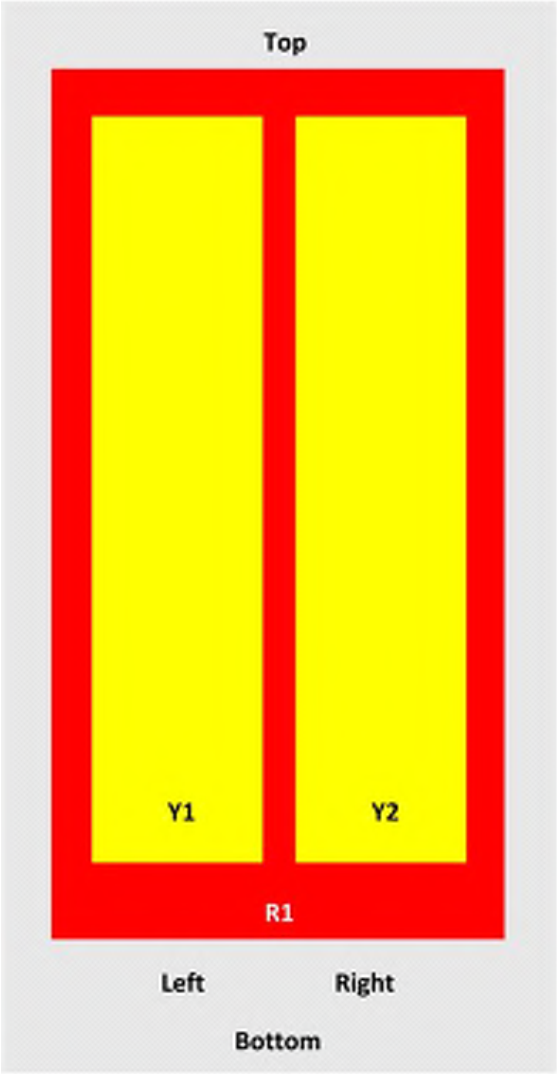
SBNHH 65



Array	Freq (MHz)	Conns	RET (MRET)	AISG RET UID
R1	698-896	1-2	1	AXxxxxxxxxxxxxxxx.1
Y1	1695-2360	3-4	2	AXxxxxxxxxxxxxxxx.2
Y2	1695-2360	5-6		

View from the front of the antenna

(Sizes of colored boxes are not true depictions of array sizes)

General Specifications

Operating Frequency Band	1695 – 2360 MHz | 698 – 896 MHz
Antenna Type	Sector

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Band	Multiband
Performance Note	Outdoor usage

Mechanical Specifications

RF Connector Quantity, total	6
RF Connector Quantity, low band	2
RF Connector Quantity, high band	4
RF Connector Interface	7-16 DIN Female
Color	Light gray
Grounding Type	RF connector inner conductor and body grounded to reflector and mounting bracket
Radiator Material	Aluminum | Low loss circuit board
Radome Material	Fiberglass, UV resistant
RF Connector Location	Bottom
Wind Loading, frontal	206.0 N @ 150 km/h 46.3 lbf @ 150 km/h
Wind Loading, lateral	169.0 N @ 150 km/h 38.0 lbf @ 150 km/h
Wind Loading, maximum	396.0 N @ 150 km/h 89.0 lbf @ 150 km/h
Wind Speed, maximum	241 km/h | 150 mph

Dimensions

Length	1413.0 mm | 55.6 in
Width	301.0 mm | 11.9 in
Depth	180.0 mm | 7.1 in
Net Weight, without mounting kit	15.2 kg | 33.5 lb

Remote Electrical Tilt (RET) Information

Input Voltage	10–30 Vdc
Internal RET	High band (1) | Low band (1)
Power Consumption, idle state, maximum	2 W
Power Consumption, normal conditions, maximum	13 W
Protocol	3GPP/AISG 2.0 (Multi-RET)
RET Interface	8-pin DIN Female | 8-pin DIN Male
RET Interface, quantity	1 female | 1 male

Packed Dimensions

Length	1589.0 mm | 62.6 in
Width	390.0 mm | 15.4 in

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Depth	296.0 mm | 11.7 in
Shipping Weight	26.1 kg | 57.5 lb

Regulatory Compliance/Certifications

Agency	Classification
RoHS 2011/65/EU	Compliant by Exemption
China RoHS SJ/T 11364-2006	Above Maximum Concentration Value (MCV)
ISO 9001:2008	Designed, manufactured and/or distributed under this quality management system

Included Products

BSAMNT-1 — Wide Profile Antenna Downtilt Mounting Kit for 2.4 - 4.5 in (60 - 115 mm) OD round members. Kit contains one scissor top bracket set and one bottom bracket set.

* Footnotes

Performance Note Severe environmental conditions may degrade optimum performance

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NNHH-65A-R4

8-port sector antenna, 4x 698–896 and 4x 1695–2360 MHz, 65° HPBW, 4x RETs

Electrical Specifications

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2180	2300–2360
Gain, dBi	13.4	13.9	17.2	17.7	17.8	18.3
Beamwidth, Horizontal, degrees	71	63	59	60	62	60
Beamwidth, Vertical, degrees	16.6	14.7	7.3	6.9	6.5	5.9
Beam Tilt, degrees	2–16	2–16	2–12	2–12	2–12	2–12
USLS (First Lobe), dB	18	19	16	17	18	20
Front-to-Back Ratio at 180°, dB	27	29	35	36	37	37
Isolation, dB	25	25	25	25	25	25
Isolation, Intersystem, dB	25	25	25	25	25	25
VSWR | Return Loss, dB	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0	1.5 | 14.0
PIM, 3rd Order, 2 x 20 W, dBc	-150	-150	-150	-150	-150	-150
Input Power per Port at 50°C, maximum, watts	300	300	250	250	250	200
Polarization	±45°	±45°	±45°	±45°	±45°	±45°
Impedance	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm	50 ohm

Electrical Specifications, BASTA*

Frequency Band, MHz	698–806	806–896	1695–1880	1850–1990	1920–2180	2300–2360
Gain by all Beam Tilts, average, dBi	13.1	13.6	16.8	17.5	17.6	18.0
Gain by all Beam Tilts Tolerance, dB	±0.4	±0.5	±0.7	±0.4	±0.3	±0.5
Gain by Beam Tilt, average, dBi	2 ° | 13.2 9 ° | 13.1 16 ° | 13.0	2 ° | 13.7 9 ° | 13.7 16 ° | 13.3	2 ° | 16.8 7 ° | 16.9 12 ° | 16.6	2 ° | 17.7 7 ° | 17.6 12 ° | 17.3	2 ° | 17.5 7 ° | 17.8 12 ° | 17.4	2 ° | 17.9 7 ° | 18.2 12 ° | 17.5
Beamwidth, Horizontal Tolerance, degrees	±4.7	±4.4	±3.6	±1.7	±3.4	±4.8
Beamwidth, Vertical Tolerance, degrees	±1.3	±0.9	±0.5	±0.4	±0.4	±0.3
USLS, beampeak to 20° above beampeak, dB	20	19	14	14	16	14
Front-to-Back Total Power at 180° ± 30°, dB	22	20	29	31	29	29
CPR at Boresight, dB	21	23	17	20	20	17
CPR at Sector, dB	10	4	9	10	8	9

* CommScope® supports NGMN recommendations on Base Station Antenna Standards (BASTA). To learn more about the benefits of BASTA, download the whitepaper Time to Raise the Bar on BSAs.

Array Layout

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Array	Freq (MHz)	Conns	RET (MRET)	AISG RET UID
R1	698-896	1-2	1	CPxxxxxxxxxxxxxxxMM.1
R2	698-896	3-4	2	CPxxxxxxxxxxxxxxxMM.2
Y1	1695-2360	5-6	3	CPxxxxxxxxxxxxxxxMM.3
Y2	1695-2360	7-8	4	CPxxxxxxxxxxxxxxxMM.4

(Sizes of colored boxes are not true depictions of array sizes)

Port Configuration

General Specifications

Operating Frequency Band 1695 – 2360 MHz | 698 – 896 MHz

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Antenna Type	Sector
Band	Multiband
Performance Note	Outdoor usage
Total Input Power, maximum	900 W @ 50 °C

Mechanical Specifications

RF Connector Quantity, total	8
RF Connector Quantity, low band	4
RF Connector Quantity, high band	4
RF Connector Interface	4.3-10 Female
Color	Light gray
Grounding Type	RF connector inner conductor and body grounded to reflector and mounting bracket
Radiator Material	Aluminum | Low loss circuit board
Radome Material	Fiberglass, UV resistant
Reflector Material	Aluminum
RF Connector Location	Bottom
Wind Loading, frontal	509.0 N @ 150 km/h 114.4 lbf @ 150 km/h
Wind Loading, lateral	169.0 N @ 150 km/h 38.0 lbf @ 150 km/h
Wind Loading, maximum	660.0 N @ 150 km/h 148.4 lbf @ 150 km/h
Wind Speed, maximum	241 km/h | 150 mph

Dimensions

Length	1400.0 mm | 55.1 in
Width	498.0 mm | 19.6 in
Depth	197.0 mm | 7.8 in
Net Weight, without mounting kit	30.5 kg | 67.2 lb

Remote Electrical Tilt (RET) Information

Input Voltage	10–30 Vdc
Internal RET	High band (2) | Low band (2)
Power Consumption, idle state, maximum	1 W
Power Consumption, normal conditions, maximum	8 W
Protocol	3GPP/AISG 2.0 (Multi-RET)
RET Hardware	CommRET v2
RET Interface	8-pin DIN Female | 8-pin DIN Male
RET Interface, quantity	1 female | 1 male

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Packed Dimensions

Length	1582.0 mm | 62.3 in
Width	608.0 mm | 23.9 in
Depth	352.0 mm | 13.9 in
Shipping Weight	43.7 kg | 96.3 lb

Regulatory Compliance/Certifications

Agency	Classification
RoHS 2011/65/EU	Compliant by Exemption
China RoHS SJ/T 11364-2006	Above Maximum Concentration Value (MCV)
ISO 9001:2008	Designed, manufactured and/or distributed under this quality management system

Included Products

BSAMNT-3 — Wide Profile Antenna Downtilt Mounting Kit for 2.4 - 4.5 in (60 - 115 mm) OD round members. Kit contains one scissor top bracket set and one bottom bracket set.

* Footnotes

Performance Note Severe environmental conditions may degrade optimum performance

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1) HTCS' STANDARD FABRICATION AND MANUFACTURING TOLERANCES & TECHNIQUES WILL APPLY.

2) ANCHOR BOLTS AND/OR ATTACHMENT HARDWARE BY OTHERS UNLESS NOTED.

3) EXISTING STRUCTURE AND CONNECTION SHALL BE VERIFIED BY OTHERS TO SUPPORT THE NEW VERTICAL AND LATERAL LOADS OF THE FRP ENCLOSURE.

4) THE TERM "INTEGRATED" REFERS TO A PROCEDURE USED IN FIBERGLASS APPLICATIONS WHERE TWO MEMBERS ARE BONDED TO EACH OTHER WITH THE USE OF FIBER LAMINATES AND FIBER-GLASS RESIN AS THE BONDING AGENT.

5) STRUCTURE IS NOT INTENDED TO BE A FULLY WEATHERPROOF STRUCTURE, ANY WEATHER-PROOFING IF REQUIRED BY OTHERS.

6) HINGED PANELS SHOULD NOT BE OPENED IN GUSTY OR CONSTANT WIND EXCEEDING 10 MPH. HINGED PANELS NEED TO BE SECURED WHEN IN OPEN POSITION.

7) ALL FABRICATION IS GOVERNED BY HI-TECH COMPOSITE STRUCTURES (LARR #25520).

8) FIBERGLASS SKIN IS HI-TECH COMPOSITES $\frac{1}{4}$" NOMINAL.

9) FIBERGLASS SKIN FLEXURAL CAPACITY = 800 LB-IN / FT MIN.

10) ALL FIELD CUT OR DRILLED EDGES OF FRP STRUCTURAL MEMBERS TO BE COATED BY OTHERS WITH RESIN OR ACRYLIC SEALER.

11) IF PREFABRICATED MEMBERS ARE NOT ASSEMBLED PER PLAN, CONTACT HI-TECH COMPOSITES BEFORE CUTTING OR ALTERING FABRICATED MEMBERS.

12) STRUCTURAL FRP MEMBERS SHALL BE FABRICATED AND ASSEMBLED AS INDICATED ON THE DRAWINGS.

13) THE CONTRACTOR SHALL PROTECT THE FRP STRUCTURAL MEMBERS FROM ABUSE TO PREVENT BREAKAGE, NICKS, GOUGES, ETC. DURING FABRICATION, HANDLING, AND INSTALLATION.

14) ANTENNAS & ANTENNA BRACKETS SUPPLIED AND INSTALLED BY OTHERS UNLESS OTHERWISE NOTED.

15) STANDARD FINISH IS FACTORY PRIMER. FINAL PAINTING BY OTHERS UNLESS OTHERWISE NOTED.

16) TEXTURE: THE DAMAGE AND/OR COMPROMISE OF ANY EXTERIOR MATERIALS (EIFS OR OTHERWISE) ARE NOT THE RESPONSIBILITY OF HI-TECH COMPOSITES DUE TO PRODUCT STORAGE AFTER SHIPPING TO A LOCATION. IT IS THE SOLE RESPONSIBILITY OF THE PARTY RECEIVING THE PRODUCT TO STORE MATERIALS IN A MANNER AS TO ENSURE APPLIED TEXTURE IS NOT COMPROMISED PRIOR TO OR AT TIME OF INSTALLATION OR HANDLING DURING OFFLOADING/DELIVERY. PROPER STORAGE/HANDLING PROCEDURES CAN BE FURNISHED UPON REQUEST

17) HI-TECH COMPOSITES WILL NOT BE REASONABLE FOR ANY ADDED MATERIAL TO STRUCTURES AND OR UNIT.

DISCLAIMER:
ALL STRUCTURAL COMPONENTS TO BE CONNECTED TOGETHER SHALL BE COMPLETELY FIT UP ON THE GROUND OR OTHERWISE VERIFIED FOR COMPATIBILITY PRIOR TO LIFTING ANY COMPONENTS INTO PLACE. REPAIRS REQUIRED DUE TO FIT-UP OR CONNECTION COMPATIBILITY PROBLEMS AFTER PARTIAL ERECTION ARE THE FINANCIAL RESPONSIBILITY OF THE CONTRACTOR.

DESIGN CRITERAI:

DESIGN CODE = 2015 INTERNATIONAL BUILDING CODE (2015)

WIND:
- -WIND SPEED = 115 MPH (3-SEC GUST) PER ASCE 7-10
- -RISK CATEGORY / STRUCTURE CLASS II
- -EXPOSURE CATEGORY: C

SEISMIC:
- -IMPORTANCE FACTOR: 1.00
- -RISK CATEGORY: II
- -MAPPED SPECTRAL Response Accelerations:
  - Ss = 1.163 S1 = 0.335g
- -ASSUMED SITE CLASS: D
- -SPECTRAL RESPONSE COEFFICIENTS:
  - SDS = 0.802g SD1 = 0.4g
- -SEISMIC DESIGN CATEGORY: D

GENERAL NOTES

STRUCTURAL ONLY

Professional Engineer (Civil)
Rolf Armstrong
12942
Date
WYOMING

ECLIPSE ENGINEERING
376 SW BLUFF DRIVE, STE 8
BEND, OR 97702
PH: (541) 389-9659

CARRIER
AT&T

CUSTOMER
GENERAL DYNAMICS
77 "A" STREET
NEEDHAM HEIGHTS, MA 02194

PROJECT
AT&T SITE: IDL04405
KSGT RELOCATE
1024 GREGORY LANE
JACKSON, WY 83001

REV	DESCRIPTION	DATE	NAME

SCALE:	DATE:	DRN:	CHKD:	DWG #	SHEET #
NTS	8-20-18	TDJ		17-617	T-1

HTCS HI-TECH COMPOSITE STRUCTURES, INC.
Design, Engineering, Fabrication, Installation
PHONE - (541) 548-0812
FAX - (541) 548-0816
1266 SOUTH LAKE ROAD, REDMOND, OREGON 97756

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES
BREAK ALL SHARP EDGES SURFACE ROUGHNESS
TOLERANCES UNLESS SPECIFIED

DECIMALS	ANGLES
.X=±.1	±1°
.XX=±.03	FRACTIONS
.XXX=±.010	±1/16

VIEW ORIENTATION

SHEET # T-1.1

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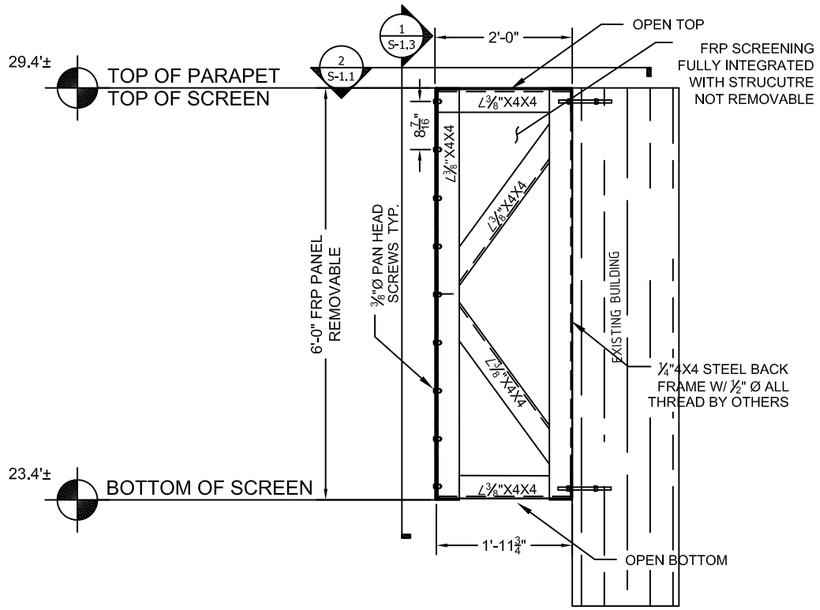
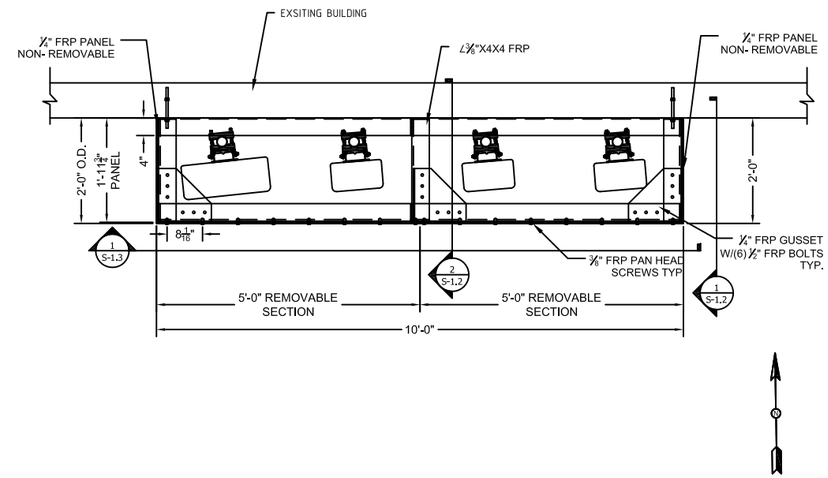


1 SCREENING BOX (ADD)

Scale: 3/8" = 1'-0"

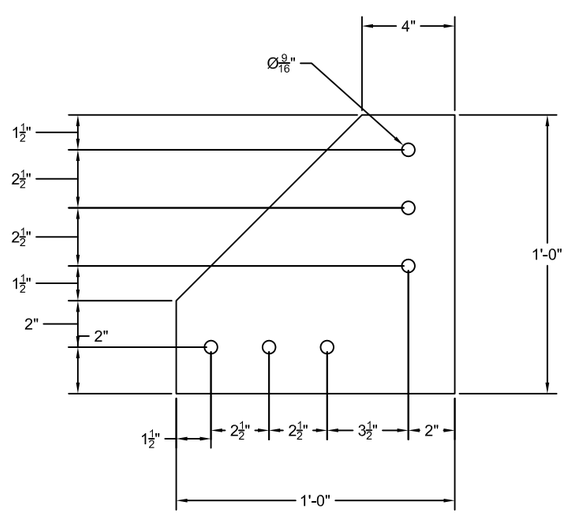


2 PLAN VIEW SCREENING BOX

Scale: 3/8" = 1'-0"

NOTE:
CONNECTION OF FRP ENCLOSURE TO EXISTING BUILDING ASSUMED TO BE AT (6) DISCREET LOCATIONS AT TOP AND BOTTOM OF EACH OF (3) STEEL UPRIGHTS. THE CONNECTION AND EXISTING BUILDING SHALL BE VERIFIED TO HAVE ADEQUATE CAPACITY TO SUPPORT THE FOLLOWING ASD REACTIONS FROM THE FRP ENCLOSURE AT EACH CONNECTION POINT:
+ TENSION/COMPRESSION = 600lb
+ SHEAR = 150lb

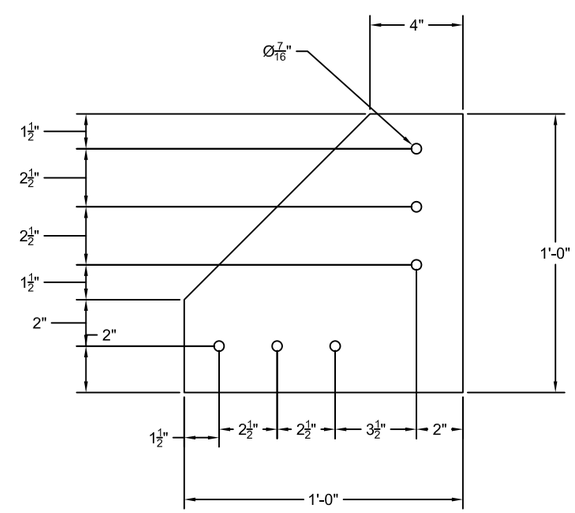
¼" FRP CORNER GUSSET W/(6) ½" Ø FRP BOLTS TYP



3 DETAIL

Scale: 3/8" = 1'-0"

¼" FRP CORNER GUSSET W/(6) ⅜" Ø COUNTER SUNK FRP SCREWS



4 DETAIL

Scale: 3/8" = 1'-0"

STRUCTURAL ONLY

Professional Engineer (Civil) Rolf Armstrong 12942 Date WYOMING

ECLIPSE ENGINEERING
376 SW BLUFF DRIVE, STE 8
BEND, OR 97702
PH: (541) 389-9659

CARRIER
AT&T

CUSTOMER
GENERAL DYNAMICS
77 "A" STREET
NEEDHAM HEIGHTS, MA 02194

PROJECT
AT&T SITE: IDL04405
KSGT RELOCATE
1024 GREGORY LANE
JACKSON, WY 83001

REV	DESCRIPTION	DATE	NAME

SCALE:	DATE:	DRN:	CHKD:	DWG #	SHEET #
NTS	8-20-18	TDJ		18-699	S-1.1

HTCS HI-TECH COMPOSITE STRUCTURES, INC.
PHONE - (541) 548-0812
FAX - (541) 548-0816
1266 SOUTH LAKE ROAD, REDMOND, OREGON 97756
Design, Engineering, Fabrication, Installation

UNLESS OTHERWISE SPECIFIED DIMENSIONS ARE IN INCHES
BREAK ALL SHARP EDGES SURFACE ROUGHNESS √
TOLERANCES UNLESS SPECIFIED
DECIMALS .X=±.1 .XX=±.03 .XXX=±.010
ANGLES ±1°
FRACTIONS ±1/16
VIEW ORIENTATION

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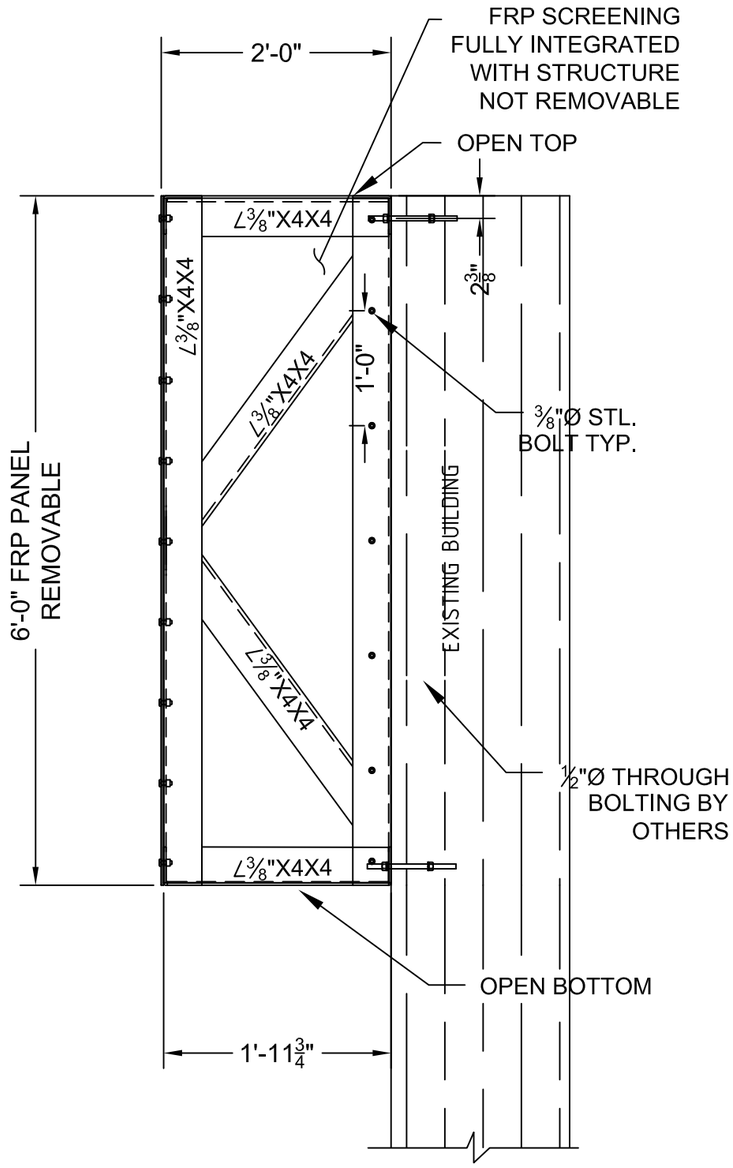
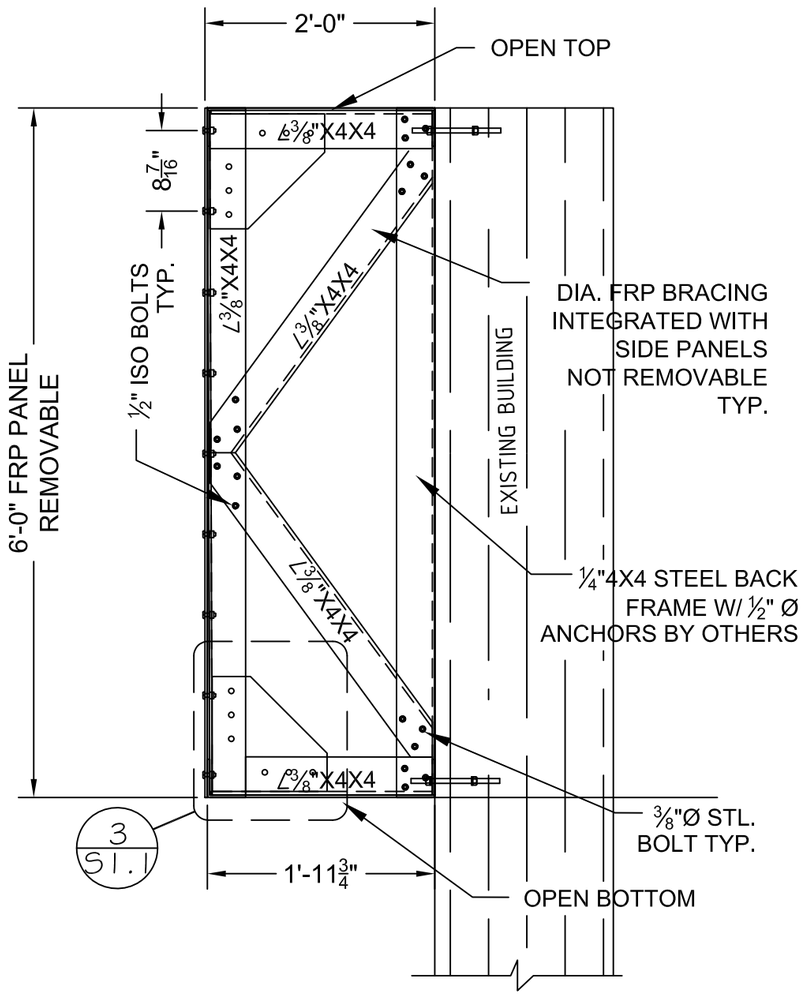


1 SCREENING END (BOX)

Scale: 3/8" = 1'-0"



2 SCREENING MID (BOX)

Scale: 3/8" = 1'-0"

STRUCTURAL ONLY

Professional Engineer (Civil)
Rolf Armstrong
12942
Date
WYOMING

ECLIPSE ENGINEERING
376 SW BLUFF DRIVE, STE 8
BEND, OR 97702
PH: (541) 389-9659

CARRIER
AT&T

CUSTOMER
GENERAL DYNAMICS
77 "A" STREET
NEEDHAM HEIGHTS, MA 02194

PROJECT
AT&T SITE: IDL04405
KSGT RELOCATE
1024 GREGORY LANE
JACKSON, WY 83001

REV	DESCRIPTION	DATE	NAME

SCALE:	DATE:	DRN:	CHKD:	DWG #	SHEET #
NTS	8-20-18	TDJ		18-699	S-1.2

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Design, Engineering, Fabrication, Installation
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1266 SOUTH LAKE ROAD, REDMOND, OREGON 97756

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ANGLES ±1°
FRACTIONS ±1/16
VIEW ORIENTATION

SHEET # S-1.2

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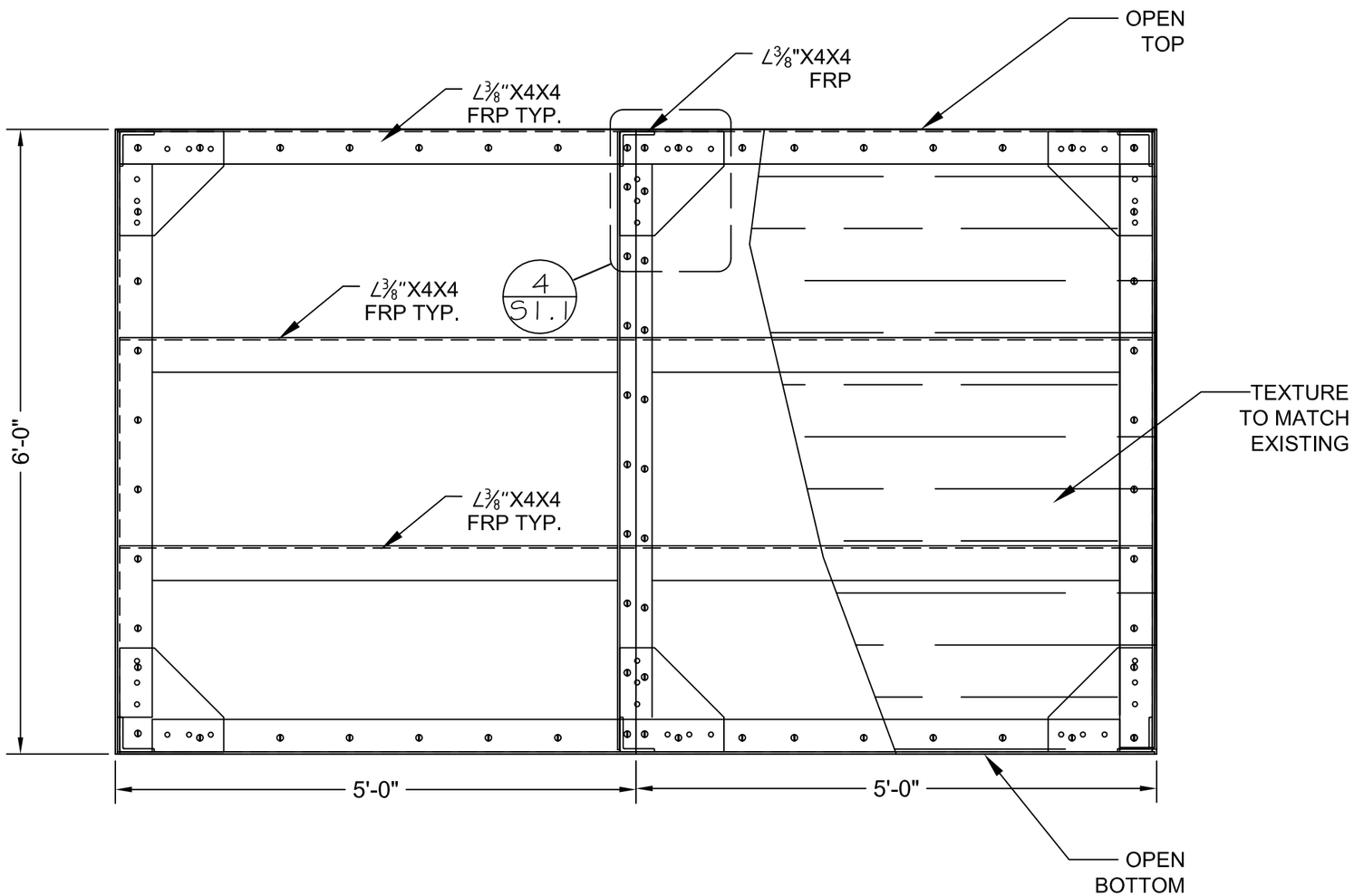

1 FRP SCREENING (BOX)

Scale: 3/8" = 1'-0"

STRUCTURAL ONLY

Professional Engineer (Civil) Rolf Armstrong 12942 Date WYOMING

ECLIPSE ENGINEERING
376 SW BLUFF DRIVE, STE 8
BEND, OR 97702
PH: (541) 389-9659

CARRIER
AT&T

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PROJECT
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JACKSON, WY 83001

REV	DESCRIPTION	DATE	NAME

SCALE:	DATE:	DRN:	CHKD:	DWG #	SHEET #
NTS	8-20-18	TDJ		18-699	S-1.3

HTCS HI-TECH COMPOSITE STRUCTURES, INC.
PHONE - (541) 548-0812
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Design, Engineering, Fabrication, Installation

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TOLERANCES UNLESS SPECIFIED

DECIMALS	ANGLES
.X=±.1	±1°
.XX=±.03	FRACTIONS
.XXX=±.010	±1/16

VIEW ORIENTATION

SHEET # S-1.3

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Project Plan Review History

PLANNING

Project Number	P18-274	**Applied**	9/18/2018	STOL
Project Name	CUP - AT&T Dusty Acres	**Approved**		
Type	CUP	**Closed**		
Subtype	WIRELESS COMS FACILITY	**Expired**		
Status	STAFF REVIEW	**Status**		

Applicant AT&T Wireless **Owner** THE APARTMENTS AT DUSTY ACRES

Site Address	City	State	Zip
1024 GREGORY LANE	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
	22401606100031	

Type of Review / Contact / Notes	Status	Dates: Sent	Due	Received	Remarks
Fire Kathy Clay	NO COMMENT	9/18/2018	10/9/2018	9/19/2018	See Notes

TO: Tyler Valentine, Senior Planner

FROM: Kathy Clay, Fire Marshal

DATE: November 20, 2018

SUBJECT: 1024 Gregory Lane
AT&T Cell Tower
P18-274

This office has received the request for a administrative adjustment at the above location. The most current edition of the International Fire Code (IFC) and the 2017 edition of the National Electric Code (NEC) shall be used for building design.

Should the building be fire sprinklered and the antenna addition create a closed space attached to the building, fire sprinklers may be required.

Please feel free to contact me if you have any further questions at 307-733-4732.

Legal Lea Colasuonno	APPROVED W/CONDITI	9/18/2018	10/9/2018	10/1/2018

(10/1/2018 11:12 AM LC)
Landscaping: The landscaping required under the LDR, referenced but not stated on pg. 15, is that "[a]t minimum 75% of the ground mounted elements of the Wireless Facility (not including a Tower or supporting structure) must be obscured within 3 years of construction completion."

(10/1/2018 11:18 AM LC)
Tower: The structure being built is a tower because “it is being built for the sole or primary purpose of an FCC-licensed communication, thus this application is within and properly meets the LDR requirement of one (1) tower per legal parcel.

Collocation: This can be accomplished at the site under the federal mandate providing for automatic expansion rights after this initial approval by the Town, therefore can the applicant comment and clarify the potential for increased equipment being added to this building. Specifically, the structural-soundness of the building with regard to adding another, taller antenna array on the roof.

Parks and Rec Steve Ashworth	NO COMMENT	9/18/2018	10/9/2018

Type of Review / Contact / Notes	Status	Dates: Sent	Dates: Due	Dates: Received	Remarks
Pathways Brian Schilling	NO COMMENT	9/18/2018	10/9/2018		
Planning Tyler Valentine (12/12/2018 9:59 AM TV) Please see staff report.	APPROVED W/CONDITI	9/18/2018	10/9/2018	12/12/2018	
Police Todd Smith (9/21/2018 11:32 AM STOL) No Law Enforcement concerns.	NO COMMENT	9/18/2018	10/9/2018	9/21/2018	
Public Works Jeremy Parker (10/5/2018 3:39 PM JP) Plan Review Comments – APPROVED w/ Conditions P18-274 CUP AT&T Wireless – Tamara Shiveley (Owner: The Apartments at Dusty Acres, LLC) 1024 Gregory Lane October 5, 2018 Jeremy Parker, (307)733-3079 x1412 *Please be advised that the following comments are being provided for use in preparation of future Development Plan submittals and/or Commercial Building Permit applications and are required for sufficiency. In addition to the required Town of Jackson submittal requirements, The Engineering Department would like to encourage applicants to submit plans, documents, etc in electronic PDF format in addition to the standard paper submittal(s). Please submit these materials through the Planning Department. All work to be completed within the Town's right-of-way shall be specifically addressed. Please be advised that a Public Right-of-Way (PROW) permit application is required for any work occurring within, or use of, the Town of Jackson's ROW. All onsite power shall be shown as underground and location(s) of transformers indicated.	APPROVED W/CONDITI	9/18/2018	10/9/2018	10/5/2018	
START Darren Brugmann	NO COMMENT	9/18/2018	10/9/2018		
TC Housing Authority Stacy Stoker (10/3/2018 10:13 AM SAS) The Housing Department has no comment because the applicant has indicated that there is no housing requirement.	NO COMMENT	9/18/2018	10/9/2018	10/3/2018	See Notes

Tyler Valentine

From: Tamara Shiveley <tamaras@shiveassoc.com>
Sent: Thursday, January 03, 2019 1:24 PM
To: Tyler Valentine; Brendan Conboy
Subject: RE: Planning and Zoning Commission Regular Meeting

Tyler and Brendan –

Please see my comments below addressing each of the items brought up by Bob Culver in his email dated December 19th.

555 E Broadway – St. Johns Medical Center
A) I saw no reference to interference from the Cell transmitters to other electronics and the medical offices and the Hospital. I foresee no significant problems but in the event of actual interference it must be addressed. AT&T has collocated with the existing equipment for several years and there is no interference from AT&T's current equipment. The proposed site will continue operating under licensed frequencies. If there is any interference discovered, AT&T and the hospital will resolve per the lease language in their executed contract. AT&T is required to operate only in its licensed frequencies pursuant to its FCC License.

B) Considering the roof of the building is not a general access area, FCC RF energy exposure guidelines should not be exceeded. A statement to this effect, accompanied by predicted exposure, prohibited areas and measurements after construction if necessary, should be made. AT&T submitted a letter with the CUP application stating that all FCC guidelines will be followed. AT&T posts the FCC required signage at all sites and protects from public access.

C) It is indicated that the existing cell/radio antennas and structure will be removed and those facilities will be relocated to the new STEALTH structure. If that existing structure is higher than the proposed structure could that higher height be approved at the new site if needed or wanted? More height will slightly reduce interference and RF Exposure potential. The equipment will be removed to the new stealth structure but the existing structure will remain as it is owned by the hospital and contains their hospital paging equipment. While AT&T would desire to at least meet if not exceed the height of the existing structure, the new stealth structure is slightly lower than the existing structure as required by the Town of Jackson LDRs for roof mounted wireless facilities.

1024 Gregory Lane
A) If actual service interference were to be created it must be addressed following the usual FCC "last party in clears the problem" guideline. AT&T follows all FCC guidelines and again has language in its contract to identify and resolve interference issues with the LL.
B) The roof top of the proposed building IS A GENERALLY OCCUPIED area, the RF Exposure guidelines are different. The RF Exposure levels should be calculated and presented, considering the transmitted ERP and antenna patterns. That will give assurance to the general public and those sensitive to the issue. AT&T's RF and safety engineer has calculated exposure levels at this site and has engineered the design for tenant safety and in compliance with all FCC guidelines. This area is not accessible to the general public.

If you need any additional information, please contact me.

Thanks,
Tamara Shiveley
801-230-4877

From: Tyler Valentine [mailto:tvalentine@jacksonwy.gov]
Sent: Thursday, January 3, 2019 10:27 AM
To: Tamara Shiveley <tamaras@shiveassoc.com>
Subject: FW: Planning and Zoning Commission Regular Meeting

Tamara,

Happy New Year!

When you get a moment, can you respond to whether or not the concerns under item #2 (in email below from Bob Culver) can be addressed before the Town Council meeting scheduled for January 22nd?

Thank you,

-Tyler Valentine

From: Tyler Valentine
Sent: Friday, December 21, 2018 1:36 PM
To: 'Tamara Shiveley' <tamaras@shiveassoc.com>
Subject: FW: Planning and Zoning Commission Regular Meeting

Tamara,

The email below is the first public comment we have received for both requests. Let's discuss in the new year.

-Tyler V

Begin forwarded message:

> **From:** Bob Culver <bobcul@locul.com>
> **Date:** December 19, 2018 at 21:59:05 MST
> **To:** <tsinclair@jacksonwy.gov>
> **Subject: Planning and Zoning Commission Regular Meeting**
>
> Tyler,
>
> I got the notice about the meeting scheduled for 5:30 this evening by way of an e-mail sent out at 5:39 - I missed the meeting.
>
> I reviewed the documents relating to two cell antenna proposals, Items P18-301 and P18-274 & 323.
> I have the following observations and questions that should be addressed to the Town Council and the applicant.
>
> 1) Regarding the proposal at the St. Johns professional building; A) I saw no reference to interference from the Cell transmitters to other electronics and the medical offices and the Hospital. I foresee no significant problems but in the event of actual interference it must be addressed. B) Considering the roof of the building is not a general access area, FCC RF energy exposure guidelines should not be exceeded. A statement to this effect, accompanied by predicted exposure, prohibited areas and measurements after construction if necessary, should be

made. C) It is indicated that the existing cell/radio antennas and structure will be removed and those facilities will be relocated to the new STEALTH structure. If that existing structure is higher than the proposed structure could that higher height be approved at the new site if needed or wanted? More height will slightly reduce interference and RF Exposure potential.

2) Regarding the proposal near Gregory Lane, similar issues arise; A) If actual service interference were to be created it must be addressed following the usual FCC "last party in clears the problem" guideline. B) The roof top of the proposed building IS A GENERALLY OCCUPIED area, the RF Exposure guidelines are different. The RF Exposure levels should be calculated and presented, considering the transmitted ERP and antenna patterns. That will give assurance to the general public and those sensitive to the issue.

It would be good to get advance notice and staff documents of such meetings.

Bob Culver 733-6281

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TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: JANUARY 17, 2019
MEETING DATE: JANUARY 22, 2019

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

SUBJECT: **ITEM P18-301:** REQUEST FOR APPROVAL OF A CONDITIONAL USE PERMIT FOR A ROOF MOUNTED WIRELESS COMMUNICATIONS FACILITY AT THE ST. JOHNS MEDICAL FACILITY LOCATED AT 555 EAST BROADWAY AVENUE.

APPLICANT/OWNER: TAMARA SHIVELEY, SHIVELEY AND ASSOCIATES, FOR AT&T

REQUESTED ACTION

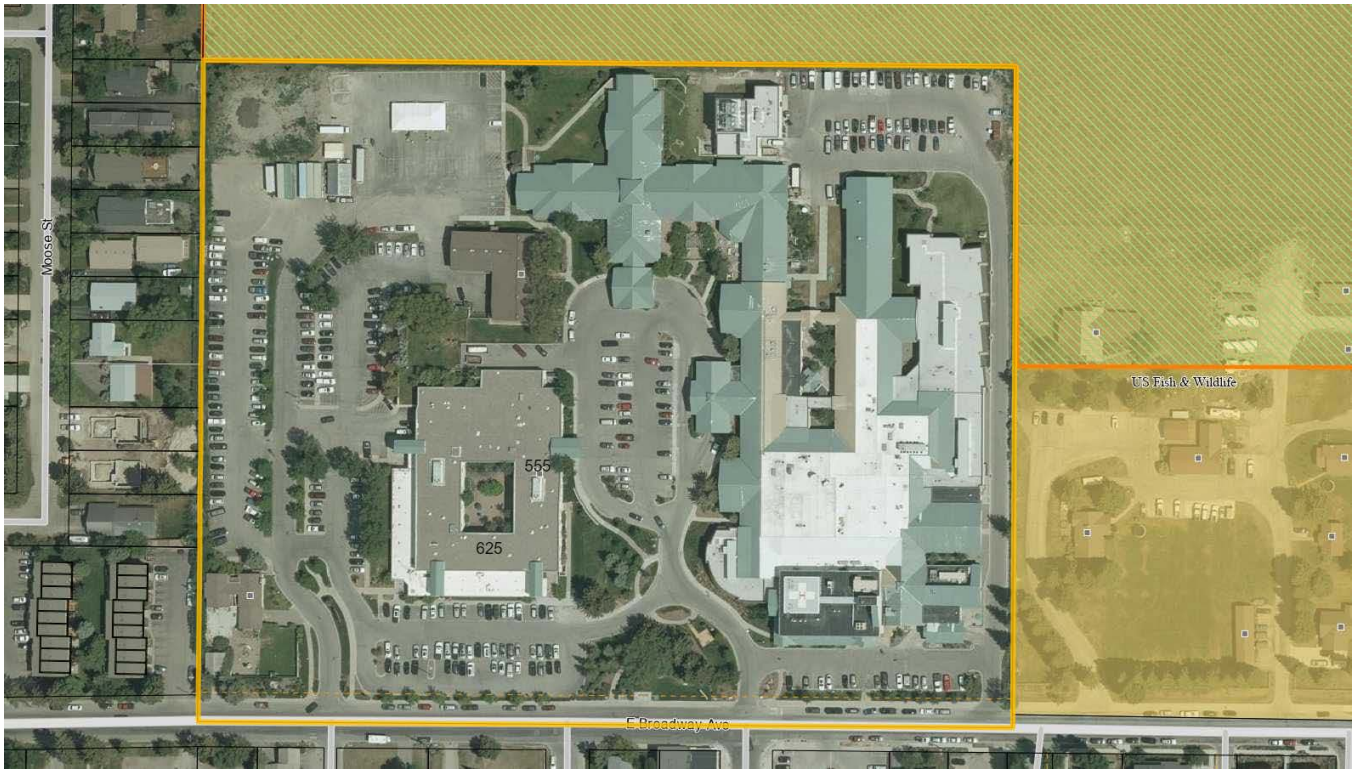
The applicant is requesting approval of a Conditional Use Permit to locate a stealth wireless communications facility on the roof above the eastern entrance, Entrance B, at the Professional Office Building at the St. John's Medical Center at 555 East Broadway Avenue.

APPLICABLE REGULATIONS

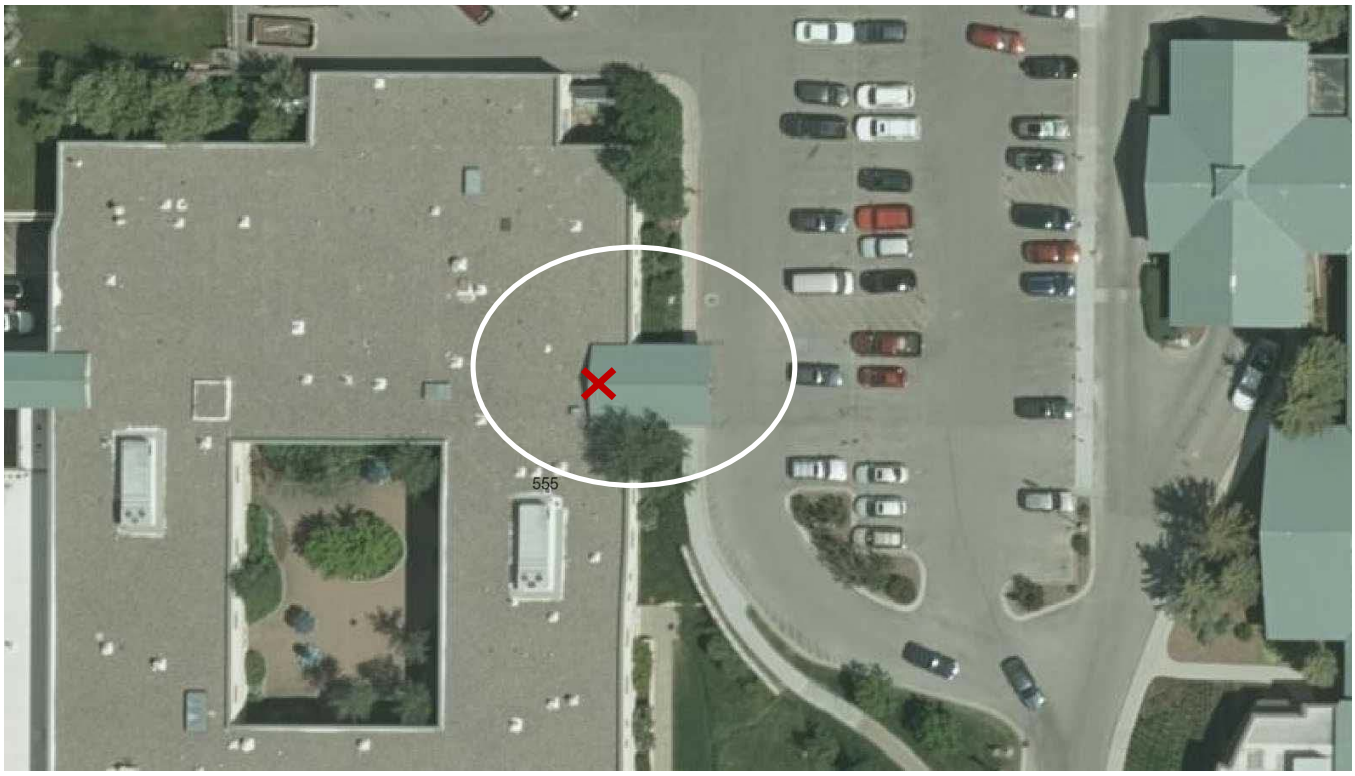
Section 4.2.1 Public/Semi-Public – Town (P/SP-ToJ)
Section 6.1.10.D Wireless Communications Facilities
Section 8.4.2 Conditional Use Permit (CUP)

LOCATION

The subject property is addressed as 555 E. Broadway Avenue and legally described as Deed 11D321 and 59P448, PIDN 22-41-16-27-4-00-003.02. Aerial photos and a zoning map are shown on the following page showing the general location of the proposed site:



St. John's Medical Center Campus



The Professional Office Building at the St. John's Medical Center with location of proposed wireless facility denoted by red **X**

BACKGROUND

The subject parcel is 16.3 acres (710,028 SF) and located in the Public/Semi-Public (P/SP-ToJ) zone. The parcel is bordered by the National Elk Refuge and National Elk Refuge Headquarters to the north and east, Office Residential (OR) zoned properties (and a few P/SP zoned lots owned by the hospital) to the south along Broadway Avenue, a condominium complex at 465 E Broadway to the southwest zoned Neighborhood Medium Density – 2 (NM-2), and residential properties in the Gill Addition zoned Neighborhood Low Density – 3 (NL-3) to the west.

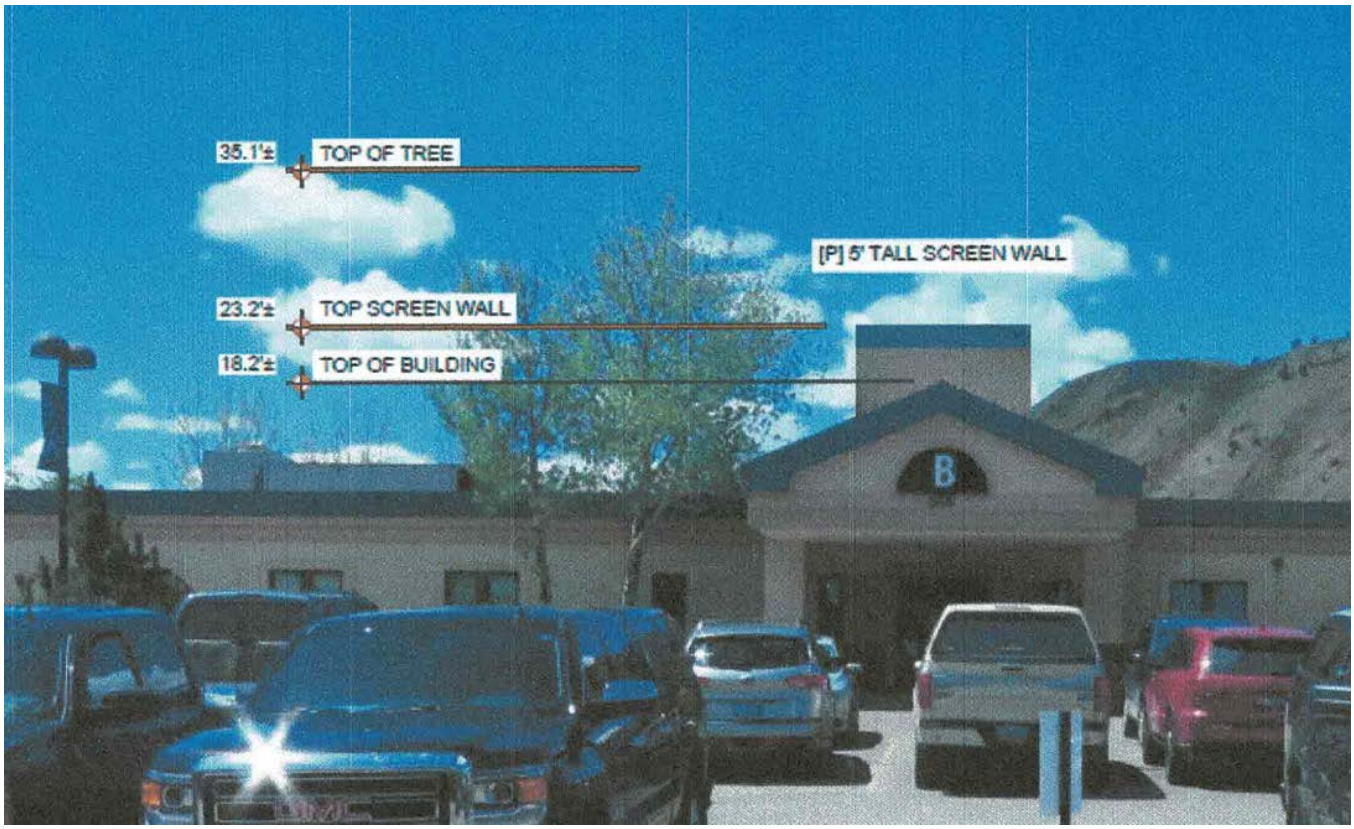
On January 4, 2017, the Jackson Town Council adopted amendments in the Land Development Regulations (LDRs) to modify the requirements for wireless communications facilities. The amendments were necessitated by changes in federal law that limited and defined the authority of local governments to regulate 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 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 Public/Semi-Public 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 roof of the eastern entrance of the Professional Office Building on the St. John's Medical Center campus. 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, and to provide FirstNet, a dedicated communication network for first responders. AT&T currently has a wireless communication facility/tower located along the northeast corner of the Professional Office Building, however this tower will not support any new technology equipment, necessitating the need for the proposed stealth roof mounted facility to accommodate more antennae. The antennae at the existing site will be moved to the rooftop facility. Associated electronic equipment used in support of the existing tower is housed within the Professional Office Building and will be now used for the new stealth facility and connected via coaxial cable across the roof.

The proposed wireless facility will be located 434'-6" from the northern lot line, 519'-8" from the eastern lot line, 313'-4" from the southern lot line, and 401'-6" from the western lot line. The dimensions of the stealth enclosure and proposed lease area is a 10' by 10' (100 SF) area 5' in height above the highest point of the roofline. The top of the enclosure will be 23.2' above the grade, where the current high point of the roof entrance is 18.2'. This is in compliance with the requirement that no wireless facility extend more than 5' above the roof on which it is affixed. The proposed wireless facility will contain 11 antennas and associated equipment screened by radio frequency transparent material that matches the color, texture, and trim of the existing building. No new floor area will be added and no new driveways or access points are proposed as the main access point will be the existing drive aisle through the parking lot with a 20' access easement granted.



A rendering of the proposed stealth enclosure as approved by the DRC.

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 they must find an alternate location that will support FirstNet capabilities while maintaining and coverage needs and increasing capacity for demands within this part of Jackson. The applicant maintains that the proposed site is the best available location to serve the coverage area. 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 on the hospital property, but that this was the least invasive choice given the hospitals expansion and remodel plans and that the proposed site would not require the relocation of AT&T's equipment area.

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 design maintains composition with the Professional Office Building and is in proportion with the building in terms of scale and massing. The proposed materials are in keeping with the existing design of the building.

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 November 14, 2018. The DRC recommended unanimous approval of the proposed facility to the Planning Director without any 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. Because this is a roof-mounted facility that is shown as no more than 5' above the high point of existing roof line of the building to which it is affixed, the proposed facility meets the 5' height limit.

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: The applicant has stated that due to the stealth nature of the proposed facility, there is no space for future collocation. It is Staff's opinion that any expansion of the stealth enclosure 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. Thus, rather than 'over-sizing' the stealth enclosure now to accommodate another possible carrier in the future (which may never come), the better option is to approve a smaller stealth structure now.

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 the site will not generate any significant noise and that the HVAC unit at the site will be within the 65 DBA guideline set forth in the Town LDRs. The Town reserves the 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. Not applicable as this is a rooftop facility that will not require any landscaping.

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

Complies. The antennas will be screened and contained within the stealth enclosure behind radio frequency transparent material that matches and replicates the existing Professional Office Building. Trees help to screen the rooftop facility from view at certain angles as well as demonstrated by the applicant's photo-simulations in the submittal.

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, lighting, access, and security. These standards are either met as part of this application (e.g. access, security), or will be met in the future at the building permit stage or do not apply to this particular application (setbacks, signage, lighting,). The proposed application, therefore, complies with each of these standards, as applicable to this project.

Planning Commission

This item went before the Planning Commission on December 19, 2018 in which the project received a unanimous recommendation of approval to Town Council as presented. The Planning Commission discussed with staff the requirements for stealth facilities as it relates to collocation. Staff explained that oftentimes the Town's stealth requirements limit the ability for multiple carriers to collocate on rooftop facilities because adding additional equipment to the facility at a later date would often likely defeat the stealth nature of the facility by making the rooftop structure larger or taller. Therefore, rooftop wireless facilities are often sized to accommodate the equipment that is requested at that point in time rather than oversizing the available space for additional equipment. Collocation is less of an issue with stand-alone towers as there is often more room available for additional equipment.

PUBLIC COMMENT

Staff received comment (attached) regarding interference and RF exposure with regard to this application at 555 E Broadway as well as a similar application at 1024 Gregory Lane. As for interference with transmissions from the existing hospital radio tower that will remain and support hospital paging equipment, staff notes that this facility is being constructed on private property and any potential interference from this new wireless facility is not a local regulatory issue – i.e. not addressed by the Town's regulations. Rather, interference is customarily covered in the contract between the private parties. As for the RF public comment, staff notes the applicant has complied with the Town's LDRs by providing the necessary federal documentation and statements that the RF levels at the facility will be within the federal limits.

Staff spoke over the phone with Ms. Diana Myers of 120 Moose Street regarding the height of the rooftop facility as well as the Town's authority to regulate wireless facilities based upon health concerns from RF exposure.

LEGAL REVIEW

Complete.

ATTACHMENTS

Applicant Submittal
Departmental Reviews
Public Comment

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 2.6 Mixed Use Office and Residential: This TRANSITIONAL Subarea is envisioned to be a pedestrian-oriented mixed use area comprised of mixed use office or multifamily residential structures. The subarea currently contains a variety of single family residential, multifamily residential, office and institutional uses such as St. John's Hospital, the National Elk Refuge Headquarters and Town and County administrative facilities. The future development pattern should locate buildings toward the street predominantly two stories in height. Parking should be minimized and screened from the view of the public right of way. Office, residential and local convenience commercial should be located on the first level with residential above and behind. Some limited local convenience commercial is desirable to serve the surrounding residential areas with the goal of reducing trips outside the neighborhood. The existing institutional uses shall remain as anchors to the local economy that provide many jobs and services to the community. The bulk, scale and intensity of the St. John's campus has always been and will continue to be of a higher intensity than the surrounding mixed use and residential neighborhoods. Particular care and attention will be necessary to ensure a successful integration between this mixed use subarea and the adjacent Core Residential (Subarea 3.2). Particular attention will need to be given to the location of buildings, parking, types of uses, and intensity of uses to ensure a successful transition.

   Complies. Staff finds that the project is consistent with the above described visions for Subarea 2.6, specifically for the St. John's campus. Since the proposed facility is centrally located on the campus it will have no discernable impact on the surrounding residential neighborhoods.

In addition, staff has analyzed this application for consistency with the Policy Objectives for District 2. Town Commercial Core as follows:

Common Value 1: Ecosystem Stewardship

Not applicable.

Common Value 2: Growth Management

Policy 4.1.b: Emphasize a variety of housing types, including deed-restricted housing (District 2)

Not applicable.

4.1.d: Maintain Jackson as the economic center of the region

Complies. The proposed project will provide improved cellular service to visitors, businesses, residents, and emergency services in the heart of downtown Jackson. Doing so will help to increase the vitality of downtown Jackson and maintain it as the economic center of the region.

4.2.c: Create vibrant walkable mixed use subareas

Complies. The provision of increased mobile cellular services will increase the availability of wireless services to more parts of downtown Jackson and make our outdoor spaces, such as sidewalks, more vibrant places. This will also reduce dependency on connections to private servers that are usually located inside businesses and other buildings.

4.2.d: Create a Downtown Retail Shopping District

Not applicable.

4.2.f: Maintain lodging as a key component in the downtown

Not applicable.

4.4.b: Enhance Jackson gateways

Not applicable.

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

Not applicable.

Common Value 3: Quality of Life

Policy 5.2.d: Encourage deed-restricted rental units

Not applicable.

6.2.b: Support businesses located in the community because of our lifestyle

Complies. The availability of high-quality wireless communications in a geographically remote location like Jackson will enable many residents to pursue business opportunities based on our area's many unique natural and cultural amenities.

6.2.c: Encourage local entrepreneurial opportunities

Complies. The availability of high-quality wireless communications in a geographically remote location like Jackson will enable many residents to pursue business opportunities based on our area's many unique natural and cultural amenities.

6.3.a: Ensure year-round economic viability

Complies. The proposed project will help resolve a current deficit in summer-time wireless capacity that will help make the summer season a better experience for visitors and enable them to maximize their participation in the local economy while they are here.

7.1.c: Increase the capacity for use of alternative transportation modes

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, light, 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) P18-301 to construct a wireless communications facility on the roof above the east entrance to the Professional Office Building located at the St. John's Medical Center at 555 East Broadway, subject to the department reviews attached hereto and the following condition 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 building to which it is attached.

SUGGESTED MOTIONS

Based upon the findings as presented in the staff report and as made by the applicant for Item P18-301, 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 the roof above the east entrance to the Professional Office Building located at the St. John's Medical Center at 555 East Broadway, subject to the department reviews attached hereto and the following condition 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 building to which it is attached.

PLANNING PERMIT APPLICATION

Planning & Building Department
Planning Division

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
fax: (307) 734-3563
www.townofjackson.com

For Office Use Only

Fees Paid_____

Check # _____ Credit Card_____ Cash_____

Application #s _____ _____ _____

PROJECT.

Name/Description: Jackson DT IDL04058 FA 10129826

Physical Address: 555 East Broadway Avenue Jackson WY 83001

Lot, Subdivision: _____ PIDN: 22-41-16-27-4-00-003.02

OWNER.

Name: St. Johns 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. Suite C WVC, UT ZIP: 84119

E-mail: tamaras@shiveassoc.com

DESIGNATED PRIMARY CONTACT.

_____Owner X Applicant/Agent

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

Use Permit

_____Basic Use

X 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

Development Option/Subdivision

_____Development Option Plan

_____Subdivision Plat

_____Boundary Adjustment (replat)

_____Boundary Adjustment (no plat)

Interpretations

_____Formal Interpretation

_____Zoning Compliance Verification

Amendments to the LDRs

_____LDR Text Amendment

_____Zoning Map Amendment

_____Planned Unit Development

_____ Other:_____

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 #: P18-253 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. Provide* ***one electronic copy*** *(via email or thumb drive), and* ***two hard copies*** *of the submittal packet.*

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 Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is held, the submittal requirements will be reviewed at the conference followed by a written summary. The submittal requirements on the TOJ website are intended as a reference to assist you in submitting a sufficient application.

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.

Signature of Owner or Authorized Applicant/Agent — Date: 10.16.18

Name Printed: Tamara Shively — Title: site acquisition agent

222077 253

GENERAL DYNAMICS INFORMATION TECHNOLOGY, INC.

32-1/1110

DATE 7/5/18

PAY TO THE ORDER OF Town of Jackson $ 2,500.00

Two Thousand Five Hundred Dollars and 00/100 DOLLARS

Security Features Included. Details on Back.

VOID AFTER 270 DAYS

Bank of America.

Customer Connection

FOR Jackson DT-45740-9163-377677993

MP

⑈2220770253⑈ ⑆111000012⑆ 445 122 5621⑈

LETTER OF AUTHORIZATION

St. Johns Medical Center ,"Owner" whose address is: 625 East Broadway Jackson WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

St. Johns Medical Center , as the owner of property more specifically legally described as: 555 East Broadway Jackson WY 83001

(If too lengthy, attach description)

HEREBY AUTHORIZES AT&T Wireless applicant Tamara Shiveley 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: Paul Beaupre CEO

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: CEO

(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 Paul Beaupre this 21 day of June, 2016.

WITNESS my hand and official seal.

(Seal)

Sh Stec

(Notary Public)

My commission expires: 6/6/2020

SHANNON STEC · NOTARY PUBLIC
County of Teton
State of Wyoming
My Commission Expires June 6, 2020

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AT&T Mobility
2890 South 25th East
Idaho Falls, ID 83404
www.att.com

October 15, 2018

Whom It May Concern at the Town of Jackson, WY, Planning Department,

AT&T's wireless facility at 555 East Broadway, Jackson, WY 83001 (AT&T site FA Code 10129826) will comply with all American National Standards Institute (ANSI) standards for electromagnetic radiation adopted by the Federal Communications Commission (FCC) for wireless telecommunications facilities.

The proposed AT&T wireless telecommunication facility will comply at all times with FCC regulations prohibiting localized interference with reception of television and radio broadcasts.

The proposed AT&T wireless telecommunication facility will not interfere with public safety frequencies servicing the town and its residents.

If I can be of further assistance in this matter, please do not hesitate to contact me by phone at (208)317-0011 or by email, jr129e@att.com.

Best regards,

J. Shad Rydalch

J. Shad Rydalch
AT&T Senior Specialist Radio Access Network Engineer
RF Safety for Rocky Mountain Region
2890 S 25th East, Idaho Falls, Idaho 83404
m 208.317.0011 | jr129e@att.com

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Idaho Falls, ID 83404
www.att.com

October 15, 2018

Whom It May Concern at the Town of Jackson, WY, Planning Department,

AT&T's wireless facility at 555 East Broadway, Jackson, WY 83001 (AT&T site FA Code 10129826) will comply with all Federal Communications Commission ("FCC") Radio Frequency ("RF") exposure rules.

The FCC rules set the maximum permissible exposure allowable from RF transmissions for the general population. The FCC has determined that a person may be exposed to RF emissions below those exposure limits with no harmful effects. The FCC's OET Bulletin 65 (Evaluating Compliance with FCC Guidelines for Human Exposure to Radiofrequency Electromagnetic Fields) provides guidance in determining RF exposure levels.

Additionally, the FCC has written OET Bulletin 56 (Questions and Answers about Biological Effects and Potential Hazards of Radiofrequency Electromagnetic Fields), an excellent document on RF safety which can be downloaded from http://www.fcc.gov/encyclopedia/radio-frequency-safety

If I can be of further assistance in this matter, please do not hesitate to contact me by phone at (208)317-0011 or by email, jr129e@att.com.

Best regards,

J. Shad Rydalch
AT&T Senior Specialist Radio Access Network Engineer
RF Safety for Rocky Mountain Region
2890 S 25th East, Idaho Falls, Idaho 83404
m 208.317.0011 | jr129e@att.com

GENERAL DYNAMICS
Wireless Services

Contracted to AT&T Mobility

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

October 17, 2018

RE: Compliance with Applicable Codes - AT&T project Jackson DT IDL04058 FA 10129826 located at 555 East Broadway Avenue, Jackson, WY 83001

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", to be located on the rooftop of the existing building at 555 East Broadway Avenue, 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

HOUSING MITIGATION PLAN

For CUP Application for Wireless Telecommunications Site at 555 East Broadway Avenue in Jackson

AT&T is proposing to put an unmanned wireless communication site at 555 East Broadway Avenue in Jackson. The antennas will be placed on the roof of an existing building. 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.

CONDITIONAL USE PERMIT APPLICATION FOR WIRELESS COMMUNICATION FACILITY

Submitted to Town of Jackson
Planning Division
October 16, 2018

1. GENERAL INFORMATION

Applicant:	New Cingular Wireless, PCS LLC **("AT&T" or the "Applicant")** 4393 Riverboat Road, Ste. 400 Taylorsville, UT 84123
Representative:	Tamara Shiveley tamaras@shiveassoc.com 801-230-4877
Property Owner:	**St. Johns Medical Center**
Site Address:	555 East Broadway Avenue, Jackson, WY 83001
APN:	22-41-16-27-4-00-003.02
Name of Project:	Jackson DT IDL04058 FA 10129826
Zoning:	Public/Semi-Public (PSP)

AT&T is submitting this application pursuant to a Letter of Authorization from St. Johns Medical Center. *See Letter of Authorization*

2. PROJECT DESCRIPTION

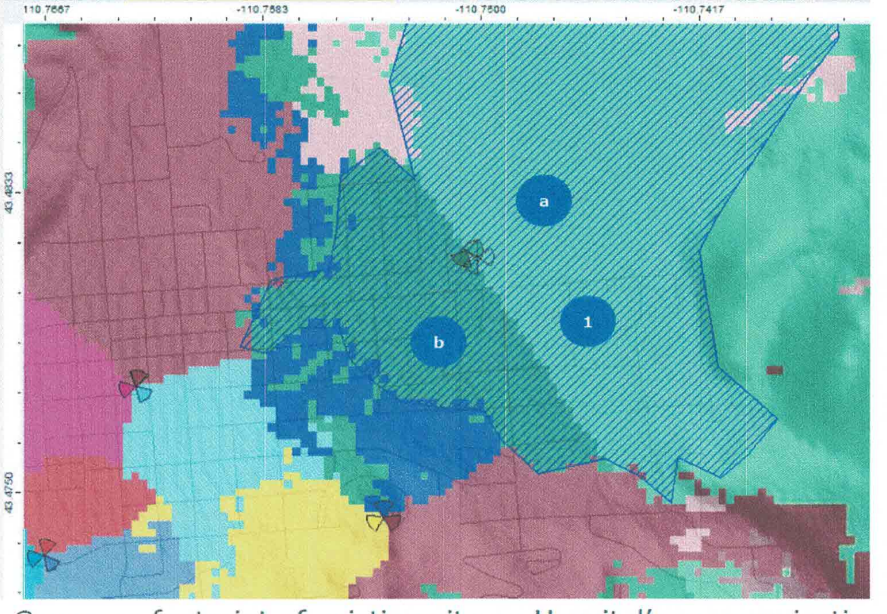
Request and Justification: AT&T is upgrading equipment all over the Jackson area and throughout the State of Wyoming in order to support the federal directive to build FirstNet capable sites. FirstNet is a dedicated communication network for first responders. After 9/11, the 9/11 Commission recommended the establishment of a single, interoperable network for public safety and FirstNet was created as a result. FirstNet's mission is to build and deploy the first-ever high-speed nationwide wireless broadband network dedicated to first responders. FirstNet helps first responders respond effectively and efficiently and stay safe while helping others during day-to-day operations and disaster response and recovery and when managing large events. In order to deploy FirstNet service, wireless infrastructure is required. The proposed facility will include FirstNet antennas and broadcast FirstNet service.

In addition to the FirstNet directive, AT&T is attempting to improve the coverage and capacity in the Town of Jackson to meet the increase in demand. As you know, Jackson is a desirable vacation destination and each summer large amounts of tourists visit the area bringing with them their wireless devices. These devices require large amounts of data to transmit videos, photos, emails and downloads. This increased demand for data requires wireless carriers to upgrade wireless equipment to meet the ever changing technology.

New Cingular Wireless, PCS LLC ("AT&T") currently has a wireless communication facility located on the hospital's tower next to the Professional Office Building on the St. John's Medical Center Campus at 555 East Broadway Avenue in Jackson; however, the current tower will not support any new technology equipment resulting in the need for AT&T to relocate the existing site. The current antenna system on the Medical Center Campus tower will not allow for growth. Moving the antenna system to the rooftop of the Professional Office building will allow growth of the antenna system to add capacity, including the ability to add FirstNet Band 14. The lower antenna height on the rooftop of the Professional Office Building does show a smaller coverage footprint on the southeast and southwest but most of this lost coverage can be made up from the Snow King Lodge site. Within this stealth structure on the Professional Office Building, AT&T will be able to add a third antenna array to add new capacity and improve coverage to the west and northwest.

There is limited area within the P/SP zone in this area of town including only the St. John's Medical Center Campus and (3) parcels owned by St John's Medical Center and used as parking areas. AT&T already has a lease in place with the medical center for its current site and AT&T's equipment is currently located within the Professional Office Building on the medical center campus. In order to meet AT&T's cover objectives, it is AT&T's desire to stay on the hospital property and are proposing to build a stealth structure over the entrance to the Professional Office Building.

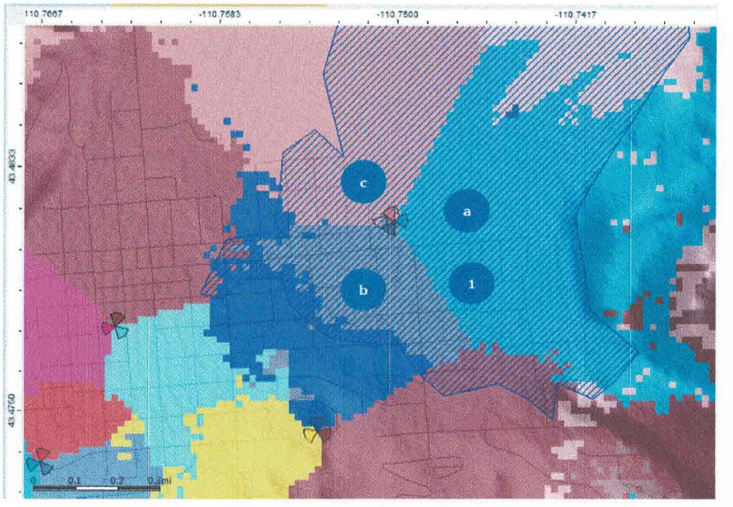
Seeking to maintain coverage and add capacity



Coverage footprint of existing site on Hospital's communication structure (a) Light Green & (b) Dark Green. (1) Blue Diagonal Lines: Existing footprint.

Figure 1: Coverage offered by current site at St. John's Medical Center (a & b) and other existing or proposed AT&T sites in Town of Jackson (Town Parking Garage, Snow King Lodge, Jackson Fairgrounds)

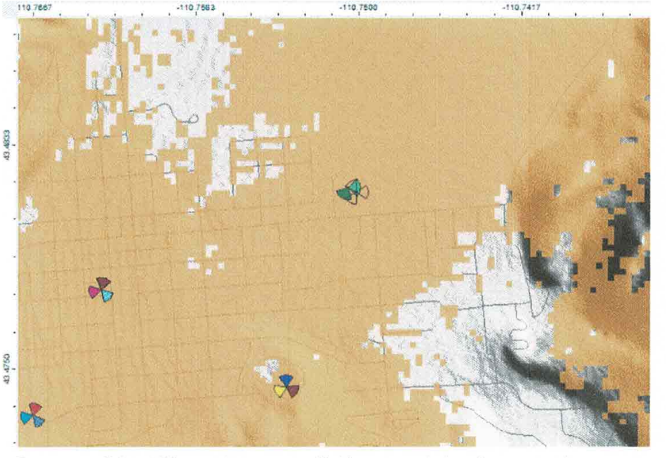
Seeking to maintain coverage and add capacity



Coverage footprint of new antennas on Hospital's office building: (a) Light Blue, (b) Gray & (c) Pink. (1) Blue Diagonal Lines: Existing footprint. Lower antenna height shows smaller footprint on South East & South West

Figure 2: Coverage with new stealth structure on Professional Office Building

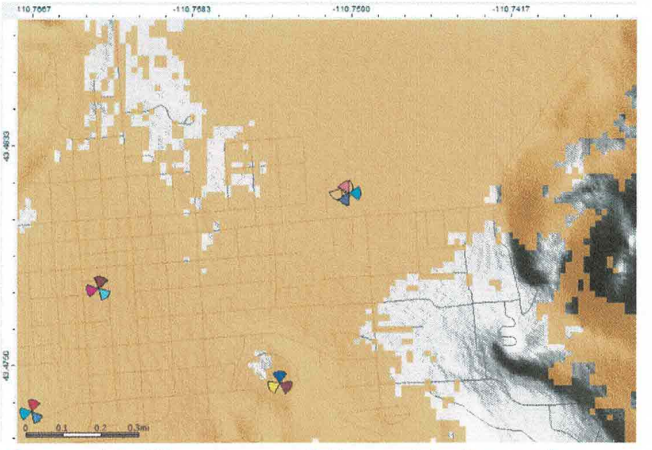
Current good indoor coverage



Orange: Identifies where prediction models show we have acceptable indoor coverage.

Figure 3: Current Indoor Coverage

Replacement site's good indoor coverage



Orange: Identifies where prediction models show we have acceptable indoor coverage.

Figure 4: Replacement site Indoor Coverage

Alternate Sites Considered: There is limited area in the P/SP zone including four (4) parcels all of which are owned by St. Johns Medical Center. Several options were explored on the hospital properties but this was the least invasive choice given the hospitals expansion and remodel plans and that there will be no need to relocate AT&T's equipment area.

Determination of Need: As noted above, AT&T must find an alternative location for the current site on the St. Johns Medical Center property that will support FirstNet capabilities, maintain the coverage needs, and meet increased capacity demands within this section of the Town of Jackson. The proposed site at 555 E Broadway is the best available location to serve this coverage area.

3. ANALYSIS OF LAWS APPLICABLE TO THIS APPLICATION

Federal, state, and local laws apply to this application.

While the federal Telecommunications Act acknowledges a local jurisdiction's zoning authority over wireless facilities, it limits the exercise of that authority in several important ways.

- A local regulation may not prohibit, or have the effect of prohibiting, the provision of wireless services. 47 U.S.C. §332(c)(7)(A) and (B)(i)(II).

- A jurisdiction is prohibited from considering the environmental effects of radio frequency emissions (including health effects) of the WCF site if the site will operate in compliance with federal regulations. 47 U.S.C. §332(c)(7)(B)(iv).

- A jurisdiction may not discriminate among providers of functionally equivalent services. A jurisdiction must be able to provide plausible reasons for disparate treatment of different providers' applications for similarly situated facilities. 47 U.S.C. §332(c)(7)(B)(i)(I).

- The Telecommunications Act requires local jurisdictions to act upon applications for wireless communications sites within a "reasonable" period of time. The shot clock applicable to this application is 150 days.[1]

The Facility will operate in accordance with the Federal Communications Commission's Radio Frequency emissions regulations. Therefore, issues regarding environmental effects are preempted under federal law.

This application is also subject to and complies with the Town of Jackson Land Development Regulations, including Article 6, Division 6.1.10.D Wireless Communication Facilities.

[1]The FCC rules clarify that the shot clock begins to run when the application is submitted and further state that "[a] determination of incompleteness tolls the clock only if the local government provides notice to the applicant within 30 days that the application is incomplete and while specifically delineating all missing information, and specifying the code provision, ordinance or application instruction or other publically-stated procedure requiring that the information be submitted. Following a resubmission the clock can be tolled again only if the local government notifies the applicant within 10 days that the supplemental submission did not provide the information identified in the original notice." *See FCC Report and Order, FCC 14-153. Acceleration of Broadband Deployment by Improving Wireless Facilities Siting Policies. October 17, 2014.*

4. PROPOSED DEVELOPMENT PROGRAM

Existing Condition: The existing building is used as a Professional Medical Office building on the St. John's Medical Center Campus.

Figure 5: Existing Building

Proposed Use: The proposed wireless communication site will be built on the existing building and will include a 5' tall x 10' wide x 10' deep "stealth", roof-mounted facility built above the entrance to the Professional Office Building. This is in compliance with Sec. 6.D.3.f.2.iii, which limits the height of any roof-mounted wireless facility to 5 ft. above the roof on which it is affixed. The "stealth" structure will be constructed of a fiberglass, radio frequency-transparent material which will conceal the roof-top antennas while allowing the antenna signal to transmit. This addition will be painted to match the current exterior of the building (see photo simulations in Figure 8).

The existing highest point on the roof is 18.2 ft. tall; the proposed height of the "stealth" screen addition will be 5 ft. tall bringing the existing total height of the highest point on the building to 23.2 ft. This is the minimum space required to conceal and enclose 4 ft. tall wireless communication antennas. It should be noted that the optimal antenna size is 8 ft. but the LDR limits the height to 5 ft. above the existing roof. Using a 4 ft. antenna will necessitate additional equipment in order to provide the FirstNet coverage.

The electronic equipment will remain where it is currently located within a room in the Professional Office Building. The equipment area measures 112" x 106". This area encloses the electronic equipment and power racks.

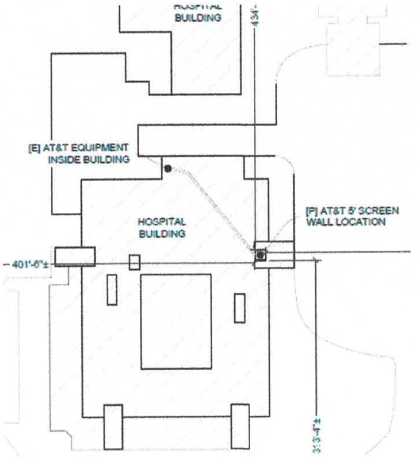


Figure 6: Site plan of Professional Office Building showing proposed stealth screen and AT&T equipment area inside building.

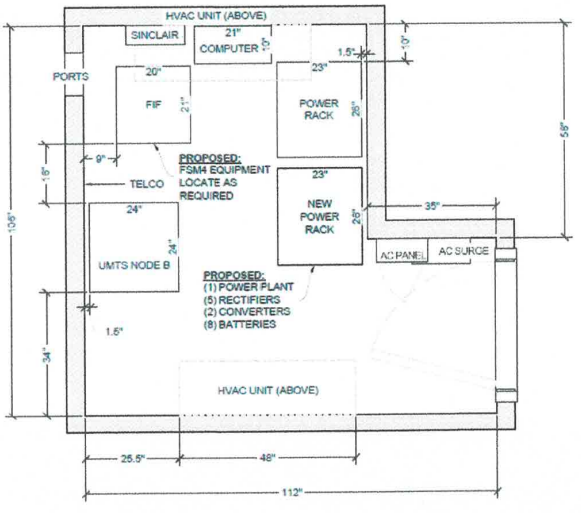


Figure 7: Site plan of AT&T equipment area within the Professional Office Building

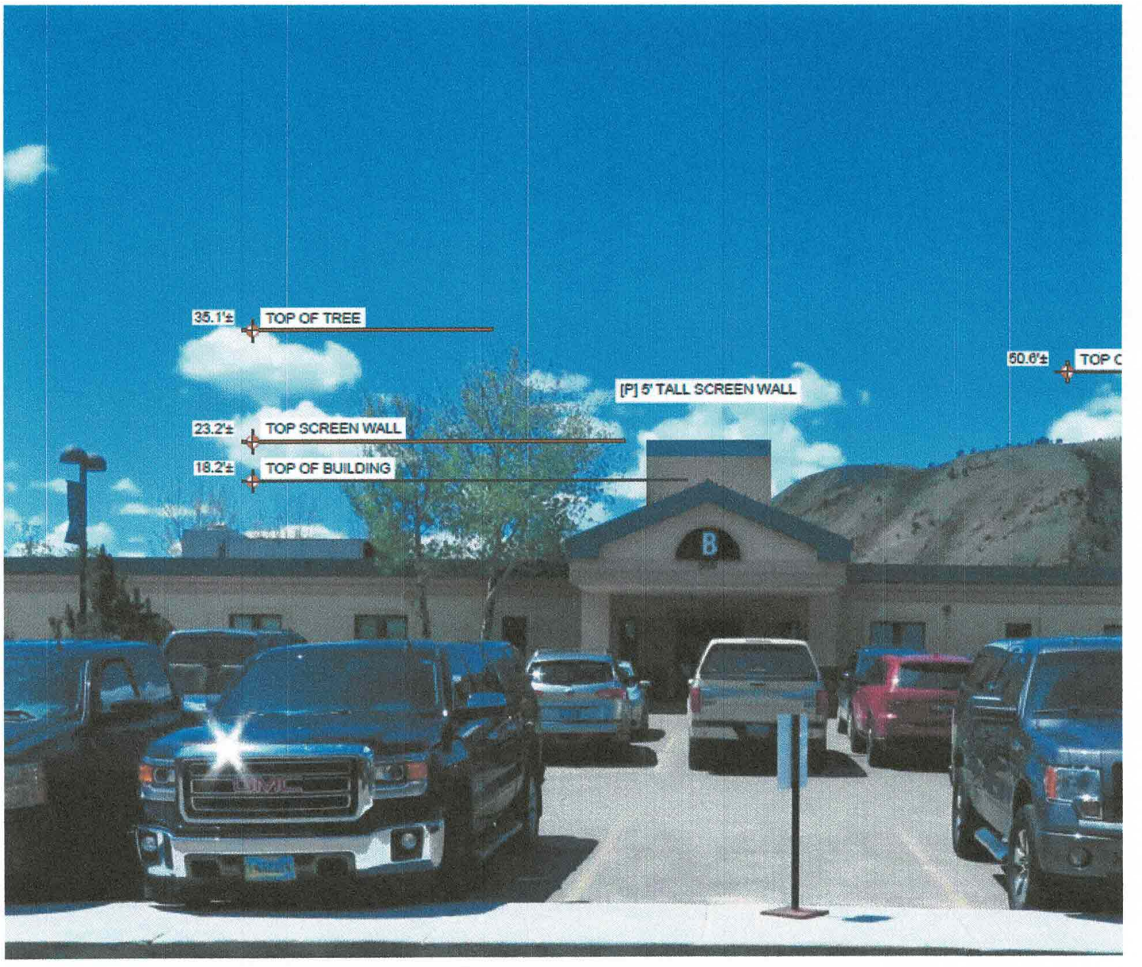


Figure 8: Proposed Roof-mounted Stealth Screen Structure

Height and floor area: Described above in Figure 6 and 7

Setbacks: There are no setbacks applicable to the roof-mounted antennas as they are being proposed within the confines of the existing building. The entire wireless facility will be on the roof or within the building.

Utilities:

Utilities are already present at the existing site and will be brought to the new stealth site across the roof of the building and concealed with a non-penetrating covered cable chase. This will run from the existing equipment area to the new site.

5. SITE AND FLOOR PLANS

The enclosed site plans meet the minimum standards established in the Administrative Manual. Sheet T-1 includes project data;

- GN-1 includes general notes for the project
- SS-1 and SS-2 includes a professional land survey of the subject property;
- A-0 includes an overall site plan with photo simulations
- A-1 includes a site plan for the proposed wireless facility with a photo simulation
- A-2 includes an equipment plan of AT&T's area inside the Professional Office Building;
- A-3 and A-3.2 includes existing and proposed antenna elevations including existing and proposed photo simulations;
- A-4 includes a detailed plan of the antenna facilities within the "stealth" structures;
- R-1 includes equipment details;
- G-1 includes grounding details;

No changes to the floor plan of the existing building. Layouts for the "stealth" structures and equipment area are included within the site plans.

5. POSTED NOTICE

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

6. 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 by enclosed Check No. 253 in the amount of $2,500.00.
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 on the enclosed CD.
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 Meeting, this is not required.
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 Site plan is enclosed as part of the construction drawings provided.
Floor Plans There are no proposed changes to the floor plan of the existing building.

SUBMITTAL CHECKLIST: Subsection B, Physical Development:
The following items are required to be addressed:

Structure Mass and Location and Maximum Scale of Development: The existing building is currently used as a Professional Medical Office Building on the St. John's Medical Center campus. The front of the building has a covered entrance where the stealth facility is proposed. The existing building with covered entrance has as its highest point 18.2 ft. high. The proposed 5 ft. high addition of the "stealth" structure will bring the total height to 23.2 ft. high. This addition will be in proportion to the existing building. The dimensions of the "stealth" structure on the rooftop are 5' (H) x 10' (L) x 10' (W). The equipment area is currently located, and will remain within, a room in the medical office building. The dimensions of AT&T's equipment area within this room are 112"x 106". Setbacks are not applicable as this site and all equipment is and will be located within the confines of the existing building.

Building Design: The existing building is a traditional design with a stucco façade. The proposed "stealth" design is intended to appear to be a design extension of the covered entrance and will look to be consistent with the surrounding buildings. The "stealth" structure will be constructed of a fiberglass, radio frequency-transparent material which will conceal the roof-top antennas while allowing the antenna signal to transmit. The "stealth" roof-top structure will be painted to match the existing building. The visual impact will be minimal as this will appear to be a logical extension of the building to the general public. Applicant understands a meeting with the Design Review Committee is required.

Site Development: No new driveways or access points are proposed. The site will be accessed from East Broadway and the Professional Medical Office Building parking lot. No new easements are proposed. It is possible that during construction a crane will be needed to transport building materials to the roof; however this will be determined at a pre-construction meeting with Town of Jackson building officials. Construction of this site is estimated to take approximately 60 to 90 days. Staging for constructions materials will be coordinated with property owners and will not obstruct or impact hospital operations. There is no pedestrian access to the site as it is on the rooftop of the existing building and the equipment is kept in a locked room.

Fencing: Fencing is not applicable as the wireless site will be located within a stealth structure on the roof-top and the equipment is kept within the Professional Office Building in a locked room.

Wildlife Friendly Fencing: Not applicable, per Pre-Application Conference Summary

Environmental Standards: Not applicable, per Pre-Application Conference Summary

SUBMITTAL CHECKLIST: Subsection D, Development Options: Not applicable, per Pre-Application Conference Summary

SUBMITTAL CHECKLIST: Subsection E, Additional Zone-Specific Standards: Not applicable, per Pre-Application Conference Summary

SUBMITTAL CHECKLIST: Article 4, Special Purpose Zones: Not applicable, per Pre-Application Conference Summary

SUBMITTAL CHECKLIST: Article 5, Physical Development Standards Applicable in all Zones:
The following items are required to be addressed:

Division 5.1, General Environmental Standards: Not applicable, per Pre-Application Conference Summary

Division 5.2, Environmental Standards Applicable in Specific Areas: Not applicable, per Pre-Application Conference Summary

Division 5.3, Scenic Standards: This site will not include exterior lighting per Div. 5.3.1 and is not in a Scenic Resources Overlay per Div. 5.3.2.

Division 5.4, Natural Hazard Protection Standards: Not applicable, per Pre-Application Conference Summary

Division 5.5, Landscaping Standards: All antennas will be located behind "stealth" screens on the roof-top of the existing building. The electronic equipment will be concealed within a room in the existing Professional Office Building. There will be no ground equipment outside making landscaping not applicable.

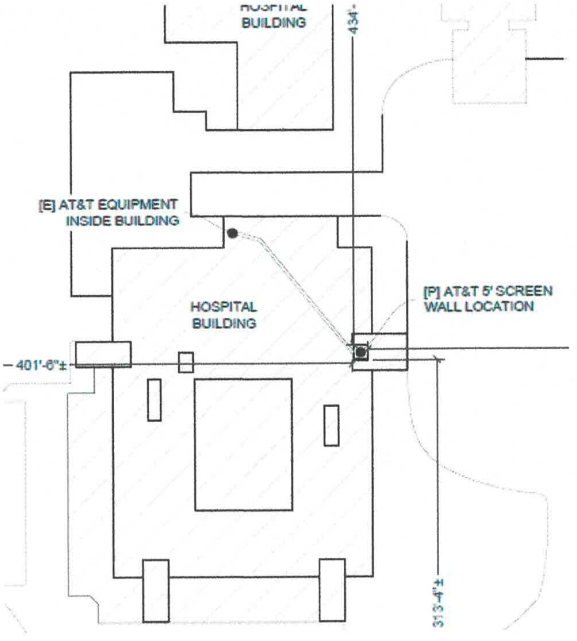


Exhibit 9: AT&T equipment area located within building

Division 5.6, Sign Standards: Not applicable, per Pre-Application Conference Summary

Division 5.7, Grading, Erosion Control and Stormwater Management: Not applicable, per Pre-Application Conference Summary

Division 5.8, Design Guidelines: The proposed materials are appropriate based on the context of the existing building. The material used for the screen wall additions will be durable, radio-frequency transparent fiberglass and will be maintainable over time. AT&T will be responsible for maintaining the

painted surfaces of the screen wall addition to match the existing façade of the building. The proposed material is the only possible choice for the purpose of antenna concealment. In summary, the proposed site plans are in compliance with Design Guidelines set forth by the Town of Jackson.

SUBMITTAL CHECKLIST: Article 6, Use Standards Applicable in all Zones:
The following items are required to be addressed:

Division 6.1, Allowed Uses: The proposed site is located in the (P/SP) zone district and wireless communication sites are an allowed use.

Division 6.2, Parking and Loading Standards: The parking, loading and maintenance requirements of this section do not apply because the proposed site will be an unmanned, unoccupied space. The site will be visited only occasionally by one technician in one vehicle for a short period of time for monitoring and maintenance of the electronic equipment.

Division 6.3, Employee Housing Requirements: Not applicable, per Pre-Application Conference Summary.

Division 6.4, Operational Standards: There will be no outside storage; all equipment and materials associated with the site will be kept in the designated equipment area inside a room in the existing Professional Office Building as shown on Sheet A-0 and A-2 of the site plans. The unoccupied site will generate no refuse or recycling; it will be visited only occasionally by an AT&T technician to monitor and maintain equipment. The site will not generate any significant noise and no vibration. The HVAC unit in the equipment area at the site produces no significant noise and will be well within the 65 DBA guideline set forth in the Town of Jackson LDRs. All AT&T facilities are monitored remotely 24/7; therefore the likelihood of fire, explosive hazards or electrical disturbances is minimal.

SUBMITTAL CHECKLIST: Article 7, Development option and Subdivision Standards Applicable in all Zones:
The following items are required to be addressed:

Division 7.1, Development Option Standards: Not applicable, per Pre-Application Conference Summary

Division 7.2, Subdivision Standards: Not applicable, per Pre-Application Conference Summary

Division 7.3, Open Space Standards: Not applicable, per Pre-Application Conference Summary

Division 7.4, Affordable Housing Standards: Per the Pre-Application Conference Summary notes, "Applicant shall provide a Housing Mitigation Plan consistent with the Housing Department Guidelines. It is likely that no requirement exists, but the paperwork must be filled out and provided with the CUP application." A Housing Mitigation Plan has been enclosed with this application.

Division 7.5, Development Exaction Standards: Not applicable, per Pre-Application Conference Summary

Division 7.6, Transportation Facility Standards: Not applicable, per Pre-Application Conference Summary

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, or irrigation will be required. There is an HVAC system in the AT&T electronic equipment area to keep the equipment area temperature controlled. There will not be a generator stored on site.

GENERAL STANDARDS AND DESIGN REQUIREMENTS:
The following standards are required pursuant to Sec.6.1.10.D.3.f:

i) **Must be Stealth:** The application meets this requirement with all antennas and equipment concealed from public view. The proposed design minimizes visual impacts by matching the existing facade with radio frequency-transparent fiberglass screening painted to match the exterior of the existing building. Antennas and equipment will not be visible from the street. The "stealth" addition will appear consistent with the architecture and design of the existing building. 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.

ii) **Standards to be applied include the following:**

a. **Determination of Need** – Please see "Alternatives Sites Considered" and "Determination of Need" sections of this report.
b. **Concealment Element** – The proposed design is the most effective concealment that can be provided within the constraints of the 5 ft. limitation on height for a rooftop communication facility. There is no intent to frustrate the purpose of the conditions of approval. The concealment structures are intended to blend with the existing building.
c. **Height** – The highest point of the proposed facility is 5 ft. above the roof to which it is affixed, in compliance with this section. Although taller antennas would have been preferable, AT&T proposes 4 ft. tall antennas inside the 5 ft. tall screen wall concealment structure.
d. **Setbacks** – No setbacks are applicable as the proposed facility and equipment area are within the confines of the existing building.
e. **Other conditions** – The proposed facility is designed and will be maintained to be visually compatible with adjoining terrain and structures. The proposed site will not be used for the storage of excess equipment and there will be no outdoor storage. All equipment associated with the site will be contained in the designated equipment area within the building.
f. **Landscaping** – As the wireless facility will be located on the rooftop and within the Professional Office building, landscaping is not applicable.
g. **Signage** – No commercial messages will be displayed at the proposed facility. Signage will be limited to that required by federal regulatory agencies.
h. **Lighting** – No lighting is proposed for this facility.
i. **Quantity limit** –There is a limit of one (1) tower per legally created parcel of property per Town of Jackson LDRs. There will be no towers on this parcel only a roof mounted wireless communication facility.
j. **Emergency generator** – There is no generator on site.
k. **Noise level** – The site will not generate any significant noise and no vibration. The HVAC unit at the site produces no significant noise and will be well within the 65 DBA guideline set forth in the Town of Jackson LDRs.
l. **Visibility** – Antennas will be completely concealed behind the proposed screen wall addition. As noted above, the screen wall addition is designed to appear to be a logical extension of the existing building. This application includes elevation drawings and

photo-simulations showing the existing and proposed designs. Due to the nature of the stealth facility on the rooftop and existing equipment space within the building, there is no space for future collocation. First, in order to minimize the visual impact of the facility to appear to be a natural extension of the building and fit within the size and scale of the building, the "stealth" screen has been constructed as large as possible to meet this objective. Additionally, with the 5 ft. height requirement in the Town of Jackson LDRs, additional equipment is needed by AT&T in order to accommodate FirstNet capabilities when using 4 ft. antennas. This leaves no space within the "stealth" walled structure for another carrier. AT&T is currently utilizing the minimum space required within the Professional Office Building for its equipment and is not proposing additional space to St. John's Medical Center. There is currently no additional space within this room for additional equipment from another collocator.

m. **Notice** – The facility will be in compliance with all requirements for public hearings. When dates for the required public hearings are scheduled, Applicant will order notice signs to be posted at designated locations on the property.

n. **Access** - No part of the facility will obstruct access or cause the existing building to fail to comply with the American Disabilities Act.

o. **Security** – Opportunities for unauthorized access will be minimized with entrance to the electronic equipment area within the Professional Office Building in a locked room. In addition, AT&T facilities are monitored remotely 24/7, providing additional security for the site.

p. **Building Design** – The proposed "stealth" walled structure is in scale and architecturally integrated with the existing building design to be visually unobtrusive. The proposed screen wall addition will be painted to match the façade of the existing building. As noted above, it will not be obvious that a wireless communication site is located on the roof, i.e. the presence, purpose or nature of the facility is not readily apparent to a reasonable observer.

7. CONDITIONAL USE PERMIT REQUIREMENTS:

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

- **The application is compatible with the desired future character of the area:** As demonstrated in the project description and determination of need sections of this application, this wireless site is necessary to provide FirstNet, maintain coverage and meet increase capacity capability in this area. Everything possible has been done to integrate the design of the wireless facility into the existing building. Surrounding lot uses include other buildings on the St. John's Medical Center Campus, apartment buildings, residential buildings and a church.
- **The application complies with the use specific standards of Division 6.1:** Jackson Land Development Regulations allow wireless communication sites in the P/SP zone district.
- **The application minimizes adverse visual impacts:** As described throughout the application, this site is designed to be within Town of Jackson LDRs and to replicate the exterior finishes of the existing building as well as architecturally appear to be a logical extension of the building.
- **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 no ground disturbance associated with the construction of this site.

- **The application minimizes adverse impacts from nuisances:** The proposed site will not generate any significant noise, no dust, odor or other impacts that could be considered a nuisance.
- **The application minimizes adverse effects on public facilities:** There will be minimal impact on public facilities. This site requires only minimal electrical service. The site will be 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. AT&T facilities are monitored remotely 24/7 and standard operating procedures minimize security risks.
- **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.
- **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"

AT&T requests that the Town of Jackson issue a written decision granting AT&T's request within (90) days of the date this application is submitted pursuant to *Petition for Declaratory Ruling to Clarify Provisions of Section 332(c)(7) to Ensure Timely Siting Review*, Declaratory Ruling, 24 FCC Rcd 13994, para. 46 (2009 Declaratory Ruling). If applicable, within fourteen (14) days of the date the application is submitted, AT&T requests the Town to inform AT&T 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 be submitted.

7. CONCLUSION

AT&T respectfully requests the Town of Jackson to grant conditional use permit approval for the above described project. The proposed site will be part of the FirstNet directive by the federal government as well as the more comprehensive AT&T wireless network and approval of this application will allow AT&T to meet its federally mandated obligations under the license granted by the Federal Communications Commission (FCC) pursuant to the Telecommunications Act of 1996.

Project Plan Review History

PLANNING

Project Number	P18-301	**Applied**	10/23/2018	STOL
Project Name	CUP - AT&T St. John's	**Approved**		
Type	CUP	**Closed**		
Subtype	WIRELESS COMS FACILITY	**Expired**		
Status	STAFF REVIEW	**Status**		

Applicant AT&T Wireless **Owner** St. John's Medical Center

Site Address	City	State	Zip
555 E BROADWAY AVENUE	JACKSON	WY	83001

Subdivision **Parcel No** 22411627400003.02 **General Plan**

Type of Review / Contact / Notes	Status	Dates: Sent	Due	Received	Remarks
Fire Kathy Clay (10/23/2018 4:42 PM GOSS) MEMO FIRE REVIEW	APPROVED W/CONDITI	10/23/2018	11/12/2018	10/23/2018	

TO: Tyler Valentine, Senior Planner
Tiffany Stolte, Office Manager

FROM: Butch Gosselin, Fire Inspector

DATE: October 23, 2018

SUBJECT: 555 E Broadway AT&T cell site,
P18-301

This office has received the request for a Conditional Use Permit on the roof of an existing professional building at the above location. The most current edition of the International Fire Code (IFC), the International Wildland Urban Interface Code, and the 2017 edition of the National Electric Code (NEC) shall be used for building design.

Comments include, but are not limited to:

1. Possible outside permanent ladder to access roof if no interior access to roof.
2. Key to interior room in Knox box for fire fighter access.
3. Not sure if interior room for equipment is existing, if so need to keep or add fire sprinkler heads depending on layout of room.
4. Will need Electrical plan review

Please feel free to contact me if you have any questions at bgosselin@tetoncountywy.gov or 732-8596 or kclay@tetoncountywy.gov or 307-732-8506. Thank you.

Legal Lea Colasuonno (11/12/2018 2:41 PM LC)	APPROVED W/CONDITI	10/23/2018	11/12/2018	11/12/2018	

Sec. 6.1.10.D.3.f.ii.i) is intended to prohibit multiple, stand-alone wireless towers from being located on one legal parcel (e.g. “tower farms”). It is not intended to prohibit multiple, stealth, roof-top wireless towers on one or more buildings located on one legal parcel and that otherwise complies in full with this and all other LDRs. This interpretation protects the public interest against unsightly “tower farms” damaging to the community character, while encouraging providers to maximize the use of limited geographic opportunities in a way that simultaneously improves wireless coverage and minimizes visual impacts.

Type of Review / Contact / Notes	Status	Dates: Sent	Due	Received	Remarks
Parks and Rec Steve Ashworth (10/25/2018 3:59 PM STOL) No comments from Parks & Rec regarding P18-301.	NO COMMENT	10/23/2018	11/12/2018	10/25/2018	
Pathways Brian Schilling (10/25/2018 3:16 PM STOL) No comments from Pathways. Brian	NO COMMENT	10/23/2018	11/12/2018	10/25/2018	
Planning Brendan Conboy		10/23/2018	11/12/2018		See Staff Report P18-301
Police Todd Smith (10/24/2018 9:02 AM STOL) No Law Enforcement concerns. We view additional bandwidth as a positive in speaking with our IT department. Thank you, Todd Smith	APPROVED W/CONDITI	10/23/2018	11/12/2018	10/24/2018	
Public Works Rachelle Rhodes (11/13/2018 4:14 PM RR) Conditional Use Permit – APPROVED P18-301 AT&T Wireless – Tamara Shiveley 555 East Broadway Avenue November 13, 2018 Rachelle Rhodes, 307-733-3079 *Please be advised that the following comments are being provided for use in preparation of future Development Plan submittals and/or Commercial Building Permit applications and are required for sufficiency. In addition to the required Town of Jackson submittal requirements, The Engineering Department would like to encourage applicants to submit plans, documents, etc in electronic PDF format in addition to the standard paper submittal(s). Please submit these materials through the Planning Department. All work to be completed within the Town's right-of-way shall be specifically addressed. Please be advised that a Public Right-of-Way (PROW) permit application is required for any work occurring within, or use of, the Town of Jackson's ROW. If trenched, the installation of the fiber to the antenna site will require a grading permit pre-application meeting and a grading permit.	APPROVED W/CONDITI	10/23/2018	11/12/2018	11/13/2018	see notes
START Darren Brugmann		10/23/2018	11/12/2018		
TC Housing Authority Stacy Stoker		10/23/2018	11/12/2018		

Tyler Valentine

From: Tamara Shiveley <tamaras@shiveassoc.com>
Sent: Thursday, January 03, 2019 1:24 PM
To: Tyler Valentine; Brendan Conboy
Subject: RE: Planning and Zoning Commission Regular Meeting

Tyler and Brendan –

Please see my comments below addressing each of the items brought up by Bob Culver in his email dated December 19th.

555 E Broadway – St. Johns Medical Center
A) I saw no reference to interference from the Cell transmitters to other electronics and the medical offices and the Hospital. I foresee no significant problems but in the event of actual interference it must be addressed. AT&T has collocated with the existing equipment for several years and there is no interference from AT&T's current equipment. The proposed site will continue operating under licensed frequencies. If there is any interference discovered, AT&T and the hospital will resolve per the lease language in their executed contract. AT&T is required to operate only in its licensed frequencies pursuant to its FCC License.

B) Considering the roof of the building is not a general access area, FCC RF energy exposure guidelines should not be exceeded. A statement to this effect, accompanied by predicted exposure, prohibited areas and measurements after construction if necessary, should be made. AT&T submitted a letter with the CUP application stating that all FCC guidelines will be followed. AT&T posts the FCC required signage at all sites and protects from public access.

C) It is indicated that the existing cell/radio antennas and structure will be removed and those facilities will be relocated to the new STEALTH structure. If that existing structure is higher than the proposed structure could that higher height be approved at the new site if needed or wanted? More height will slightly reduce interference and RF Exposure potential. The equipment will be removed to the new stealth structure but the existing structure will remain as it is owned by the hospital and contains their hospital paging equipment. While AT&T would desire to at least meet if not exceed the height of the existing structure, the new stealth structure is slightly lower than the existing structure as required by the Town of Jackson LDRs for roof mounted wireless facilities.

1024 Gregory Lane
A) If actual service interference were to be created it must be addressed following the usual FCC "last party in clears the problem" guideline. AT&T follows all FCC guidelines and again has language in its contract to identify and resolve interference issues with the LL.
B) The roof top of the proposed building IS A GENERALLY OCCUPIED area, the RF Exposure guidelines are different. The RF Exposure levels should be calculated and presented, considering the transmitted ERP and antenna patterns. That will give assurance to the general public and those sensitive to the issue. AT&T's RF and safety engineer has calculated exposure levels at this site and has engineered the design for tenant safety and in compliance with all FCC guidelines. This area is not accessible to the general public.

If you need any additional information, please contact me.

Thanks,
Tamara Shiveley
801-230-4877

From: Tyler Valentine [mailto:tvalentine@jacksonwy.gov]
Sent: Thursday, January 3, 2019 10:27 AM
To: Tamara Shiveley <tamaras@shiveassoc.com>
Subject: FW: Planning and Zoning Commission Regular Meeting

Tamara,

Happy New Year!

When you get a moment, can you respond to whether or not the concerns under item #2 (in email below from Bob Culver) can be addressed before the Town Council meeting scheduled for January 22nd?

Thank you,

-Tyler Valentine

From: Tyler Valentine
Sent: Friday, December 21, 2018 1:36 PM
To: 'Tamara Shiveley' <tamaras@shiveassoc.com>
Subject: FW: Planning and Zoning Commission Regular Meeting

Tamara,

The email below is the first public comment we have received for both requests. Let's discuss in the new year.

-Tyler V

Begin forwarded message:

> **From:** Bob Culver <bobcul@locul.com>
> **Date:** December 19, 2018 at 21:59:05 MST
> **To:** <tsinclair@jacksonwy.gov>
> **Subject: Planning and Zoning Commission Regular Meeting**
>
> Tyler,
>
> I got the notice about the meeting scheduled for 5:30 this evening by way of an e-mail sent out at 5:39 - I missed the meeting.
>
> I reviewed the documents relating to two cell antenna proposals, Items P18-301 and P18-274 & 323.
> I have the following observations and questions that should be addressed to the Town Council and the applicant.
>
> 1) Regarding the proposal at the St. Johns professional building; A) I saw no reference to interference from the Cell transmitters to other electronics and the medical offices and the Hospital. I foresee no significant problems but in the event of actual interference it must be addressed. B) Considering the roof of the building is not a general access area, FCC RF energy exposure guidelines should not be exceeded. A statement to this effect, accompanied by predicted exposure, prohibited areas and measurements after construction if necessary, should be

made. C) It is indicated that the existing cell/radio antennas and structure will be removed and those facilities will be relocated to the new STEALTH structure. If that existing structure is higher than the proposed structure could that higher height be approved at the new site if needed or wanted? More height will slightly reduce interference and RF Exposure potential.

2) Regarding the proposal near Gregory Lane, similar issues arise; A) If actual service interference were to be created it must be addressed following the usual FCC "last party in clears the problem" guideline. B) The roof top of the proposed building IS A GENERALLY OCCUPIED area, the RF Exposure guidelines are different. The RF Exposure levels should be calculated and presented, considering the transmitted ERP and antenna patterns. That will give assurance to the general public and those sensitive to the issue.

It would be good to get advance notice and staff documents of such meetings.

Bob Culver 733-6281

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Tyler Valentine

From: Tyler Sinclair
Sent: Thursday, December 20, 2018 6:07 AM
To: Tyler Valentine
Subject: Fwd: Planning and Zoning Commission Regular Meeting

Begin forwarded message:

From: Bob Culver <bobcul@locul.com>
Date: December 19, 2018 at 21:59:05 MST
To: <tsinclair@jacksonwy.gov>
Subject: Planning and Zoning Commission Regular Meeting

Tyler,

I got the notice about the meeting scheduled for 5:30 this evening by way of an e-mail sent out at 5:39 - I missed the meeting.

I reviewed the documents relating to two cell antenna proposals, Items P18-301 and P18-274 & 323.
I have the following observations and questions that should be addressed to the Town Council and the applicant.

1) Regarding the proposal at the St. Johns professional building; A) I saw no reference to interference from the Cell transmitters to other electronics and the medical offices and the Hospital. I foresee no significant problems but in the event of actual interference it must be addressed. B) Considering the roof of the building is not a general access area, FCC RF energy exposure guidelines should not be exceeded. A statement to this effect, accompanied by predicted exposure, prohibited areas and measurements after construction if necessary, should be made. C) It is indicated that the existing cell/radio antennas and structure will be removed and those facilities will be relocated to the new STEALTH structure. If that existing structure is higher than the proposed structure could that higher height be approved at the new site if needed or wanted? More height will slightly reduce interference and RF Exposure potential.

2) Regarding the proposal near Gregory Lane, similar issues arise; A) If actual service interference were to be created it must be addressed following the usual FCC "last party in clears the problem" guideline. B) The roof top of the proposed building IS A GENERALLY OCCUPIED area, the RF Exposure guidelines are different. The RF Exposure levels should be calculated and presented, considering the transmitted ERP and antenna patterns. That will give assurance to the general public and those sensitive to the issue.

It would be good to get advance notice and staff documents of such meetings.

Bob Culver 733-6281

TOWN OF JACKSON
TOWN COUNCIL
AGENDA DOCUMENTATION

PREPARATION DATE: JANUARY 17, 2019
MEETING DATE: JANUARY 22, 2019

SUBMITTING DEPARTMENT: PLANNING
DEPARTMENT DIRECTOR: TYLER SINCLAIR
PRESENTER: PAUL ANTHONY

SUBJECT: **ITEM P18-267:** REQUEST FOR APPROVAL TO AMEND THE OFFICIAL ZONING MAP FROM URBAN COMMERCIAL (UC) TO DOWNTOWN CORE (DC) FOR TWO PROPERTIES LOCATED AT 135 & 175 EAST BROADWAY AVENUE.

OWNER: DELONEY STREET LLC & BWD ST LLC

APPLICANT: JEFF GOLIGHTLY

REQUESTED ACTION

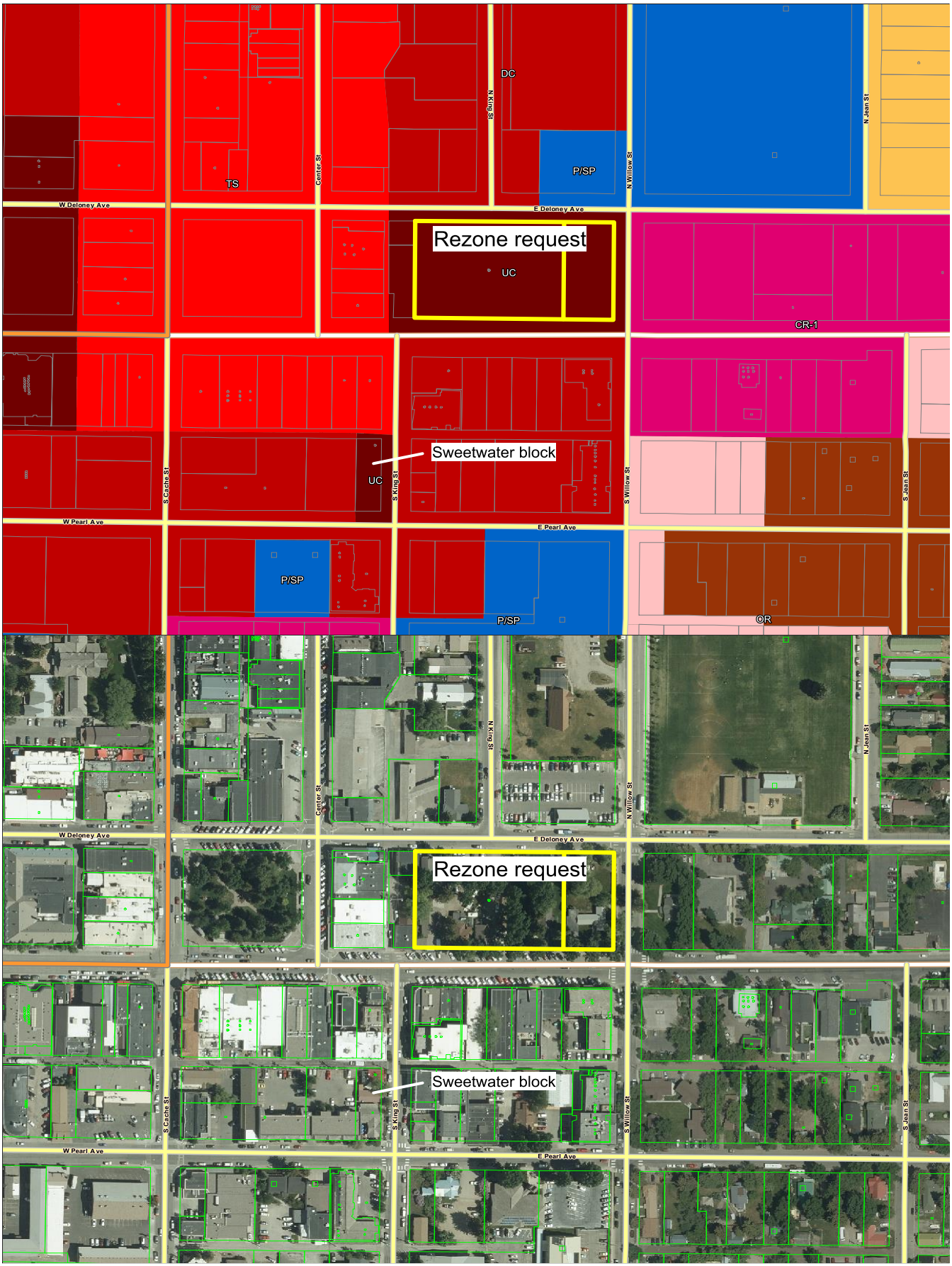
The applicant are requesting approval to amend the Official Zoning Map to rezone two properties located at 135 & 175 East Broadway Avenue from Urban Commercial (UC) to Downtown Core (DC).

APPLICABLE REGULATIONS

Section 8.7.2 Zoning Map Amendment

LOCATION

The properties are located at 135 & 175 East Broadway Avenue, legally described as parcels PT SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116 and PT SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116. An aerial photo and zoning map are shown below:


DC
TS
P/SP
Center St
N King St
N Willow St
N Jean St
W Deloney Ave
E Deloney Ave
Rezone request
UC
CR-1
Sweetwater block
S Cache St
S King St
S Willow St
S Jean St
W Pearl Ave
E Pearl Ave
P/SP
P/SP
CR

BACKGROUND

Existing Site Characteristics:
The two subject parcels have been zoned UC since 1994. The larger property located at 135 E. Broadway is 1.38 acres and has six primary structures on the site that house the following businesses: (facing Broadway) Belle Cose, Café Genevieve, Persephone Bakery, and the Healthy Being Juicery; and (facing Deloney) the Garden House Design and the Workshop buildings. The smaller .46-acre property located at 175 E. Broadway has one primary structure that serves as a residential unit located on the corner of Broadway and Bruun Blvd (Willow Street). All of the six structures on 135. E. Broadway are older buildings of historical significance to varying degrees, with the Van Vleck House (where Café Genevieve operates) being the only structure on the National Register of Historic Places. This structure is also the only structure on the Teton County Historical Preservation Board's (TCHPB) list of historically significant structures (please see letter from the TCHPB for more background on the historic resources on the site that explains that further study of the other structures is currently being conducted).

The site also has significant green space and large cottonwood trees that add considerably to the character of the site. Both parcels are 'double frontage" properties meaning that they are bounded by two street frontages – Broadway on the south and Deloney on the north. While there is an existing public alley located to the immediate west of the property, the applicant's 400'-wide property has no internal alley or public pedestrian connections. Should a Development Plan for a subdivision be submitted in the future, the Town may consider the need for a public alley to be dedicated at that time to provide access for service vehicles and other functional needs. The properties to the west are zoned Town Square (TS), to the north and south Downtown Core (DC), and to the east Commercial Residential - 1 (CR-1).

District 2 Rezoning Update
During the rezoning effort for District 2: Commercial Core that was adopted in 2016, the applicant's two properties were proposed for Downtown Core (DC) zoning by staff. The intent was to be consistent with the Comprehensive Plan's general vision for the area and with certain nearby commercial properties, such as those across the street on Broadway. The Council decided to postpone new zoning, however, due to concerns that these two properties seemed different from other District 2 properties because of the historic structures, and that the Town's existing LDRs lack zoning tools to protect historic structures. The Council had similar concerns about the historic structures on the 'Sweetwater" property at 85 South King Street, which are also in District 2. More specifically, the Council did not believe that the primary current tool for protecting historic structures – i.e., the ability of the Historic Preservation Board to request from the Council a 90-day stay for a demolition permit on a historic structure – was enough to adequately protect our limited historic structures. This is especially true given that the 90-day stay process allows the landowner to demolish the historic structure without further process if no preservation buyer or alternative site for the historic structure is found within the 90-day period.

Due to this context, the Council decided to keep the existing UC zoning for the East Broadway and King Street properties with the understanding that Town staff would look into possible new historic preservation LDR tools for consideration by the Council in the future. The apparent intent was that the Council wanted to have the benefit of knowing what, if any, historic preservation tools might be adopted before they gave final rezoning consideration to these two sites. No timeline was provided for these LDR changes at the time of the Council decision, but the Planning Department now has on its 2019 Work Plan that historic preservation LDRs and the Town Square LDRs (District 1) be considered together with an anticipated completion date of June, 2020. In the meantime, the applicant is free to develop the properties under the current UC zone and may apply for demolition permits for any or all of the structures on the site.

It is important context for this conversation to note that the Comprehensive Plan is clear that the mapped boundaries of the Character Districts provide policy-level guidance only and "do not imply desired regulatory boundaries or specific locations for certain attributes (p. IV-8)" This means that when the Town is considering new zoning for properties in any Character District (i.e., when "regulatory" boundaries are established), the Council has the discretion to decide that certain properties do not belong in the existing Character District and should more properly be considered as part of another Character District. In the case of the applicant's properties, while the Council did not explicitly make this determination, they did consider the applicant's properties (and the S. King property) to be different enough in character from the other District 2 properties that they wanted to reconsider the zoning when they had more information and time to review. The clearest option is for the Council to reconsider the applicant's properties as part of the upcoming District 1: Town Square and historic preservation LDR update. As part of that process, the Council could deem these properties, or portions of them, to be more similar in character to the District 1: Town Square properties and so should have similar zoning to the District 1 properties rather than the DC zoning used for the District 2 commercial properties.

It should be noted also that the Historic Preservation Board has issued a Request for Proposals (RFP) for a consultant to provide an analysis of best practices/zoning tools that could reasonably apply in the Town of Jackson. The results from this study are not expected to be available until approximately June, 2019. The Historic Preservation Board is also requesting approximately $25,000 from the Town to help fund the study.

Applicant's Request:
The applicant is proposing to change the zoning of both parcels from UC to DC. They state that this change would be consistent with the direction the Town was going before the Council removed these properties from the District 2 update to address historic preservation options and Town Square zoning. In recognition of the Council's concerns over the historic structures on the site, and in response to comments from the TCHPB, the applicant is offering a voluntary deed restriction that would permanently preserve the Café Genevieve cabin on the site with the condition that the cabin can be moved to another location on 135/173 East Broadway properties provided that it still fronts East Broadway. Furthermore, if the applicant's properties are redeveloped, the deed restriction states that the Café Genevieve cabin will be "maintained or relocated to be visually prominent" and will not be attached to any other structures. Regarding the two structures that house Persephone Bakery and The Juicery, the deed- restriction states that these structures "may be maintained anywhere on the property or relocated to another meaningful [off-site] location." The deed restriction then provides a definition of "meaningful location" and the conditions for maintaining structures at these defined locations. The deed restriction, however, does not guarantee that the two structures will be preserved in the short-term or long-term (see the attached proposed deed restriction for more detail).

The proposed process for implementing the deed restriction is to put the deed-restriction in an escrow account until February 4, 2019, and if the rezoning is approved by then (i.e. as represented by a letter of approval from the Town and the expiration of the appeal period), then the deed-restriction would be automatically recorded with the County Clerk and bind all future owners. If the rezone is not approved, then the deed-restriction would be returned to the current owners and the property would not be bound in any way by the restriction. Staff notes that the trigger date of February 4 should be extended by at least another 2 months to ensure adequate time for the three readings and 30-day appeal process to take place should the application be approved.

The proposed deed restriction is an updated proposal that replaces a previous proposed deed-restriction that involved a formal agreement between the applicant and TCHPB and which would have preserved the Café Genevieve cabin on the site while the Persephone and Healthy Being buildings would be have been moved to other prominent properties in Town. The goal of that deed restriction was to preserve the buildings as stated in exchange for the TCHPB's support for the rezone. However, after some negotiations, the TCHPB was

unable to support the deed restriction as proposed. Furthermore, the Town Attorney was concerned that the form of that agreement (a bilateral agreement where both sides promise to exchange something of value) might be deemed illegal "contract zoning" by a court. In response, the applicant revised their submittal to include the voluntary (i.e., unilateral) deed-restriction summarized above and which the Council may consider without any expectation that it will approve or deny the application. In other words, the Council's only job is to consider the required findings for the requested rezone and decide whether the application as submitted meets the findings.

STAFF ANALYSIS

The applicant's request is to amend the Official Zoning Map to change the two subject properties from UC to DC zoning. It does not include any proposed physical development or project. Thus, the Town's review is limited only to making the required finding for a Zoning Map Amendment in Section 8.7.2 (see below).

While staff acknowledges that the proposed DC zone could be appropriate for the site based on the vision in the Comprehensive Plan and surrounding uses, we also recognize that the site has a unique concentration of historically significant structures located in a very prominent downtown location that is well used and very popular with locals and visitors. The applicant's site is one of the key character sites in downtown Jackson. And given that staff has not yet had an opportunity to propose any new, comprehensive historic preservation tools for Council (or review the Historic Preservation Board's planned study) as part of its 2019 Work Plan, staff finds that it would not be appropriate to approve the requested rezone at this time. Furthermore, the Historic Preservation LDRs are intended to be combined with an LDR update of the current Town Square zoning. Together, these two related topics will look at specific ways to better protect not only historic structures but, more generally, our western, small town character in the Town Square area (see excerpt below from the adopted FY 19 Implementation Work Plan).

Town Square Zoning and Historic Preservation LDRs

Progress	Not begun		
Timeframe	Jan. 2019 – Jun. 2020		
Task Lead	Town Planning		
Resources	***FY 19***	***FY 20***	***Total***
ToJ Pro. Services	*$ 18,000*	*$ 49,500*	*$ 67,500*
County Pro. Services	*$ 2,000*	*$ 5,500*	*$ 7,500*
Town Planning	*50*	*450*	*500*
Long-Range Planning	*10*	*40*	*50*
Planning Director	*10*	*40*	*50*

- ***Goal:*** Update the zoning in the Town Square Character District to implement the desired future character of the Comprehensive Plan. Town Square zoning may include specific design requirements not included in other zones. Because of the number of historic structures in this area, creation of allowances and incentives for the preservation of historically significant structures will be a part of this project. The historic preservation standards created may then be applied elsewhere in the Town and County. As a result, while the Town will take the lead on the project the County will contribute staff and fiscal resources.
- ***Comp Plan Strategies:*** 4.1.S.1, 4.2.S.1, 4.2.S.4, 4.4.S.3, 4.5.S.1
- ***Status:*** This Task will begin with the seating of the new Council in 2019.

As mentioned above, the Council may very well determine that the applicant's properties have more in common with the goals of District 1: Town Square area than with the District 2: Commercial Core and so should be zoned with District 1 properties. But the only way we will know whether this is true is to review the applicant's zoning concurrent with District 1. This is the reason Staff believes that the Town Square Zoning and Historic Preservation LDRs should be completed before the applicant's properties are considered for rezoning.

Staff's recommendation, however, does not preclude the properties from being developed because the owners can still develop at any time under the current UC zoning. To help understand how the UC and DC zones compare in terms of basic development standards, please see the below table:

Comparison of UC and DC Zones		
Standard	**UC**	**DC**
FAR	1.3	1.3
Height	35'	42' – 46'
Stories	3 (Lodging Overlay)	3
3rd-story stepback	None	10' with 60% encroachment
LSR	10%	0%
Setbacks (Front/side/rear)	0'/0'/0'	0'-5'/0' or 5'/0' or 5'
Maximum building size	35,000 sf with CUP	None
Uses	Generally the same	Generally the same
Workforce Housing FAR Bonus (2:1 tool)	Not allowed. Instead, 25% FAR bonus for workforce housing	Allowed

In summary, while the allowed floor area of both the UC and DC is the same, the main difference is that the DC zone's additional height allows greater flexibility in design and the DC zone does not have the 35,000 sf size limit for an individual building size.

PUBLIC COMMENT

The Town has received letters of public comment from nine members of the public (attached). Generally, the public comment is concerned about the possibility of the site being converted to a hotel or other use that would replace the current historic structures and open space.

Teton County Historical Preservation Board. The Town has received two letters from the Teton County Historical Preservation Board. The first letter, dated 11/27/18, addressed their comments on the first deed restriction proposed by the applicant but ultimately rejected by the TCHPB. This letter also provides a summary of the historic resources on the property, including some of the ongoing efforts by the Preservation Board to further study the historic structures on the site as well as to conduct a study of best practices for zoning tools to encourage historic preservation. The second letter from the TCHPG, dated 12/18/18, expresses their current opinion on the project regarding the updated deed restricted (i.e., using the escrow account) and should be considered their official comment at this time. The basic conclusion of both letters is that the TCHPB would first like to complete their own study and for the Town to complete its Historic Preservation LDR update before they provide any final recommendation on the rezoning of the applicant's property.

PLANNING COMMISSION

The Planning Commission heard this item on December 5, 2018 and then continued it to December 19, 2018 where they voted 5-2 to deny the requested rezone. Significant time was spent trying to understand the legal issues raised by the proposed deed restriction from the applicant. For example, many of the members were not sure whether it was proper for them to base their rezoning recommendation on the "bargained for" promises contained in the proposed deed restriction. The Town Attorney attended both Commission meetings and provided detailed input on the differences between contract zoning (most likely not legal) and conditional zoning (most likely legal) in Wyoming. The Town Attorney concluded that the current deed restriction proposal likely constitutes legal conditional zoning and so the Commissioners were free to consider this option for approval at their discretion.

On other topics, most Commission members found that the Council's decision in 2016 to postpone rezoning the applicant's properties was reasonable based on the unique historic resources on the site. While some members were concerned about the property rights of the applicant being in "limbo," the Commission noted that the applicant was still free to develop the property under current zoning (which has similar development potential to the proposed DC zoning), and so there was not a significant adverse impact on property rights from delaying the rezone of the properties. The Commission also acknowledged that delaying the zoning in no way "preserves" the historic structures because nothing prevents the applicant from applying for a demolition permit tomorrow to remove some or all of the structures on the site. This was a risk the Commission was willing to take. In the end, the Commission agreed that rezoning for the applicant's properties should be done concurrent with the District 1 and historic preservation LDR update that will start this year and hopefully be completed in June, 2020.

STAFF FINDINGS

Item A: Pursuant to Section 8.7.2.D the advisability of amending the Official Zoning Map is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed zoning map amendment the Town Council shall consider factors including, but not limited to, the extent to which the proposed amendment:

1. *Is consistent with the purposes and organization of the LDRs.*

   Does not comply. Staff finds that the applicant's properties may better belong in District 1: Town Square rather than in District 2: Commercial Core because of their historical significance and proximity to the Town Square. However, a final determination on this issue cannot be made until the Town has time to conduct its upcoming LDR update on District 1 and historic preservation zoning tools. Thus, staff finds this rezoning request to be premature, potentially inconsistent with the purposes of the LDRs, and inconsistent with the Council's previous direction to postpone new zoning of the subject properties until these LDR update efforts are complete.

2. *Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan.*

   <u>Sub-area 2.3 Downtown Commercial Core</u>: his large, mixed use, TRANSITIONAL Subarea currently consists of a variety of retail, restaurant, office and other commercial activities, along with long-term residences and lodging in a variety of building sizes and forms. Downtown is the center of civic, cultural, economic, and social activity in the *community as well as the center of the visitor experience, as a significant amount of lodging is located here. The existing character and built form is varied and inconsistent. The goal of this subarea is to create a vibrant mixed use area by accommodating a*

variety of uses and amenities. The subarea will be the starting point for the development of a refined Lodging Overlay boundary and future discussion of the type and size of lodging desired. A key challenge will be to provide a balance between lodging and long-term residential housing. Future structures will be predominantly mixed use, while multifamily structures will be allowed if it properly addresses the street. Commercial uses that create an active and engaging pedestrian experience will be predominantly located on the first and second floors of buildings. Examples of these uses include restaurants, bars, a variety of retail shops and commercial amusement. Furthermore, as portions of the subarea will be located within a future Downtown Retail Shopping District, uses such as office, residential and lodging will be predominantly located on upper floors. A goal of this subarea will be to create a consistent building size and form. In the future, a variety of two to three story buildings are desired. Buildings should be located to create an attractive street wall and take advantage of good urban design principles including massing, articulation and the provision of public space. The pedestrian realm will be of great importance in this mixed use subarea, and emphasis should be placed on adding improvements focusing on the pedestrian experience. Parking should continue to be provided predominately in public lots and on street to create a vibrant, walkable area that is oriented to the pedestrian. On-site parking should be predominantly underground or screened from view. Future redevelopment should enhance the Flat Creek corridor for recreational and ecological purposes. Buildings should front onto the creek to provide opportunities for interaction and enjoyment of this community resource.

Does not comply. The proposed rezone is not fully consistent with the above vision for Subarea 2.3 because while we need to encourage a strong retail and visitor experience in the downtown, we also need to balance this goal with the protection of the downtown's historic western character that is the reason so many people want to visit and live in Jackson. In fact, protection of our unique western downtown experience is central to maintaining our economic advantage over other Rocky Mountain resort towns. In this light, the rezone request is premature because the community has not had the opportunity to fully explore and consider new options and incentives for protecting historic structures that are such an important part of our identity. And knowing that historic structures, once lost, cannot be brought back, it is prudent for the Council and the community to take the necessary time to discuss how we are going to address our historic structures moving forward.

Common Value 1: Ecosystem Stewardship

Not Applicable.

Common Value 2: Growth Management

4.1.d: Maintain Jackson as the economic center of the region

Does not comply. Because the proposed rezone request to DC was submitted prior to the Town having an opportunity to do a comprehensive analysis of historic preservation tools and incentives for Council consideration, the request is not fully consistent with the goal of maintaining Jackson as the economic center of the region in a way that protects all of our physical and cultural assets.

4.2.c: Create vibrant walkable mixed use subareas

Not Applicable. There is no physical development proposed.

4.2.d: Create a Downtown Retail Shopping District

Does not comply. Because the proposed rezone request to DC was submitted prior to the Town having an opportunity to do a comprehensive analysis of historic preservation tools and incentives for Council consideration, the request is not fully consistent with the goal of creating a Downtown Retail Shopping District in a way that protects all of our physical and cultural assets.

4.2.f: Maintain lodging as a key component in the downtown

Not Applicable. There is no physical development proposed.

4.4.b: Enhance Jackson gateways

Not applicable.

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

Not applicable.

Common Value 3: Quality of Life

Policy 5.2.d: Encourage deed-restricted rental units

Not Applicable. There is no physical development proposed.

6.2.b: Support businesses located in the community because of our lifestyle

Not applicable. There is no physical development proposed.

6.2.c: Encourage local entrepreneurial opportunities

Not applicable. There is no physical development proposed.

6.3.a: Ensure year-round economic viability

Not applicable. There is no physical development proposed.

7.1.c: Increase the capacity for use of alternative transportation modes

Not applicable. There is no physical development proposed.

3. *Is necessary to address changing conditions or a public necessity.*

Does not comply. As stated in the staff report, staff finds that this rezoning request is premature given the Council's previous direction to postpone rezoning of the subject properties until additional work to identify possible historic preservation tools and incentives could be considered by the Council. In addition, as part of that review process, the Council may also consider that the applicant's properties should rightly be considered part of District 1 and so zoned accordingly. Until that process is complete, which might include some changes to better address historic structures, staff finds that a rezone to DC is not advised and would not be fully consistent with the desired future character for these properties.

4. *Is consistent with other adopted Town Ordinances.*

Complies. Staff finds that the proposed request is consistent with all other Town Ordinances.

ATTACHMENTS

Applicant Submittal
Department Reviews
Public Comment

RECOMMENDATION

The Planning Director and Planning Commission recommend **denial** of the request (P18-267) to amend the Official Zoning Map to rezone two properties located at 135 & 175 East Broadway Avenue from Urban Commercial (UC) to Downtown Core (DC) subject to the staff analysis and findings in this staff report and department reviews attached hereto.

SUGGESTED MOTION

Based upon the findings for an amendment to the Official Zoning Map as presented by the applicant and by the Council for Item P18-267 related to 1) consistency with the purposes and organization of the LDRs; 2) improved implementation of the desired future character in the Comprehensive Plan; 3) need to address changing conditions or a public necessity; and 4) consistency with other adopted Town Ordinances, I move to **approve** the change of zoning from Urban Commercial (UC) to Downtown Core (DC) for the properties located at 135 & 175 East Broadway Avenue and legally described as parcels PT SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116 and PT SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116, subject to this staff report and the departmental reviews attached hereto.

Please note that although staff is recommending denial motions are always made in the affirmative. Should the Council recommend approval they shall articulate how the required findings are being satisfied.

PLANNING PERMIT APPLICATION

Planning & Building Department
Planning Division

150 E Pearl Ave.
P.O. Box 1687
Jackson, WY 83001

ph: (307) 733-0440
fax: (307) 734-3563
www.townofjackson.com

For Office Use Only

Fees Paid_____

Check # _____ Credit Card_____ Cash_____

Application #s _____ _____ _____

PROJECT.

Name/Description: E. Broadway Rezoning

Physical Address: 135, 175 East Broaday PIDN: 22-41-16-27-3-00-010;

Lot, Subdivision: n/a PIDN: 22-41-16-27-3-00-009

OWNER.

Name: Deloney Street, LLC; BWD Street, LLC Phone: 690-1304

Mailing Address: POB 10309, Jackson, WY ZIP: 83002

E-mail: jeff@gardnercmc.com

APPLICANT/AGENT.

Name: Jeff Golightly Phone: same as above

Mailing Address: same as above ZIP: _____

E-mail: same as above

DESIGNATED PRIMARY CONTACT.

_____Owner X Applicant/Agent

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

Use Permit

_____Basic Use

_____Conditional Use

_____Special Use

Physical Development

_____Sketch Plan

_____Development Plan

Interpretations

_____Formal Interpretation

_____Zoning Compliance Verification

Relief from the LDRs

_____Administrative Adjustment

_____Variance

_____Beneficial Use Determination

_____Appeal of an Admin. Decision

Development Option/Subdivision

_____Development Option Plan

_____Subdivision Plat

_____Boundary Adjustment (replat)

_____Boundary Adjustment (no plat)

Amendments to the LDRs

_____LDR Text Amendment

X Zoning Map Amendment

_____Planned Unit Development

_____ Other:_____

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 #: P18-194 Environmental Analysis #: n/a

Original Permit #: n/a Date of Neighborhood Meeting: 9/6/2018

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. Provide* ***one electronic copy*** *(via email or thumb drive), and* ***two hard copies*** *of the submittal packet.*

Have you attached the following?

X **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.

X **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.

X **Response to Submittal Requirements.** The submittal requirements can be found on the TOJ website for the specific application. If a pre-application conference is held, the submittal requirements will be reviewed at the conference followed by a written summary. The submittal requirements on the TOJ website are intended as a reference to assist you in submitting a sufficient application.

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.

Signature of Owner or Authorized Applicant/Agent — Date: 8/30/2018

Jeff Golightly
Name Printed

VP
Title

135, 175 EAST BROADWAY REZONING REQUEST FROM UC/LO TO DC/LO

Proposal

This application proposes to rezone property at 135 and 175 East Broadway from Urban Commercial/Lodging Overlay (UC/LO) to Downtown Core/Lodging Overlay (DC/LO).

Recent History, Context

This application proposes to complete the task that was initiated by Town planners and officials in 2014 and 2015 and zone property on East Broadway, located 225 feet from the Town Square, as DC/LO. Town planners, acting on the direction of the Mayor and Town Council and implementing the Comprehensive Plan, brought forward a 2014 plan to rezone the downtown commercial core to DC. This plan created a zoning district designed to accomplish numerous Comprehensive Plan goals and apply the newly conceived form-base-zoning code. This Town initiative included 135 and 175 East Broadway, the property that is the subject of this request to amend the zoning map.

In addition to the favorable recommendation from the Planning Department, the Planning Commission also recommended approval of the zoning plan with the East Broadway property included. The Mayor and Town Council progressed toward a vote on the zoning plan with no hesitation about including the subject property when, at one of the last meetings before the Council's approval of the zoning plan, the East Broadway property was removed from the plan.

A concern expressed by the Teton County Historic Preservation Board precipitated the removal. The TCHPB was concerned that inadequate tools existed to preserve buildings that have historic significance. The subject property contains one historic structure that houses Café Genevieve, and two additional buildings of significance to TCHPB that house Persephone's Bakery and the Juicery. Owners of the subject property took TCHPB's concern seriously and have devised a plan in conjunction with the TCHPB to preserve all three buildings. TCHPB now supports moving forward to add the property to the DC zoning district. Below is a motion unanimously approved by the TCHPB during a recent meeting.

> "The TCHPB agrees to support efforts to rezone 135-175 East Broadway to the downtown core zoning in exchange for Garner Capital management's commitment to preserve the three existing recognized historic structures that currently occupy the site (Genevieve Van Vleck's house, Persephone Bakery, and Juicery). The TCHPB will participate actively in the planning process and the determination of appropriate incentives and/or bonuses."

To further implement the above decision, the applicant for this proposed rezoning continues to work with the TCHPB and presented to the Board the attached Special Restriction to be

recorded against the property. After reviewing the Special Restriction, the TCHPB passed the following motion.

> "Motion to accept the spirit of the special restrictions as presented, excluding the alternative clause outlining demolition option timeline. The board shall review and provide comment prior to the September 2018 meeting for review during the meeting. Final comments to be discussed and submitted to Town of Jackson Planning. Prior to Town of Jackson Planning recommendation to Town of Jackson Council, the Teton County Historic Preservation Board reserves the right to retract formal support of Genevieve block Special Restriction language."

The only reason the subject property was removed from the DC zoning plan now has been eliminated. The owners will work with the TCHPB to record a deed restriction or execute a similar mutually agreed upon mechanism, that guarantees the historic preservation plan will be honored when future redevelopment plans are created.

Two other areas were similarly removed from the DC zone for the same reason. Reportedly, these other locations also contain historic structures. The applicant for this request, however, pro-actively and creatively worked with the TCHPB to develop a preservation plan and gained the Board's support. This preservation plan accomplishes what current rules and regulations do not accomplish. It is foreseeable that historic preservation regulations will not exist for years, and when they do exist, they will not be more comprehensive or effective than the voluntary preservation plan that the applicant and TCHPB have created. Furthermore, under the current Urban Commercial zoning designation, nothing preserves the historic buildings that are on the property. The work and commitment to develop and execute a preservation plan for the East Broadway property has gained the applicant the right to move forward with this application for DC zoning.

In addition to the preservation plan, the East Broadway property fits squarely into the overall DC district, in terms of its characteristics, location and the Comprehensive Plan goals.

- The land uses on the subject property are similar to the other properties in the DC zone,
- and the property fulfills the intent of the DC zone as well or better than other properties in the district. (See the DC intent detailed below.)
- The DC zone is rectangular and extends east-west from Braun/Willow to the 5-way, and north-south from Gill to south side of Pearl. The subject property is a conspicuous gap missing from the DC district.
- Finally, as detailed below, the East Broadway property is perfectly located to implement the Comprehensive Plan goals for which the DC zone was created. The DC zone is generally derived from the Comprehensive Plan Subarea 2.3. The DC district encompasses almost all of Subarea 2.3, except for a northern extension that is zoned CR. The subject property is in Subarea 2.3, as are all other properties in the DC zone.

"Commercial uses that create an active and engaging pedestrian experience will be predominantly located on the first and second floors of buildings."

Design standards in the DC zoning district require building fronts and pedestrian amenities that promote the pedestrian experience. The Comprehensive Plan and our modern planning approach want the prominent 400-foot long street frontages of 135 and 175 East Broadway to be redeveloped by the new DC standards.

"A goal of this subarea will be to create a consistent building size and form.

Properties to the south and north are zoned DC. The exclusion of the subject property from the DC plan creates a significant hole in the DC zoning district. Including this property in the DC will apply the same design, size and form standards that already apply to neighboring properties to the south and north.

"Buildings should be located to create an attractive street wall and take advantage of good urban design principles ... ."

As stated above, this property contains 400 feet of street frontage along East Broadway and Deloney, and provides an outstanding opportunity to achieve the type of street wall envisioned in the Comprehensive Plan. Including the subject property in the DC zone will ensure this vision is accomplished. Continuing to apply the outdated UC zoning will provide no such assurance.

Intent of the DC Zone

Below are the five stated Intents that are adopted in the DC zone followed by the applicant's response.

1. General intent of the Downtown Core (DC) zone is to provide for a vibrant mixed use area with a variety of uses and amenities, consisting of wide sidewalks and retail shopfronts pulled up to the street.

2. Buildings can be up to 3 stories in height. Massing, articulation, openings, and step backs are used to reduce bulk and mass. Buildings are located close to the sidewalk, creating an attractive street edge. Large storefront windows invite and encourage pedestrian activity.

3. Parking is primarily provided off-site on public lots and on-street. Parking provided on-site is underground or screened from view by buildings.

4. Active and engaging uses are encouraged on ground floors but not required, with offices, apartments, single-family attached, and lodging primarily located on upper stories.

5. Based primarily on sub area 2.3 of the Comprehensive Plan.

The DC zoning district was created to accomplish these intent statements through the various land use, design and development standards. Approving the requested rezoning for 135 and

175 East Broadway will ensure future changes and redevelopment of the property will occur consistently with the standards and intentions of the DC zone.

In addition to the intentions of the DC zone, another key intention must be considered. By the inclusion of the subject property in Comprehensive Plan Subarea 2.3, and the inclusion of the property in the Planning Department's initial proposal, it always has been intended to include the East Broadway property in the new downtown zoning district.

Findings for Approval – Zoning Map Amendment

Below are the applicant's responses to the Findings for Approval, which are essentially the same Findings the Planning Department proposed and the Mayor and Town Council adopted in 2015, with minor changes.

1. Is consistent with the purposes and organization of the LDRs

   The proposed District 2 amendments to the Official Zoning Map were the first targeted mapping update to the LDRs and were deemed by the Mayor and Town Council to be consistent with the LDRs' primary purpose which is to implement the Jackson/Teton County Comprehensive Plan adopted in May 2012. In addition, the new District 2 zoning districts were found by the Mayor and Council to be consistent with the LDRs' goals to improve predictability in LDR implementation and to focus on desired future character as the organizing principle for development in the Town.

   The subject property is included in the same Comprehensive Plan Subarea 2.3, which is the basis for the new DC zoning district. The property is prominently and strategically located to implement the Comprehensive Plan.

2. Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan

   The proposed District 2 amendments to the Official Zoning Map were intended as the first step in updating the Official Zoning Map to implement the Jackson/Teton County Comprehensive Plan adopted in May 2012. The proposed zoning map changes were found by the Mayor and Council to implement the desired future character of Character District 2: Town Commercial Core, which is for a vibrant, walkable, and "lights on" downtown area, consistent with the new policy direction of the 2012 Comprehensive Plan.

   See the above Comprehensive Plan section for a discussion specific to 135 and 175 East Broadway and its inclusion in the same Subarea as the other DC properties.

3. Is necessary to address changing conditions or public necessity

The adoption of a Jackson/Teton County Comprehensive Plan adopted in May 2012 is a new condition that requires the Town to update its LDRs and Official Zoning Map to be consistent with the new Comprehensive Plan. The District 2 zoning map amendments, which provide updated zoning regulations for Character District 2: Town Commercial Core, is the first targeted mapping update by the Town to implement the new Comprehensive Plan.

The subject property is included in the same Comprehensive Plan Subarea 2.3 as all the existing DC zoning. It is prominently and strategically located to implement the Comprehensive Plan.

4. Is consistent with other adopted Town Ordinances

The proposed District 2 amendments to the Official Zoning Map were deemed by the Mayor and Council to be consistent with other adopted Town Ordinances. Including the subject property in the DC does not change this Finding.

SPECIAL RESTRICTIONS FOR
135 E. BROADWAY AND 175 E. BROADWAY
(Preservation of Historic Buildings)

KNOW ALL MEN BY THESE PRESENTS that the undersigned Declarants, as owners of property located at 135 E. Broadway and 175 E. Broadway (collectively the Property) in the Town of Jackson, Wyoming, adopts these Special Restrictions and hereby declares that the properties described above shall be held, sold, and conveyed subject to the following restrictions, covenants, and conditions affecting all buildings, appurtenances, and improvements, upon each Lot and shall be in addition to all other covenants, conditions or restrictions of record effecting each Lot, and shall be enforceable by the Jackson, Wyoming Mayor and Town Council.

RECITALS:

WHEREAS, Declarants have agreed to restrict the sale, purchase, transfer, use, development and redevelopment of each Lot within the Property to accomplish the Historic Preservation Board's goal of preserving historic buildings; and

WHEREAS, the Historic Preservation Board has identified buildings throughout Teton County that have historic significance and three such buildings are located on the Property; and

WHEREAS, the Declarants and Historic Preservation Board have agreed to a certain plan to preserve said three buildings on that are currently on the Property; and

WHEREAS, the Declarants have agreed to a binding commitment on itself, successors and assigns to implement the agreed upon historic preservation plan for the said Property; and

WHEREAS, the Historic Preservation Board has committed to support the Declarants' proposed plan to rezone the subject Property under the Town of Jackson zoning scheme to match the zoning classification of adjoining properties.

NOW, THEREFORE, the Declarant, in consideration of the said commitment of support from the Historic Preservation Board, covenants and agrees for itself and each and every person, entity or organization acquiring ownership of each Lot or the entire Property, to the following special covenants, conditions and deed restrictions:

1. Van Fleck House Retained on Property. The building known as the Van Fleck House that currently houses the Genevieve restaurant and has housed Jedidiah's restaurant in the past, shall be retained on the Lot at 135 E. Broadway or be more moved to 175 E. Broadway. This restriction does not preclude the structure from being moved to a different location on said Property provided the new location fronts onto East Broadway.

2. Visual Prominence. In addition to fronting East Broadway, the Van Fleck House shall be maintained or relocated to be visually prominent within any redevelopment scheme of the Property. Visual prominence shall mean that the Van Fleck House stands alone with sufficient separation from other buildings to allow it to be in scale with its immediate surroundings and to maintain its architectural integrity.

3. Relocate Two Buildings. At the landowners expense the two buildings currently housing Persephone's Bakery and the Juicery may be maintained anywhere on the Property or relocated to another meaningful location.

4. Meaningful Location. For purposes of these Special Restrictions, a meaningful location shall consist of the following characteristics:

   a. Within Jackson Valley. The location may be within or outside of the Town of Jackson but shall be within Jackson Valley.

   b. One or Two Locations. The two structures that may be moved off the property may be moved to the same property or to separate properties.

   c. Legal Lot, Tract. The location(s) that receive the building(s) shall exist as a legally created lot, tract or parcel under Wyoming State Statutes and/or the applicable Land Development Regulations.

   d. LDR Compliance. The relocated structures shall be placed on the new property in compliance with all applicable land use regulations and building codes.

   e. Visually Prominent. The location(s) shall be visible from a public street or road, or if relocated to the unincorporated portion of Teton County, the buildings shall be visible from a public or private street or road.

   f. Meaningful Use. The relocated structures shall be placed on the new property in a manner and location that allows them to serve a meaningful use or purpose. The placement also shall allow the structures to continue serving a meaningful use or purpose in the event the property is further developed or redeveloped.

   g. Longevity. While these Special Restriction do not establish a minimum length of time the relocated structures shall remain in the new locations, at the time of the relocation, there shall be no foreseeable factors or reasons that will cause the structures to be further relocated.

5. Identify Locations. The first application submitted to the Town of Jackson for a development permit to redevelop the Property shall identify the locations to where each of the three buildings will be moved, whether the locations are on the Property or

in another location. This first application shall include proof of ownership of the land that will receive the structures or a binding contract or agreement to purchase said land.

6. Timing of Relocation. The first application for a construction permit to redevelop the Property, which could be for a permit for demolition, grading or building construction, shall be accompanied by any necessary application(s) for the applicable permits to relocate each of the three structures.

7. Rezoning Denied. In the event the Declarants' proposal to rezone the Property to match the zoning classification of the adjoining properties is denied by the Jackson Mayor and Town Council, these Special Restrictions shall become null and void.

8. Severability. Whenever possible, each provision of these Special Restrictions shall be interpreted in such a manner as to be valid under applicable law; but, if any provision of the foregoing shall be invalid or prohibited under said applicable law, such provisions shall be ineffective to the extent of such invalidity or prohibition without invalidating the remaining provisions of these Special Restrictions.

9. Modifications. The Declarants agree that any modification to these Special Restrictions shall be made in writing, signed by the Declarants, approved by the Historic Preservation Board, and recorded with the Clerk of Teton County, Wyoming.

IN WITNESS WHEREOF, the Declarants have executed this instrument on AUGUST 30, 2018.

DECLARANTS:

Deloney Street, LLC

By _____

BWD Street, LLC

By _____

LETTER OF AUTHORIZATION

Deloney Street/BWD, LLC ,"Owner" whose address is: _____

135 & 175 E. Broadway Jackson, WY 83001

(NAME OF ALL INDIVIDUALS OR ENTITY OWNING THE PROPERTY)

Max C. Chapman, Jr. , as the owner of property more specifically legally described as: PT SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116

(If too lengthy, attach description)

HEREBY AUTHORIZES Jeff Golightly 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: Max C. Chapman

(SIGNATURE) (SIGNATURE OF CO-OWNER)

Title: ~~Manager~~ Managing Partner

(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 Max C. Chapman this 6th day of September, 2018.

WITNESS my hand and official seal.

Cynthia Wiley (Seal)

(Notary Public)

My commission expires: 6/18/21

CYNTHIA WILEY NOTARY PUBLIC TETON COUNTY, WYOMING

PLEASE SIGN IN

	First & Last Name	Phone Number	Email Address
1	ANNA Sullivan	303-807-3795	AnnaSullivanphotography@gmail.com
2	Julien Hass	970 409 0780	Julien.Hass@gmail.com
3	Mikey Franco	307 690 3732	mikey@francosnowshapes.com
4	Jennifer Franco	307 690 5257	jencfranco@yahoo.com
5	Alice Widdess	307-690-5015	alice@alicewiddess.com
6	Allie Gross	307 732 7063	county@jackholeandgrill.com
7	Sam Alvarez	213-561-3130	psoriner@yahoo.com
8	Esther Judge	307-699-7260	estherbjudge@gmail
9	Adam Connor	617 335 4917	adamconnor1@hotmail
10	Kevin Cohane	690-4135	kevin@persephonebakery.com
11	Ali Cohane	413-4749	ali@ "
12	Josh Governale	690-2800	
13	Linda Cohane	732-5492	
14	Andrea Smith	690 4238	andreagasmith55@gmail
15	Karen Stewart	690-0701	kstewart3050@gmail
16	RYAN NOURAI	310 600 3947	RYANNOURAI@MAC.com
17	Ashley Campbell Harris		
18	Jessica Vandenbroeck	690-6661	JESSICA@HBCAFEANDJUICERY.com
19	Morgan Jaoven	733-2414	
20	Fred Pergstrom	413 1030	fred@genevieve.com
21	NICK FREDRICKS	(517) 643 5577	FREDRI41@GMAIL.com
22	Charles Bemis	(612) 709-1270	bemis17@gmail.com
23	Sam Fitz	307 413 4907	abigwonderful@gmail.com

	First & Last Name	Phone Number	Email Address
24	Michelle Lynogo	708-534-8308	michellewine@hotmail.c
25	J. MAC Gregor	413 [illegible]	MAC Gregor wyo @ MA
26	Mike Clement		
27	[illegible]		
28	Ann [illegible]		
29	[illegible]		
30	[illegible]		
31	Hindi Christine Ramseur	307·690·8956	the.hindi.christine@gmail.com
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33	Shane Rothman	970 275 1684	bredtoshred@hotmail.com
34	Kata Winters	307 200 1932	katalwinters@gmail.com
35	Peter Rosenberg	617-771-4680	peter@parosenberg.com
36	Sara Kirkpatrick	307-699-3540	sara.kirkpatrick17@gmail
37	NOAH OSNOS	307 203-2009	sonsony@charter.net
38	Chris Kirkpatrick		
39	Andy Ripps	307 690-7722	ari.ppa2@gmail.c
40	P Fenny		
41	Daryl Peightal	307·413 1632	dmpeightal@hotmail
42			
43			
44			
45			
46			
47			
48			

	Name	Address 1	Address 2
1	HUTCHINGS, MELVIN D. ET UX	1892 COUNTY ROAD 125	THAYNE, WY 83127
2	DELONEY STREET, LLC	P.O. BOX 10309	JACKSON, WY 83002
3	98 CENTER STREET, LLC	217 WEST 22ND STREET	NEW YORK, NY 10011
4	RTN-PSN TRUST, THE	PO BOX 6754	JACKSON, WY 83002
5	JACKSON STATE BANK C/O THOMSON PROPERTY TA	P. O. BOX 2609	CARLSBAD, CA 92009
6	REDEEMER LUTHERAN CHURCH OF JACKSON, WY	PO BOX 1016	JACKSON, WY 83001
7	CHET'S WAY, LLC	P.O. BOX 694	JACKSON, WY 83001
8	BROADWAY MILLENNIUM LLC C/O GTPM	P.O. BOX 2282	JACKSON, WY 83001
9	BROADWAY & WILLOW LLC	P.O. BOX 4719	JACKSON, WY 83001
10	GILL FAMILY, LLC	2505 SHOOTIN' IRON RANCH ROAD	JACKSON, WY 83001
11	FOAM CAPITAL, LLC	PO BOX 1045	JACKSON, WY 83001
12	TETON COUNTY SCHOOL DISTRICT #1	P.O. BOX 568	JACKSON, WY 83001
13	JACKSON STATE BANK & TRUST, THE	P. O. BOX 2609	CARLSBAD, CA 92009
14	BALD EAGLE, LLC	P.O. BOX 6368	JACKSON, WY 83002
15	BROADWAY CENTRE LLC	PO BOX 489	JACKSON, WY 83001
16	KOMINSKY, RAYMOND J. & SHARLEEN KAY	PO BOX 1318	JACKSON, WY 83001
17	CRABTREE CORNER, LLC	PO BOX 3767	JACKSON, WY 83001
18	JOURDAN FAMILY LIMITED PART.	P.O. BOX 3159	JACKSON, WY 83001
19	JACKSON STATE BANK ATTN: ACCOUNTING DEPT.	P. O. BOX 2609	CARLSBAD, CA 92009
20	ZIONS FIRST NATIONAL BANK	1 SOUTH MAIN STREET	SALT LAKE CITY, UT 84133-1109
21	JACKSON HOLE DEVELOPMENT CO. C/O MATHIEU, J.	PO BOX 1659	JACKSON, WY 83001
22	MILLER HOUSE, LLC	P.O. BOX 4902	JACKSON, WY 83001
23	COLTER BAY RESORTS, LLC	6067 NORTH SEQUOIA DRIVE	FRESNO, CA 93711-1256
24	BWD STREET, LLC	PO BOX 10309	JACKSON, WY 83002
25	TOWN OF JACKSON	P.O. BOX 1687	JACKSON, WY 83001
26	YAMINI LLC	PO BOX 9696	JACKSON, WY 83002
27	SOLEIL HOLDING COMPANY, LLC	P.O. BOX 4316	JACKSON, WY 83001
28	DOWNTOWN HOLDINGS, LLC	P.O. BOX 126	JACKSON, WY 83001

August 23, 2018

Neighborhood Meeting Notice

Application Type:	Zoning Map Amendment
Location of Land Zoning Amendment Would Change:	135 & 175 West Broadway Jackson, WY 83001 PT SW1/4SW1/4, SEC. 27, TWP. 41, RNG. 116 AKA The block that contains: Café Genevieve / Persephone / Flower Hardware / Healthy Being Café and Juicery / Susan Fleming Jewelry / Belle Cose at Home
Meeting Details:	Thursday, September 6th at 3:00 pm. Centennial Building Suite 204 610 West Broadway, Jackson WY 83001
How to view the Final Application:	The final application will be filed with the Town of Jackson Wyoming Building and Planning Department. Tyler Valentine, Principle Planner, is leading the staff review. He can be reached at 307.733.0440 ext. 1305 or tvalentine@jacksonwy.gov
Description of the Proposal:	See Attached Documents

135, 175 EAST BROADWAY REZONING REQUEST FROM UC/LO TO DC/LO

Proposal

This application proposes to rezone property at 135 and 175 East Broadway from Urban Commercial/Lodging Overlay (UC/LO) to Downtown Core/Lodging Overlay (DC/LO).

Recent History, Context

This application proposes to complete the task that was initiated by Town planners and officials in 2014 and 2015 and zone property on East Broadway, located 225 feet from the Town Square, as DC/LO. Town planners, acting on the direction of the Mayor and Town Council and implementing the Comprehensive Plan, brought forward a 2014 plan to rezone the downtown commercial core to DC. This plan created a zoning district designed to accomplish numerous Comprehensive Plan goals and apply the newly conceived form-base-zoning code. This Town initiative included 135 and 175 East Broadway, the property that is the subject of this request to amend the zoning map.

In addition to the favorable recommendation from the Planning Department, the Planning Commission also recommended approval of the zoning plan with the East Broadway property included. The Mayor and Town Council progressed toward a vote on the zoning plan with no hesitation about including the subject property when, at one of the last meetings before the Council's approval of the zoning plan, the East Broadway property was removed from the plan.

A concern expressed by the Teton County Historic Preservation Board precipitated the removal. The TCHPB was concerned that inadequate tools existed to preserve buildings that have historic significance. The subject property contains one historic structure that houses Café Genevieve, and two additional buildings of significance to TCHPB that house Persephone's Bakery and the Juicery. Owners of the subject property took TCHPB's concern seriously and have devised a plan in conjunction with the TCHPB to preserve all three buildings. TCHPB now supports moving forward to add the property to the DC zoning district. Below is a motion unanimously approved by the TCHPB during a recent meeting.

> "The TCHPB agrees to support efforts to rezone 135-175 East Broadway to the downtown core zoning in exchange for Garner Capital management's commitment to preserve the three existing recognized historic structures that currently occupy the site (Genevieve Van Vleck's house, Persephone Bakery, and Juicery). The TCHPB will participate actively in the planning process and the determination of appropriate incentives and/or bonuses."

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similar mutually agreed upon mechanism, that guarantees the historic preservation plan will be honored when future redevelopment plans are created.

Two other areas were similarly removed from the DC zone for the same reason. Reportedly, these other locations also contain historic structures. The applicant for this request, however, pro-actively and creatively worked with the TCHPB to develop a preservation plan and gained the Board's support. This preservation plan accomplishes what current rules and regulations do not accomplish. It is foreseeable that historic preservation regulations will not exist for years, and when they do exist, they will not be more comprehensive or effective than the voluntary preservation plan that the applicant and TCHPB have created. Furthermore, under the current Urban Commercial zoning designation, nothing preserves the historic buildings that are on the property. The work and commitment to develop and execute a preservation plan for the East Broadway property has gained the applicant the right to move forward with this application for DC zoning.

In addition to the preservation plan, the East Broadway property fits squarely into the overall DC district, in terms of its characteristics, location and the Comprehensive Plan goals.

- The land uses on the subject property are similar to the other properties in the DC zone,
- and the property fulfills the intent of the DC zone as well or better than other properties in the district. (See the DC intent detailed below.)
- The DC zone is rectangular and extends east-west from Braun/Willow to the 5-way, and north-south from Gill to south side of Pearl. The subject property is a conspicuous gap missing from the DC district.
- Finally, as detailed below, the East Broadway property is perfectly located to implement the Comprehensive Plan goals for which the DC zone was created. The DC zone is generally derived from the Comprehensive Plan Subarea 2.3. The DC district encompasses almost all of Subarea 2.3, except for a northern extension that is zoned CR. The subject property is in Subarea 2.3, as are all other properties in the DC zone.

Justification

All the reasons that led the Planning Department and Planning Commission to recommend DC zoning for the subject property in 2014 – 2015, and the Council's inclusion of the property in the DC until the TCHPB comment, continue to exist today. As detailed below, including the property in the DC implements the Comprehensive Plan and is consistent with the adopted intent of the DC zoning district.

Comprehensive Plan

The property is in Comprehensive Plan Subarea 2.3, Downtown. Below are excerpts from the Plan followed by the applicant's responses.

Subarea 2.3 is classified as "Transitional" and is described by the Plan as "the center of civic, cultural, economic and social activity as well as the center of the visitor experience, as a significant amount of lodging is located here."

The "transitional" classification identifies the property in Subarea 2.3, including 135 – 175 East Broadway, for future change and redevelopment. The DC zoning district was created with numerous form-based-zoning and dimensional standards to guide future changes toward a desired character and development pattern. DC zoning will ensure that future changes and redevelopment of the East Broadway property will be consistent with the character and pattern of downtown development. The subject property is critical to achieving this consistency because it is

- centrally located in the downtown commercial core,
- maintains a prominent location in the area that is zoned DC, and
- sits between DC-zoned areas that are located to the south and north.

"The goal of this subarea is to create a vibrant mixed use area by accommodating a variety of uses and amenities. The subarea will be the starting point for the development of a refined Lodging Overlay."

The subject property is perfectly located and configured to accomplish this adopted vision for downtown. It is located 225 feet from the Town Square and contains 400 feet of street frontage along East Broadway and Deloney. The land uses and building design will occupy a prominent and central location in downtown. Applying the new DC standards for mixed uses, form-based building design and dimensions will allow this property to be redeveloped in a manner that creates vibrancy and a variety of uses.

"Commercial uses that create an active and engaging pedestrian experience will be predominantly located on the first and second floors of buildings."

Design standards in the DC zoning district require building fronts and pedestrian amenities that promote the pedestrian experience. The Comprehensive Plan and our modern planning approach want the prominent 400-foot long street frontages of 135 and 175 East Broadway to be redeveloped by the new DC standards.

"A goal of this subarea will be to create a consistent building size and form.

Properties to the south and north are zoned DC. The exclusion of the subject property from the DC plan creates a significant hole in the DC zoning district. Including this property in the DC will apply the same design, size and form standards that already apply to neighboring properties to the south and north.

"Buildings should be located to create an attractive street wall and take advantage of good urban design principles … ."

As stated above, this property contains 400 feet of street frontage along East Broadway and Deloney, and provides an outstanding opportunity to achieve the type of street wall envisioned in the Comprehensive Plan. Including the subject property in the DC zone will ensure this vision is accomplished. Continuing to apply the outdated UC zoning will provide no such assurance.

Intent of the DC Zone

Below are the five stated Intents that are adopted in the DC zone followed by the applicant's response.

1. General intent of the Downtown Core (DC) zone is to provide for a vibrant mixed use area with a variety of uses and amenities, consisting of wide sidewalks and retail shopfronts pulled up to the street.

2. Buildings can be up to 3 stories in height. Massing, articulation, openings, and step backs are used to reduce bulk and mass. Buildings are located close to the sidewalk, creating an attractive street edge. Large storefront windows invite and encourage pedestrian activity.

3. Parking is primarily provided off-site on public lots and on-street. Parking provided on-site is underground or screened from view by buildings.

4. Active and engaging uses are encouraged on ground floors but not required, with offices, apartments, single-family attached, and lodging primarily located on upper stories.

5. Based primarily on sub area 2.3 of the Comprehensive Plan.

The DC zoning district was created to accomplish these intent statements through the various land use, design and development standards. Approving the requested rezoning for 135 and 175 East Broadway will ensure future changes and redevelopment of the property will occur consistently with the standards and intentions of the DC zone.

In addition to the intentions of the DC zone, another key intention must be considered. By the inclusion of the subject property in Comprehensive Plan Subarea 2.3, and the inclusion of the property in the Planning Department's initial proposal, it always has been intended to include the East Broadway property in the new downtown zoning district.

Findings for Approval – Zoning Map Amendment

Below are the applicant's responses to the Findings for Approval, which are essentially the same Findings the Planning Department proposed and the Mayor and Town Council adopted in 2015, with minor changes.

1. Is consistent with the purposes and organization of the LDRs

   The proposed District 2 amendments to the Official Zoning Map were the first targeted mapping update to the LDRs and were deemed by the Mayor and Town Council to be consistent with the LDRs' primary purpose which is to implement the Jackson/Teton County Comprehensive Plan adopted in May 2012. In addition, the new District 2 zoning districts were found by the Mayor and Council to be consistent with the LDRs' goals to improve predictability in LDR implementation and to focus on desired future character as the organizing principle for development in the Town.

The subject property is included in the same Comprehensive Plan Subarea 2.3, which is the basis for the new DC zoning district. The property is prominently and strategically located to implement the Comprehensive Plan.

2. Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan

   The proposed District 2 amendments to the Official Zoning Map were intended as the first step in updating the Official Zoning Map to implement the Jackson/Teton County Comprehensive Plan adopted in May 2012. The proposed zoning map changes were found by the Mayor and Council to implement the desired future character of Character District 2: Town Commercial Core, which is for a vibrant, walkable, and "lights on" downtown area, consistent with the new policy direction of the 2012 Comprehensive Plan.

   See the above Comprehensive Plan section for a discussion specific to 135 and 175 East Broadway and its inclusion in the same Subarea as the other DC properties.

3. Is necessary to address changing conditions or public necessity

   The adoption of a Jackson/Teton County Comprehensive Plan adopted in May 2012 is a new condition that requires the Town to update its LDRs and Official Zoning Map to be consistent with the new Comprehensive Plan. The District 2 zoning map amendments, which provide updated zoning regulations for Character District 2: Town Commercial Core, is the first targeted mapping update by the Town to implement the new Comprehensive Plan.

   The subject property is included in the same Comprehensive Plan Subarea 2.3 as all the existing DC zoning. It is prominently and strategically located to implement the Comprehensive Plan.

4. Is consistent with other adopted Town Ordinances

   The proposed District 2 amendments to the Official Zoning Map were deemed by the Mayor and Council to be consistent with other adopted Town Ordinances. Including the subject property in the DC does not change this Finding.

SPECIAL RESTRICTIONS FOR
135 E. BROADWAY AND 175 E. BROADWAY
(Preservation of Historic Buildings)

KNOW ALL MEN BY THESE PRESENTS that the undersigned Declarants, as owners of property located at 135 E. Broadway and 175 E. Broadway (collectively the Property) in the Town of Jackson, Wyoming, adopts these Special Restrictions and hereby declares that the properties described above shall be held, sold, and conveyed subject to the following restrictions, covenants, and conditions affecting all buildings, appurtenances, and improvements, upon each Lot and shall be in addition to all other covenants, conditions or restrictions of record effecting each Lot, and shall be enforceable by the Jackson, Wyoming Mayor and Town Council.

RECITALS:

WHEREAS, Declarants have agreed to restrict the sale, purchase, transfer, use, development and redevelopment of each Lot within the Property to accomplish the Historic Preservation Board's goal of preserving historic buildings; and

WHEREAS, the Historic Preservation Board has identified buildings throughout Teton County that have historic significance and three such buildings are located on the Property; and

WHEREAS, the Declarants and Historic Preservation Board have agreed to a certain plan to preserve said three buildings on that are currently on the Property; and

WHEREAS, the Declarants have agreed to a binding commitment on itself, successors and assigns to implement the agreed upon historic preservation plan for the said Property; and

WHEREAS, the Historic Preservation Board has committed to support the Declarants' proposed plan to rezone the subject Property under the Town of Jackson zoning scheme to match the zoning classification of adjoining properties.

NOW, THEREFORE, the Declarant, in consideration of the said commitment of support from the Historic Preservation Board, covenants and agrees for itself and each and every person, entity or organization acquiring ownership of each Lot or the entire Property, to the following special covenants, conditions and deed restrictions:

1. Van Fleck House Retained on Property. The building known as the Van Fleck House that currently houses the Genevieve restaurant and has housed Jedidiah's restaurant in the past, shall be retained on the Lot at 135 E. Broadway or be more moved to 175 E. Broadway. This restriction does not preclude the structure from being moved to a different location on said Property provided the new location fronts onto East Broadway.

2. Visual Prominence. In addition to fronting East Broadway, the Van Fleck House shall be maintained or relocated to be visually prominent within any redevelopment scheme of the Property. Visual prominence shall mean that the Van Fleck House stands alone with sufficient separation from other buildings to allow it to be in scale with its immediate surroundings and to maintain its architectural integrity.

3. Relocate Two Buildings. At the landowners expense the two buildings currently housing Persephone's Bakery and the Juicery may be maintained anywhere on the Property or relocated to another meaningful location.

4. Meaningful Location. For purposes of these Special Restrictions, a meaningful location shall consist of the following characteristics:

   a. Within Jackson Valley. The location may be within or outside of the Town of Jackson but shall be within Jackson Valley.

   b. One or Two Locations. The two structures that may be moved off the property may be moved to the same property or to separate properties.

   c. Legal Lot, Tract. The location(s) that receive the building(s) shall exist as a legally created lot, tract or parcel under Wyoming State Statutes and/or the applicable Land Development Regulations.

   d. LDR Compliance. The relocated structures shall be placed on the new property in compliance with all applicable land use regulations and building codes.

   e. Visually Prominent. The location(s) shall be visible from a public street or road, or if relocated to the unincorporated portion of Teton County, the buildings shall be visible from a public or private street or road.

   f. Meaningful Use. The relocated structures shall be placed on the new property in a manner and location that allows them to serve a meaningful use or purpose. The placement also shall allow the structures to continue serving a meaningful use or purpose in the event the property is further developed or redeveloped.

   g. Longevity. While these Special Restriction do not establish a minimum length of time the relocated structures shall remain in the new locations, at the time of the relocation, there shall be no foreseeable factors or reasons that will cause the structures to be further relocated.

5. Identify Locations. The first application submitted to the Town of Jackson for a development permit to redevelop the Property shall identify the locations to where each of the three buildings will be moved, whether the locations are on the Property or

in another location. This first application shall include proof of ownership of the land that will receive the structures or a binding contract or agreement to purchase said land.

6. Timing of Relocation. The first application for a construction permit to redevelop the Property, which could be for a permit for demolition, grading or building construction, shall be accompanied by any necessary application(s) for the applicable permits to relocate each of the three structures.

7. Rezoning Denied. In the event the Declarants' proposal to rezone the Property to match the zoning classification of the adjoining properties is denied by the Jackson Mayor and Town Council, these Special Restrictions shall become null and void.

8. Severability. Whenever possible, each provision of these Special Restrictions shall be interpreted in such a manner as to be valid under applicable law; but, if any provision of the foregoing shall be invalid or prohibited under said applicable law, such provisions shall be ineffective to the extent of such invalidity or prohibition without invalidating the remaining provisions of these Special Restrictions.

9. Modifications. The Declarants agree that any modification to these Special Restrictions shall be made in writing, signed by the Declarants, approved by the Historic Preservation Board, and recorded with the Clerk of Teton County, Wyoming.

IN WITNESS WHEREOF, the Declarants have executed this instrument on _____ _____, 2018.

DECLARANTS:

Deloney Street, LLC

By _____

BWD Street, LLC

By _____

SPECIAL RESTRICTIONS FOR
135 E. BROADWAY AND 175 E. BROADWAY
(Preservation of Historic Buildings)

KNOW ALL MEN BY THESE PRESENTS that the undersigned Declarants, as owners of property located at 135 E. Broadway and 175 E. Broadway (collectively the "Property") in the Town of Jackson, Wyoming, adopt these Special Restrictions and hereby declare that the properties described above shall be held, sold, and conveyed subject to the following restrictions, covenants, and conditions affecting all buildings, appurtenances, and improvements, upon each Lot and shall be in addition to all other covenants, conditions or restrictions of record effecting each Lot, and shall be enforceable by the Jackson, Wyoming Mayor and Town Council.

RECITALS:

WHEREAS, Declarants have agreed to restrict the sale, purchase, transfer, use, development and redevelopment of each Lot within the Property to accomplish the Historic Preservation Board's goal of preserving historic buildings; and

WHEREAS, the Historic Preservation Board has identified buildings throughout Teton County that have historic significance and three such buildings are located on the Property; and

WHEREAS, the Declarants have agreed to a binding commitment on itself, successors and assigns to implement the agreed upon historic preservation plan for the said Property.

NOW, THEREFORE, the Declarants agrees for themselves and each and every person, entity or organization acquiring ownership of each Lot or the entire Property, to the following special covenants, conditions and deed restrictions:

1. Van Vleck House Retained on Property. The log building known as the Van Vleck House, located in the South / South West portion of 135 East Broadway, fronting on East Broadway, which currently houses the Café Genevieve restaurant and has housed Jedidiah's restaurant in the past, shall be retained on 135 E. Broadway or be moved to 175 E. Broadway. This restriction does not preclude the structure from being moved to a different location on the Property provided the new location fronts onto East Broadway.
2. Visual Prominence. In addition to fronting East Broadway, the Van Vleck House shall be maintained or relocated to be visually prominent within any redevelopment scheme of the Property. Visual prominence shall mean that the Van Vleck House meets all Town of Jackson building setbacks then in effect at the time of relocation, but this requirement shall not preclude the owner from seeking a variance from any LDR standards; further, the Van Vleck House shall stand alone from other buildings to allow

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it to be in scale with its immediate surroundings and to maintain its architectural integrity.

3. Relocate Two Buildings. At the landowners expense the two buildings currently housing Persephone's Bakery and the Juicery (the "Other Structures") may be maintained anywhere on the Property or relocated to another meaningful location. The Landowner shall, for a period of one year from the date of filing of any development permit filed with the Town of Jackson, work to relocate the Other Structures pursuant to the below sections.

4. Meaningful Location. For purposes of these Special Restrictions, a meaningful location shall consist of the following characteristics:

    a. Within Teton County. The Other Structures shall be located within or outside of the Town of Jackson but shall be within Teton County, east of the Tetons.

    b. One or Two Locations. The Other Structures may be moved to the same property or to separate properties.

    c. Legal Lot, Tract. The location(s) that receive the Other Structures (the "Receiving Property") shall exist as a legally created lot, tract or parcel under Wyoming State Statutes and/or the applicable Land Development Regulations but this special restriction shall not impose any other obligations on such receiving property.

    d. LDR Compliance. The Other Structures shall be placed on the Receiving Property in compliance with all applicable land use regulations and building codes.

    e. Visually Prominent. The location(s) of the Other Structures shall be visible from a public street or road, or if relocated to the unincorporated portion of Teton County, the buildings shall be visible from a public or private street or road.

    f. Meaningful Use. The Other Structures shall be placed on the receiving propert(ies) in a manner which is visually prominent from the nearest adjacent roadway.

    g. Longevity. While these Special Restriction do not establish a minimum length of time the relocated structures shall remain in the new locations, at the time of the relocation, there shall be no foreseeable factors or reasons that will cause the structures to be further relocated.

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5. Identify Locations. Any development application submitted to the Town of Jackson for the Property which contemplates a relocation of the Genevieve building shall identify the location to where the Genevieve will be moved.

6. Timing of Relocation. Any development application which contemplates relocation of the Genevieve building shall be accompanied by any necessary application(s) for the applicable permits to relocate the Genevieve Building.

7. Severability. Whenever possible, each provision of these Special Restrictions shall be interpreted in such a manner as to be valid under applicable law; but, if any provision of the foregoing shall be invalid or prohibited under said applicable law, such provisions shall be ineffective to the extent of such invalidity or prohibition without invalidating the remaining provisions of these Special Restrictions.

8. Modifications. The Declarants agree that any modification to these Special Restrictions shall be made in writing, signed by the Declarants and the Jackson Town Council, and recorded with the Clerk of Teton County, Wyoming.

IN WITNESS WHEREOF, the Declarants have executed this instrument on _____ _____, 2018.

DECLARANTS:

Deloney Street, LLC

_____
By: Max C. Chapman, Its Manager

BWD Street, LLC

_____
By: Max C. Chapman, Its manager

STATE OF _____)
) ss
COUNTY OF _____)

On this _____day of _____, 201__, before me, the undersigned Notary Public, personally appeared Max C. Chapman for Deloney Street, LLC and BWD Street, LLC and known to me, or proven by satisfactory evidence, to be the Manager of those entities that executed the foregoing instrument and acknowledged said instrument to be the free and voluntary act and deed of Deloney Street, LLC and BWD Street, LLC, by authority of Statute, their articles of organization or operating agreements, for the uses and purposes therein mentioned, and on oath stated that such person is authorized to execute said instrument on behalf of the limited liability companies.

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[SEAL]

_____
Notary Public

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135, 175 EAST BROADWAY REZONING REQUEST
FROM UC/LO TO DC/LO

Proposal
This application proposes to rezone property at 135 and 175 East Broadway from Urban Commercial/Lodging Overlay (UC/LO) to Downtown Core/Lodging Overlay (DC/LO).

Recent History, Context
This application proposes to complete the task that was initiated by Town planners and officials in 2014 and 2015 and zone property on East Broadway, located 225 feet from the Town Square, as DC/LO. Town planners, acting on the direction of the Mayor and Town Council and implementing the Comprehensive Plan, brought forward a 2014 plan to rezone the downtown commercial core to DC. This plan created a zoning district designed to accomplish numerous Comprehensive Plan goals and apply the newly conceived form-base-zoning code. This Town initiative included 135 and 175 East Broadway, the property that is the subject of this request to amend the zoning map.

In addition to the favorable recommendation from the Planning Department, the Planning Commission also recommended approval of the zoning plan with the East Broadway property included. The Mayor and Town Council progressed toward a vote on the zoning plan with no hesitation about including the subject property when, at one of the last meetings before the Council's approval of the zoning plan, the East Broadway property was removed from the plan.

A concern expressed by the Teton County Historic Preservation Board precipitated the removal. The TCHPB was concerned that inadequate tools existed to preserve buildings that have historic significance. The subject property contains one historic structure that houses Café Genevieve, and two additional buildings of significance to TCHPB that house Persephone's Bakery and the Juicery. Owners of the subject property took TCHPB's concern seriously and have devised a plan in conjunction with the TCHPB to preserve all three buildings. TCHPB supported moving forward to add the property to the DC zoning district. Below is a motion unanimously approved by the TCHPB during a recent meeting.

> "The TCHPB agrees to support efforts to rezone 135-175 East Broadway to the downtown core zoning in exchange for Garner Capital management's commitment to preserve the three existing recognized historic structures that currently occupy the site (Genevieve Van Vleck's house, Persephone Bakery, and Juicery). The TCHPB will participate actively in the planning process and the determination of appropriate incentives and/or bonuses."

To further implement the above decision, the applicant for this proposed rezoning continued to work with the TCHPB and presented to the Board the attached Special Restriction to be

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recorded against the property. After reviewing the Special Restriction, the TCHPB passed the following motion.

> "Motion to accept the spirit of the special restrictions as presented, excluding the alternative clause outlining demolition option timeline. The board shall review and provide comment prior to the September 2018 meeting for review during the meeting. Final comments to be discussed and submitted to Town of Jackson Planning. Prior to Town of Jackson Planning recommendation to Town of Jackson Council, the Teton County Historic Preservation Board reserves the right to retract formal support of Genevieve block Special Restriction language."

Two other areas were similarly removed from the DC zone for the same reason. Reportedly, these other locations also contain historic structures. The applicant for this request, however, pro-actively and creatively worked with the TCHPB to develop a preservation plan and gained the Board's support. The TCHPB has amended the terms of their support, and crafted a letter to add the 2 structures that were agreed to be moved to meaningful locations to now be preserved onsite as a contingency for their recommendation to support the zoning application after this application had been filed. This preservation plan the applicant proposed accomplishes what current rules and regulations do not accomplish. It is foreseeable that historic preservation regulations will not exist for years. Furthermore, under the current Urban Commercial (UC) zoning designation, nothing preserves the historic buildings that are on the property anyway. Since the current UC does nothing to protect the buildings, there was no logic in leaving this property in the UC zone to begin with if the goal was the building's preservation (when Town Council removed the property from the DC zone in 2016). If the reason for not supporting this zoning application is to preserve buildings, then the implied hope is that the old zoning saves them by keeping the property less desirable to a developer or less valuable to a seller, which is way outside the scope of what the application approval should be predicated on. The work and commitment to develop and execute a preservation plan for the East Broadway property showed a good faith effort that the applicant hoped would gain support to move forward with this application for DC zoning.

The East Broadway property fits squarely into the overall DC district, in terms of its characteristics, location and the Comprehensive Plan goals.

- The land uses on the subject property are similar to the other properties in the DC zone,
- and the property fulfills the intent of the DC zone as well or better than other properties in the district. (See the DC intent detailed below.)
- The DC zone is rectangular and extends east-west from Braun/Willow to the 5-way, and north-south from Gill to south side of Pearl. The subject property is a conspicuous gap missing from the DC district.
- Finally, as detailed below, the East Broadway property is perfectly located to implement the Comprehensive Plan goals for which the DC zone was created. The DC zone is generally derived from the Comprehensive Plan Subarea 2.3. The DC district

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The only reason the subject property was removed from the DC zoning plan now has been eliminated. The owners will work with the TCHPB to record a deed restriction or execute a similar mutually agreed upon mechanism, that guarantees the historic preservation plan will be honored when future redevelopment plans are created.¶

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encompasses almost all of Subarea 2.3, except for a northern extension that is zoned CR. The subject property is in Subarea 2.3, as are all other properties in the DC zone.

DC versus TS Zoning

An alternative zoning approach is to seek Town Square zoning; however, the Downtown Core zoning appears the best suited for this property. The TS zoning provides more FAR (1.83 vs. 1.3) but the additional square footage cannot be constructed on the property because of parking and other requirements. Furthermore, the lower building height limit in the TS district will lead to lower quality interior spaces and a building height. This would be inconsistent with neighboring DC buildings including those across the street. Finally, the maximum building size in the TS district will force less efficient development building designs and construction.

Justification

All the reasons that led the Planning Department and Planning Commission to recommend DC zoning for the subject property in 2014 – 2015, and the Council's inclusion of the property in the DC until the TCHPB comment, continue to exist today. As detailed below, including the property in the DC implements the Comprehensive Plan and is consistent with the adopted intent of the DC zoning district.

Comprehensive Plan

The property is in Comprehensive Plan Subarea 2.3, Downtown. Below are excerpts from the Plan followed by the applicant's responses.

Subarea 2.3 is classified as "Transitional" and is described by the Plan as "the center of civic, cultural, economic and social activity as well as the center of the visitor experience, as a significant amount of lodging is located here."

The "transitional" classification identifies the property in Subarea 2.3, including 135 – 175 East Broadway, for future change and redevelopment. The DC zoning district was created with numerous form-based-zoning and dimensional standards to guide future changes toward a desired character and development pattern. DC zoning will ensure that future changes and redevelopment of the East Broadway property will be consistent with the character and pattern of downtown development. The subject property is critical to achieving this consistency because it is

- centrally located in the downtown commercial core,
- maintains a prominent location in the area that is zoned DC, and
- sits between DC-zoned areas that are located to the south and north.

"The goal of this subarea is to create a vibrant mixed use area by accommodating a variety of uses and amenities. The subarea will be the starting point for the development of a refined Lodging Overlay."

The subject property is perfectly located and configured to accomplish this adopted vision for downtown. It is located 225 feet from the Town Square and contains 400 feet of street

frontage along East Broadway and Deloney. The land uses and building design will occupy a prominent and central location in downtown. Applying the new DC standards for mixed uses, form-based building design and dimensions will allow this property to be redeveloped in a manner that creates vibrancy and a variety of uses.

"Commercial uses that create an active and engaging pedestrian experience will be predominantly located on the first and second floors of buildings."

Design standards in the DC zoning district require building fronts and pedestrian amenities that promote the pedestrian experience. The Comprehensive Plan and our modern planning approach want the prominent 400-foot long street frontages of 135 and 175 East Broadway to be redeveloped by the new DC standards.

"A goal of this subarea will be to create a consistent building size and form.

Properties to the south and north are zoned DC. The exclusion of the subject property from the DC plan creates a significant hole in the DC zoning district. Including this property in the DC will apply the same design, size and form standards that already apply to neighboring properties to the south and north.

"Buildings should be located to create an attractive street wall and take advantage of good urban design principles … ."

As stated above, this property contains 400 feet of street frontage along East Broadway and Deloney, and provides an outstanding opportunity to achieve the type of street wall envisioned in the Comprehensive Plan. Including the subject property in the DC zone will ensure this vision is accomplished. Continuing to apply the outdated UC zoning will provide no such assurance.

Intent of the DC Zone

Below are the five stated Intents that are adopted in the DC zone followed by the applicant's response.

1. General intent of the Downtown Core (DC) zone is to provide for a vibrant mixed use area with a variety of uses and amenities, consisting of wide sidewalks and retail shopfronts pulled up to the street.

2. Buildings can be up to 3 stories in height. Massing, articulation, openings, and step backs are used to reduce bulk and mass. Buildings are located close to the sidewalk, creating an attractive street edge. Large storefront windows invite and encourage pedestrian activity.

3. Parking is primarily provided off-site on public lots and on-street. Parking provided on-site is underground or screened from view by buildings.

4. Active and engaging uses are encouraged on ground floors but not required, with offices, apartments, single-family attached, and lodging primarily located on upper stories.

5. Based primarily on sub area 2.3 of the Comprehensive Plan.

The DC zoning district was created to accomplish these intent statements through the various land use, design and development standards. Approving the requested rezoning for 135 and 175 East Broadway will ensure future changes and redevelopment of the property will occur consistently with the standards and intentions of the DC zone.

In addition to the intentions of the DC zone, another key intention must be considered. By the inclusion of the subject property in Comprehensive Plan Subarea 2.3, and the inclusion of the property in the Planning Department's initial proposal, it always has been intended to include the East Broadway property in the new downtown zoning district.

Findings for Approval – Zoning Map Amendment

Below are the applicant's responses to the Findings for Approval, which are essentially the same Findings the Planning Department proposed and the Mayor and Town Council adopted in 2015, with minor changes.

1. Is consistent with the purposes and organization of the LDRs

   The proposed District 2 amendments to the Official Zoning Map were the first targeted mapping update to the LDRs and were deemed by the Mayor and Town Council to be consistent with the LDRs' primary purpose which is to implement the Jackson/Teton County Comprehensive Plan adopted in May 2012. In addition, the new District 2 zoning districts were found by the Mayor and Council to be consistent with the LDRs' goals to improve predictability in LDR implementation and to focus on desired future character as the organizing principle for development in the Town.

   The subject property is included in the same Comprehensive Plan Subarea 2.3, which is the basis for the new DC zoning district. The property is prominently and strategically located to implement the Comprehensive Plan.

2. Improves implementation of the desired future character defined in the Illustration of Our Vision chapter of the Comprehensive Plan

   The proposed District 2 amendments to the Official Zoning Map were intended as the first step in updating the Official Zoning Map to implement the Jackson/Teton County Comprehensive Plan adopted in May 2012. The proposed zoning map changes were found by the Mayor and Council to implement the desired future character of Character District 2: Town Commercial Core, which is for a vibrant, walkable, and "lights on" downtown area, consistent with the new policy direction of the 2012 Comprehensive Plan.

   See the above Comprehensive Plan section for a discussion specific to 135 and 175 East Broadway and its inclusion in the same Subarea as the other DC properties.

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3. Is necessary to address changing conditions or public necessity

The adoption of a Jackson/Teton County Comprehensive Plan adopted in May 2012 is a new condition that requires the Town to update its LDRs and Official Zoning Map to be consistent with the new Comprehensive Plan. The District 2 zoning map amendments, which provide updated zoning regulations for Character District 2: Town Commercial Core, is the first targeted mapping update by the Town to implement the new Comprehensive Plan.

The subject property is included in the same Comprehensive Plan Subarea 2.3 as all the existing DC zoning. It is prominently and strategically located to implement the Comprehensive Plan.

4. Is consistent with other adopted Town Ordinances

The proposed District 2 amendments to the Official Zoning Map were deemed by the Mayor and Council to be consistent with other adopted Town Ordinances. Including the subject property in the DC does not change this Finding.

ESCROW AGREEMENT AND INSTRUCTIONS
Deed Restriction Deloney Street, LLC & BWD Street, LLC

Contemporaneously with the execution of this Escrow Agreement and Instructions ("Escrow Agreement") by Deloney Street, LLC and BWD Street, LLC ("Owner") and First American Title Company, Jackson, WY ("Escrow Agent"), the Owners shall deliver a fully executed deed restriction (the "Restriction") which permanently protects the log structure known as Café Genevieve, formerly the Genevieve Van Vleck House so that it must not be removed from 135 or 175 East Broadway, Jackson, Wyoming.

The Escrow Agent shall hold the Restriction in escrow until February 4, 2019. At such time, the Escrow Agent shall take one of two actions:

1) If the Escrow Agent receives from Town Planning Director, Tyler Sinclair, a letter indicating "the properties located at 135 East Broadway and 175 East Broadway have been rezoned to Downtown Core (DC) zoning and thirty days have passed since third reading of the ordinance enacting this rezone", the Escrow Agent shall record the Deed Restriction in the Teton County Clerk's Office of Land Records with no further action necessary or required.
2) If the Escrow Agent does not receive the letter referenced in Section 1 above, the Escrow Agent shall return the Deed Restriction to the Owners.

This instruction is irrevocable. No action or inaction by the Owners may affect or alter this instruction. This instruction may not be amended in any fashion, not even with the consent of the signatories to this instruction.

If a controversy shall arise between the Owners and Escrow Agent concerning this instruction, the Escrow Agent shall institute an action for interpleader or such other proceeding as it, in its sole discretion, may deem proper. The costs of any such action, including attorneys' fees, shall be paid by the Owners.

Escrow Agent shall not be obligated to make any inspections and shall not be liable or responsible for the sufficiency, correctness, genuineness or validity of any instrument deposited with it and shall not be liable for any loss which may occur for any reason except gross negligence or willful misconduct by the Escrow Agent. The Escrow Agent's only responsibility is to record the Restriction if it receives a letter with the above quoted language in Section 1 of this instruction.

This Escrow Agreement shall be binding upon the heirs, executors, personal representatives, administrators, successors and assigns of all the parties hereto.

Escrow Agent shall be paid a fee of $500 for its escrow services and shall be reimbursed any recording fees by the Owners.

IN WITNESS WHEREOF, this Escrow Agreement shall be effective as of the date of final signature (the "Effective Date").

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Deloney Street, LLC

_____
By: Gardner Capital Management, LLC
Its: Sole Member
By: Max Chapman
Its: Member
Dated: _____

BWD Street, LLC

_____
By: Gardner Capital Management, LLC
Its: Sole Member
By: Max Chapman
Its: Member
Dated: _____

Escrow Agent
First American Title Company

_____
By: Jeremy Gosinski
Date: _____

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Project Plan Review History

PLANNING

Project Number	P18-267	**Applied**	9/7/2018	STOL
Project Name	Zoning Map Amendment - 135, 175 E. Broadway	**Approved**		
Type	ZONING MAP AMENDMENT	**Closed**		
Subtype		**Expired**		
Status	STAFF REVIEW	**Status**		

Applicant **Owner** DELONEY STREET, LLC

Site Address	City	State	Zip
135, 175 E BROADWAY AVENUE	JACKSON	WY	83001

Subdivision	Parcel No	General Plan
	22411627300010	

Type of Review / Contact / Notes	Status	Dates: Sent	Due	Received	Remarks
Fire Kathy Clay		9/7/2018	9/28/2018		
Legal A Cohen-Davis	APPROVED W/CONDITI	9/7/2018	9/28/2018	9/28/2018	see notes

(9/28/2018 12:58 PM AC)
LDR 8.7.2.C, Findings for Approval for a Zoning Map Amendment states that:

"The advisability of amending the Official Zoning Map is a matter committed to the legislative discretion of the Town Council and is not controlled by any one factor. In deciding to adopt or deny a proposed zoning map amendment the Town Council shall consider factors, including, but not limited to, the extent to which the proposed amendment:

1. Is consistent with the purposes and organization of the LDRs;
2. Improves implementation of the desired future character defined in the illustration of Our Vision chapter of the Comprehensive Plan;
3. Is necessary to address changing conditions or a public necessity;
4. Is consistent with other adopted Town Ordinances.

Parks and Rec Steve Ashworth	NO COMMENT	9/7/2018	9/28/2018	10/1/2018

(10/2/2018 9:37 AM STOL)
No comments as it relates to Parks & Recreation for P18-267.

Pathways Brian Schilling	NO COMMENT	9/7/2018	9/28/2018	10/1/2018

(10/2/2018 9:33 AM STOL)
No comments from pathways

Planning Paul Anthony		9/7/2018	9/28/2018

The Planning Department has no comments at this time but will continue to communicate with the applicant in preparation for drafting the staff report for the Planning Commission.

Type of Review Contact Notes	Status	Dates Sent	Due	Received	Remarks
Police Todd Smith (9/11/2018 12:59 PM STOL) Tiffany, The Police Department has no concerns at this time regarding this project. I am sure we will have comments in the future once we know what the applicant intends to build on the lots. Thank you, Todd Smith	APPROVED	9/7/2018	9/28/2018	9/11/2018	
Public Works Brian Lenz		9/7/2018	9/28/2018		
START Darren Brugmann		9/7/2018	9/28/2018		
TC Housing Authority Stacy Stoker	NO COMMENT	9/7/2018	9/28/2018	9/7/2018	

HISTORIC PRESERVATION BOARD

11.27.18

(sent via email only)

RE: The VanVleck Block (135/175 E. Broadway)

Dear Mayor, Council Members, Planning Commissioners and Planning Director, Town of Jackson:

The Town of Jackson Planning staff has asked the Teton County Historic Preservation Board to provide our recommendation on the current application to rezone 135/175 E. Broadway to DC from UC. This letter will serve to inform you of the Board's recommendations in this matter.

In exchange for the desired rezoning, the current property owner has proposed a deed restriction on three of the historic buildings currently on the site (requiring that one stay on-site, while two would be relocated off-site to a "meaningful location"), which would require any buyer to preserve these structures, albeit in new locations.

Our board's mission is to identify, protect, and preserve Teton County's architectural and archaeological heritage to ensure respectful planning and development that preserves our sense of place and community character. In keeping with the first part of this mission—to identify—we would like to share the block's history for your consideration as you review this rezoning request.

This block's historic structures include the Roy and Genevieve VanVleck House (Café Genevieve), which is listed in the National Register of Historic Places; their daughter Stella and Harry Weston's home (Whole Being Juicery), which was recently evaluated as eligible for the National Register by a professional survey historian; and their second daughter Jean and Bob Stewart's home (the red house) which has not yet been evaluated for National Register eligibility. The Van Vleck family was an early contributor to the town of Jackson's foundational businesses and to its governance. Genevieve was a member of the nation's first all-women's Jackson town council in the 1920s. The VanVleck house was moved in the 1990s closer to the street front (approximately 30 feet) but retains a high level of historic integrity. The VanVleck daughters' homes have not been moved and retain a high level of integrity. Furthermore, the landscape reflects the spatial arrangement, vegetation and building density of early Jackson, meaning that this property is significant for more than just its buildings. For more information see attached documents.

Other structures, such as the Smith House (Persephone) were moved to the site, however, they are historic buildings and stand to tell the history of life in early Jackson. The buildings

containing Workshop, the former Flower Hardware and Belle Cose (the back half of the building) also appear to be more than fifty years old and have not yet been evaluated for historic significance.

Many significant events occurred in these buildings and they serve as a symbol of our town's past in a visually prominent location. But equally importantly, these buildings are now occupied by thriving local businesses and deserve to have a continued life as public venues. The group of mature cottonwood trees has established a park-like setting that is a significant asset for the community.

The Teton County Historic Preservation Board has been working with Gardner Capital Management Corp. through their representative, Jeff Golightly, since April 24, 2018 when Mr. Golightly first presented his proposal to the Board. In the absence of any other historic preservation options other than relocation of the buildings (one of which would remain on the existing site, but in a different, unspecified location), the Board ambivalently agreed to continued discussions, pending review of the final language of the deed restriction and Town Council's review. As stated in our August 14, 2018 board meeting, the TCHPB made a motion to "accept the spirit of the special restrictions as presented" but "reserves the right to retract formal support of Genevieve block Special Restriction Language."

In the ensuing months since our August meeting there has been a vigorous public conversation about the need for greater protection of historic places throughout Teton County, but particularly at this location. The local media has featured numerous articles about the subject and we have heard citizen testimony on the issue at our Board meetings. Our board has received many emails, phone calls and attendees to our meetings out of concern over the rezoning request. As a public board, we feel it is our responsibility to reconsider our support of the special restrictions as presented in this rezoning application.

In addition, since initially engaging with Gardner Capital Management Corp., our board has commissioned historic resource surveys of two of the buildings on the site (the Persephone Building/Smith House and the Whole Being Juicery/Weston House). We have learned through this research that other buildings located on the 135-175 East Broadway lots may also have historic significance (as noted above). Knowing that this site actually may contain upwards of seven historic structures, only saving one on-site now seems insufficient. If the current owners were willing to save the three VanVleck family buildings in their current locations, we could support moving forward on the rezoning request. However, we recognize that by asking the current owner to retain more than just the VanVleck Cabin on site that we would be posing a substantial burden. Communities like ours often compensate for these restrictions by creating preservation incentives (bonus FAR, transferable development rights, increased height allowance, reduced parking or landscaping space, etc.). While implementing Historic Preservation LDR's is on the town and county planning departments' 2019 workplan, we currently have no such tools in place.

In response to this concern, the TCHPB has initiated a planning study to evaluate potential preservation planning tools, scheduled to begin in January that will address our community's need for comprehensive historic preservation strategies. The study will be conducted in collaboration with the planning departments of the Town of Jackson and Teton County and will be a public process that solicits public comment and participation. The Board believes that it

would be premature to approve the rezoning application for these properties before that study is completed.

We recognize that this creates an inconvenient delay for the property owner; however, as a community board we are obligated to respond to the public's concerns and advocate for a better resolution. At a recent public meeting about this issue, Mr. Golightly pointed out that if we had appropriate historic preservation measures in place we would have avoided this controversy, and he endorsed our planning efforts for the future. We thank Gardner Capital Management Corp. for their willingness to advance historic preservation in our town through their offer to save these three structures; however, relocated structures lose their historic connections to a specific history of the place where they were built and lose significant meaning. A more comprehensive solution will preserve Jackson's unique identity as an asset for the future. The subject property, 135-175 East Broadway, represents a remarkable set of buildings and landscapes that tells the tale of early 20th Century Jackson; once this history is lost, there is no getting it back. We urge you to take the time to properly develop a comprehensive preservation strategy for our community.

Thank you for your consideration,

Katherine Wonson, President
TCHPB

1075

RECEIVED 413
OMB No. 1024-0018
AUG 7 1995
INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

NPS Form 10-900
(Rev. 10-90)

United States Department of the Interior
National Park Service

NATIONAL REGISTER OF HISTORIC PLACES
REGISTRATION FORM

This form is for use in nominating or requesting ~~determinations for individual~~ properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

==========

1. Name of Property

==========

historic name Van Vleck House and Barn

other names/site number Jedidiah's House of Sourdough (TE 1373)

==========

2. Location

==========

street & number 135 East Broadway not for publication NA
city or town Jackson vicinity NA
state Wyoming code WY county Teton code 039 zip code 83001

==========

3. State/Federal Agency Certification

==========

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this X nomination ____ request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property X meets ____ does not meet the National Register Criteria. I recommend that this property be considered significant ___ nationally ___ statewide X locally. (___ See continuation sheet for additional comments.)

Sheila Bischowski July 12, 1995
Signature of certifying official Date

State Historic Preservation Office
State or Federal agency and bureau

In my opinion, the property ____ meets ____ does not meet the National Register criteria. (___ See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I, hereby certify that this property is:

✓	entered in the National Register ___ See continuation sheet.	Antoinette Lee	9/7/95
____	determined eligible for the National Register ___ See continuation sheet.		
____	determined not eligible for the National Register		
____	removed from the National Register		
____	other (explain): _____		

for Signature of Keeper — Date of Action

5. Classification

Ownership of Property (Check as many boxes as apply)

- X private
- ___ public-local
- ___ public-State
- ___ public-Federal

Category of Property (Check only one box)

- X building(s)
- ___ district
- ___ site
- ___ structure
- ___ object

Number of Resources within Property

Contributing	Noncontributing	
2	____	buildings
____	____	sites
____	____	structures
____	____	objects
2	____	Total

Number of contributing resources previously listed in the National Register N/A

Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.)
N/A

6. Function or Use

Historic Functions (Enter categories from instructions)

Cat: Domestic Sub: Single Dwelling

Current Functions (Enter categories from instructions)

Cat: Commerce Sub: Restaurant

7. Description

Architectural Classification (Enter categories from instructions)

Other: Log Cabin
Wood frame barn

Materials (Enter categories from instructions)

foundation Concrete
roof Asphalt shingles
walls Log
wood boards - barn
other Porch:Wood
Chimney:Brick

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

8. Statement of Significance

Applicable National Register Criteria (Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

___X A Property is associated with events that have made a significant contribution to the broad patterns of our history.

____ B Property is associated with the lives of persons significant in our past.

____ C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

____ D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations (Mark "X" in all the boxes that apply.)

____ A owned by a religious institution or used for religious purposes.

X___ B removed from its original location. (36'west & 30'south)

____ C a birthplace or a grave.

____ D a cemetery.

____ E a reconstructed building, object,or structure.

____ F a commemorative property.

____ G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance (Enter categories from instructions)
Settlement

Period of Significance 1910 - 1935

Significant Dates 1910/1911

Significant Person (Complete if Criterion B is marked above)
N/A

Cultural Affiliation N/A

Architect/Builder Van Vleck, Roy

Narrative Statement of Significance (Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographical References

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS)
___ preliminary determination of individual listing (36 CFR 67) has been requested.
___ previously listed in the National Register
___ previously determined eligible by the National Register
___ designated a National Historic Landmark
___ recorded by Historic American Buildings Survey # _____
___ recorded by Historic American Engineering Record # _____

Primary Location of Additional Data
___ State Historic Preservation Office
___ Other State agency
___ Federal agency
___ Local government
___ University
_X_ Other
Name of repository: Teton County Historical Center

10. Geographical Data

Acreage of Property: 1.03 acres

UTM References (Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing
A	12	519465	4813990
B	12	519465	4813900

Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)

Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Amy Kiessling/Research Assistant

organization Teton County Historical Society date June 27, 1994

street & number P.O. Box 1005 telephone (307)733-9605

city or town Jackson state WY zip code 83001

==========

Property Owner

==========

(Complete this item at the request of the SHPO or FPO.)

name Abi Garaman

street & number P.O. Box 1 telephone (307)733-3333

city or town Jackson, WY 83001 state WY zip code 83001

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RECEIVED 413
OMB No. 1024-0018
AUG 7 1995
INTERAGENCY RESOURCES DIVISION
NATIONAL PARK SERVICE

The Van Vleck House is a small one-story log cabin located at 135 East Broadway in the town of Jackson, Wyoming. The building was built as a residential home in the years 1910 and 1911. The residential barn stands 42 yards behind the house at 130 East Deloney Avenue. Jean Van Vleck Stewart believes her father built the barn within a few years of the house. The barn is rectangular with dimensions of 29 feet 9 inches by 27 feet 8 inches. It is a wood frame barn with narrow novelty siding. It is 2 stories with a gable roof.

The present appearance of the property is very similar to its historical appearance despite a fire which occurred in 1988 destroying much of the interior of the house, but did not affect the barn. The exterior of the house remained intact and relatively unaffected by the fire.

After the fire the house was moved from the original foundation which did not span the entire building and was placed on an all new poured concrete foundation approximately 36 feet to the west and 30 feet to the south. Although the building was moved the historic appearance has been maintained in that the move was very slight and the building sits in the same orientation and retains its original setting, feeling and association as well as general location and distance from the barn.

The overall layout of the house is L-shaped. Today the building's dimensions are 36 feet by 60 feet. These dimensions are only slightly larger than the original. (Historically there had been an enclosed porch attached to the back of the cabin but due to extensive fire damage it was removed. The dimensions of this enclosed porch were 10 feet 6 inches by 24 feet. When this area was removed it was replaced with an addition 10 feet longer in length and 3 feet shorter in width. Although the addition is slightly larger the exterior walls are of the same type of construction and materials as the original.)

Another change occurring to the exterior at the time of the fire, was the removal and reconstruction of a closet that had protruded off the northeast corner of the building. The closet maintains its original dimensions of six feet square.

A deck, 47 feet 5 inches by 18 feet, was added off to the west side of the building. This deck is wood and is constructed in the same fashion as the front deck which spans the entire width of the building across the front. The front deck/porch is from the original 1910 construction and is covered with an overhang. The porch ceiling of the overhang has a typical tongue and groove ceiling. One by four tongue and groove pine was used for the porch decking. Four inch diameter log balusters standing 23 inches high support a 2 by 6 clap railing wrapping around both the original front porch and added porch. At the corners and walkways two and three balusters extend to the porch overhang.

The exterior walls are stained brown and cement daubing is used between the logs. The logs, are laid horizontally and are peeled. The corners are square corner notched and have cornerboards. The logs are squared off at the window openings four to eight inches beyond the window trim.

The facade is asymmetrical with two windows at the left of the door and one to the right. The windows are all double hung with one over one window panes. The window surrounds are plain wood molding with lugsills. There had been nine windows on the original construction, today there are eight. A window on the west side of the building was made into a door to meet fire safety regulations. The front door is from the original construction. It is wood and has four panels with a window. The door surround is plain molding.

The soffit is trimmed with a crown molding. The medium pitched hip roof is covered with brown asphalt shingles. The front hip is intersected by a rear hip. There are two scroll metal ornaments from the original construction placed along the roof ridges. Two brick chimneys straddle the roof, one in front and one in back.

The interior was badly damaged in the 1988 fire and is newly constructed. It was reconstructed with the help of Jean Van Vleck Stewart who grew up in the home. The interior had originally been divided into four rooms. Today there are three rooms excluding the new addition in back (D on Diagram 1). Plain wood surrounds trim the entryways dividing the rooms. The front room on the west side of the building maintains the original oak wood floor. It is laid out in a square pattern paralleling the walls. The floor on the east side of the building is a pine overlay done by Roy Van Vleck in the 1940's.

Overall the building is in good condition. Roy and Genevieve resided in the home until 1960. From 1960 to 1974 Jean Van Vleck Stewart lived in the home. After 1974 the building was leased to a local doctor for three years. After this Teton County leased the home as a social services center for troubled teens. In 1980, the house was leased as a restaurant: Jedediah's Original House of Sourdough. It still serves this same function today.

There are numerous windows and doors found on all sides of the barn. The east and west sides each have a rolling barn door. Both sides also have man doors, two appear to have been put in at a later date. The east and south sides each have a six over six lite window. All sides, except the west side, have a hinged hay loft door. On the east side there is small window with a pulley above it used to haul hay into the large hay loft. At the northeast corner is the turn drum that was used to pull up the hay. Three small windows, one on the south side and two on the north side, appear to be later additions.

The south side of the barn roof is wood shingled and the north side is covered with rolled asphalt roofing. A central brick chimney straddles the ridge. The barn is painted a traditional barn red.

Overall the barn is in fair condition and is currently being used for storage by the owner of the property.

The Van Vleck House and barn are significant for their association with and representation of the earliest settlement and development of the Town of Jackson in the early twentieth century. The structures are therefore eligible for listing in the National Register of Historic Places under criterion A. They constitute an interesting and fragile property, which survived the early settlement period and the later transformation of Jackson into an internationally recognized tourist destination area after the National Park was established. The buildings work together in that both were needed and utilized for everyday living. The barn, located at the back of the lot, was used by the Van Vlecks, as was typical in the early 1900s, much like a modern garage. It housed cows, chickens, horses, wagons and hay. There were never more than a dozen similar residences located within downtown Jackson, but no other examples of this residential/ house and barn relationship remain. In 1989 a historic survey of the downtown identified twenty historic buildings standing, with only six retaining integrity. Two of these are stone structures from the 1920s, two are the Van Vleck house and barn and two have since been removed. With very few exceptions historic buildings that have survived in Jackson have lost their integrity in a frenzied drive to create "a wild west image" that represents the communities role as a tourist town but not its early history. As the only original residential structures adjacent to the town square, the Van Vleck house, barn, on the original lot represent the earliest history and development of this genuine old west agricultural community, which was transformed by tourism.

Prior to the early 1880's, Jackson Hole had no permanent year round residents and it was not until 1884 that the valley would see its first settlers. In that year John Holland filed for the first homestead on what is now the National Elk Refuge. Until 1900 the valley remained sparsely populated with homesteads being found throughout the 80 mile long, 15 mile wide valley. The population for the entire valley was less than 50 souls. With the sparse population the settlers did not need a central location or town. With the growth of population little towns with their post offices and schools emerged all over the valley. Eventually Jackson was established as the valley's primary community. (Daugherty n.d.:14:3) Jackson possessed an advantage over other areas for its geographic location. It "was a natural crossroad linking all ends of the valley." (Huidekoper 1978:70) The earliest settlement of Jackson was considerably more spread out than it is now, with a single property owner having a home, barn, garden and outbuildings taking up the space of approximately 1/4 of a standard city block.

In 1896, the members of the Jackson Hole Gun Club built the town's first community building, the Clubhouse, on what eventually developed into the Town Square, a space equivalent to a standard city block. Although still standing the clubhouse is no longer recognizable as a historic building, its original shape and facade have been altered in an attempt to "westernize" its appearance.

In 1901 the residents established the first town plat and by 1907 there were twenty-one buildings in Jackson. These buildings included businesses as well as homes. An early photograph shows the twenty-one buildings spread over an approximately 40 block area with empty lots and open space. A few residential structures can be picked out on large lots with barns located at the back of the property, unfortunately the photo is faded and the properties were never labeled so we can not be certain which properties functioned in specific capacities. Large lots were not uncommon, and provided street access to the entrances of all buildings.

In 1906, Roy and Frank Van Vleck arrived in Jackson. They had grown up in Michigan, tried their had at running a mercantile in Colorado, and were headed for Oregon when they stopped in Jackson Hole to hunt for provisions. Apparently winter was coming, they liked the area and stayed. They found work assisting in the construction of the first Mormon church in the valley. Moved from its original location the church is now a pizza parlor with a red and white striped "boom town" facade. They rented the first floor of the most prominent structure in town, the Clubhouse, and using the provisions from their first merchandising operation, they opened Jackson's first mercantile. In 1909 Roy and Frank purchased the V-V cattle ranch near Hoback Junction and operated it with the store in partnership. In 1913 they decided to split the two operations and didn't apparently care who got which. They decided by the flip of a coin -- Frank got the ranch and Roy the general store.

The population of the town of Jackson had grown to 180 by 1910, the year Roy Van Vleck began building the log cabin known as the Van Vleck House. Before its completion in 1911, he traveled to Michigan and married his childhood sweetheart, Genevieve Lawton. He and his bride returned to Jackson and lived in the cabin until 1960.

By 1914 Jackson was well on its way to becoming a permanent town. The residents built a two-story, brick schoolhouse and the valley's first bank was opened providing a local source of funding for community development. Both buildings have been replaced with new structures. The town incorporated and elected its first mayor and town council. (Daugherty n.d.:14:5)

The Van Vleck House became the center of much social activity for it was the only home with its own water well. As recalled by the Van Vleck's daughters, Jean Stewart and Stella Weston, when friends and neighbors were not coming to the home for meetings or social activities, they came to get water to carry away to their homes.

In 1917 the mayor had established the first street grade around the area in the center of town known as the park. It had a deep swale which was filled with dirt from various building projects and eventually became a town square park through the attentions of numerous citizens. It was during this period of growth that many buildings were added to the downtown area. None of these are recognizable as historic structures because of alterations.

The Mercantile remained in the same location until 1918 when it moved to a new building next to the Clubhouse. The structure has been reconstructed so many times local authorities believe the original structure is completely gone. Roy continued to operate the store on the square for another 27 years. By 1930 the town of Jackson had a population of 533.

As was typical in the early years of settlement of such agricultural communities, the merchants became very important in local issues. Roy and Genevieve Van Vleck were active participants in the community and both are important figures in the history of Jackson. Genevieve Van Vleck was among the five women who served on the nation's first all women's town council. The five women won the Municipal election in May of 1920, replacing the entire town council. They served until June of 1923. Roy Van Vleck was a successful businessman and was instrumental in bringing new ranching equipment to the valley. He administered the Homestead Act of 1862 in the position of Land Commissioner, served on the hospital and school boards, and was a member of several civic organizations.

Roy Van Vleck is also closely associated with what was probably the most controversial event to take place in the valley, the creation and eventual extension of the Jackson Hole National Monument now known as Grand Teton National Park. The controversy spanned across some four decades and the eventual result, the creation of the park, changed Jackson history forever. Van Vleck spent a considerable amount of time and money on representing his and fellow businessmen's interests. (Starr 1992:14-15)

The businessmen felt that as the park was extended, valuable agricultural land would be taken out of production. They feared their businesses would suffer due to the departure of settlers. (Righter 1982:64) In 1931, the opponents of park extension published a weekly paper, "The Grand Teton", for the express purpose of voicing their opposition. The paper was published by the Grand Teton Publishing Co. (Inc.) with Van Vleck as one of the "principle stockholders." He also served as Secretary-Treasurer for the first few issues of this paper. (Bonney 1984:23) Representing the interests of the opposition, Van Vleck traveled to Washington D.C. and New York City in 1934 where he met with a number of government officials.

By 1945, with the population approaching 1300 Jackson had become a tourist town and its early history as an agricultural community was pushed aside. Today we see buildings designed portraying the West as defined by novels, Hollywood movies and television.

Very little has been done in the way of preserving Jackson's historic structures and as a result the town has lost much of its historic character, but the Van Vleck House as one of few original structures, is representative of Jackson's earliest history. Many of Jackson's oldest buildings have been torn down or altered dramatically. Because of tremendous growth and property tax pressures, (the population now exceeds 7000) the original community has been almost completely replaced with a mythical "wild west fantasy" representation including

elements described by visitors and locals as "wild west boom town", "riverboat victorian" and "French Alps". Gone are the open spaces and empty lots which historically characterized this small agricultural community. With the exception of the town square, the Van Vleck property is the only remaining open space within the 3 block area surrounding the square. The house and barn stand in the midst of modern encroachments as a reminder of how Jackson began. It serves to remind locals of their heritage and provides visitors with an opportunity to experience a small reminder of the towns modest beginnings.

Primary Sources:

Byrd, Jo Anne. Interview with Jean Stewart, 1983. Transcript. Teton County Historical Center.

Van Vleck, C.R. [Unpublished diary, 1934] typescript excerpts, 8 pages, at the Teton County Historical Center, A92.0004.

Secondary Sources:

Bonney, Lorraine."Thunder in the Hole: The Battle of Park Extension moves to the Printed Page," Jackson Hole News, 21 Nov. 1984: 23-26.

Daugherty, John. "A Place Called Jackson Hole: A History" [Unpublished typescript] n.p., n.d.; Grand Teton National Park, National Park Service.

Huidekoper, Virginia. The Early Days in Jackson Hole. Boulder: Colorado Associated University Press, 1978.

Righter, Robert W. Crucible for Conservation: The Struggle for Grand Teton National Park. Boulder: Colorado Associated University Press, 1982.

Starr, Eileen F. Architecture in the Cowboy State, 1849-1940. Glendo: High Plains Press, 1992.

Verbal Boundary Description:

The boundary for the Van Vleck property is defined by the sidewalk edge on the north along East Deloney Avenue and by the sidewalk edge on the south along Broadway. The boundary on the west is defined by the east edge of the driveway extending from north to south approximately 5 feet west of the building and porch exterior. The eastern boundary is defined by an invisible and arbitrary line extending north and south approximately 5 feet east of the building exterior. The legal description for the property included within the boundaries is as follows. Part of the SW 1/4 of the SW 1/4 of Section 27, Township 41, North Range 116 West

Boundary Justification:

The boundary includes only the Van Vleck House and barn. The barn stands on the back of the property 42 yards from the house in its original location. The property is bounded by Broadway to the south, a driveway to the west and East Deloney Avenue on the north. An arbitrary boundary is used on the east to exclude a portion of the original lot and a building recently placed directly east of the house. This building was not part of the original Van Vleck property.

From: Susan Marsh
To: Town Council
Subject: Broadway and Willow block
Date: Friday, September 07, 2018 8:31:59 AM

Dear Council,

I just read in Buckrail (and have seen the signs posted) that “If the owner of a property in Jackson wants to pursue a large scale project like a PUD, or an amendment to a master plan, or, in this case, a proposed change to zoning, he/she is required by the town to hold a public meeting to inform the ‘neighborhood’ and take a temperature.”

I’m unsure as to whether this is accurate. Maybe the process for variance requests differs, but in my experience everyone within 200 feet of the property in question is usually given a written notice well in advance of the meeting. Is posting a sign a good enough substitute? In any case, I think a lot of us dread the day when the historic site with its big shade trees and open space will be replaced by a huge hotel.

Thanks, Susan Marsh

From:	Alyssa Friedman
To:	Town Council
Cc:	molly@jhalliance.org; Emily Coleman; Clare Stumpf; Ryan Nourai
Subject:	Public Comment 11/15: Deloney Block
Date:	Wednesday, October 17, 2018 7:03:13 PM

Dear Town Council,

Thank you for listening to my public comment during the town council meeting on Monday. I know I speak on behalf of my colleagues cc'ed when I say that we appreciate your thoughtful consideration of our concern.

On Monday, I had spoken about my concern regarding the the sale of the Deloney block. We understand that Gardner capital has a deal in place to sell the block to an unknown entity contingent upon an upzone, which would be voted upon by the town council, to build a hotel.

We are concerned because this potential hotel would effectively wipe out an important community space and green space within jackson, and relocate or demolish historic structures, all of which house small local business and are important to the community character of Jackson Hole, and thus to locals and our tourist economy.

Our questions are:

1. What’s the timeline for a vote on the upzone?
2. What’s your take on the situation?
3. What does community character mean to you?
4. Do you think that having an ordinance in place for historic preservation is important prior to voting?

Thank you for your time and consideration of our questions.

All best,
Alyssa

From: Katherine Wonson
To: Jim Stanford
Subject: Re: Diary of a Dude Wrangler
Date: Wednesday, October 24, 2018 11:47:23 AM
Attachments: forward 3 revised final.docx

Oops. Here is the attachment.

On Wed, Oct 24, 2018 at 11:43 AM Katherine Wonson <katherinewonson@gmail.com> wrote:

> I think you'll enjoy my forward as it sounds like we like the same thing about Struthers Burt's message in general.
>
> Also, I just had a good talk with Jeff Golightly. I told him that we would be writing a letter in advance of the planning commission meeting on November 7th. I also stated that we are of course in support of something more preservation-forward for the property and did mention that perhaps talking to a philanthropic partner would be the way to go. He brought up the Land Trust and said he was interested in that avenue but did not want to pursue it to the determent of his current proposal with the current buyer. I am going to reach out to Laurie and float this with her. Would you like to be involved or do you want to make the contact? I think our board should be pursuing the most pro-preservation avenue as a counter proposal to the current rezone attempt. I don't want to get sideways with Jeff as you know, but since this came up in our discussion, I don't feel disingenuous in talking to Laurie. Thoughts?
>
> k
>
> --
> ***Katherine Wonson***
> ***307-690-5062***

--
Katherine Wonson
307-690-5062

"The desire to succeed and the desire to be left alone are antagonistic."

[STRUTHERS BURT, DIARY OF A DUDE WRANGLER, PG #?]

Comment [WK1]: Probably good to indicate that this is a quote from the book.

In 1904 Struthers Burt was a restless Princeton graduate with an inexplicable lifelong pull westward. This western orientation finally landed Burt in the Tetons as a partner in the JY Ranch, Jackson Hole's first dude ranch, or guest ranch for those wishing to vacation by stepping into the life of Western cattle rancher. After that partnership dissolved in 1911, Burt joined the JY's resident doctor, and fellow Philadelphian, Dr. Horace Carncross, to found the Bar BC Dude Ranch in 1912.

Jackson in the first decade of the twentieth century had seventeen permanent town structures, no bridges crossing the valley's formidable rivers, sixty families and no stable economy. A man could experience solitude in abundance, but success, or financial success at least, was illusive. Jackson stood as the last remnant of the frontier into the 1880s for good reason. The growing season is less than ninety days long; the cobbled soil is poor for cultivation; there was no access to market to sell goods; and grazing was difficult on the Homestead Act and the Desert Lands Act's limited land allowances.

A natural entrepreneur, Burt flipped the equation by exploiting the valley's seeming liabilities to become its greatest assets. In Burt's view it was precisely the isolation, ruggedness, inhospitable climate, colorful bachelors and lack of access to population centers that made Jackson Hole the dude rancher's paradise and therefore a good investment. The Bar BC Dude Ranch represents a simple business proposition: It is more profitable to wrangle dudes than wrangle cattle in Jackson Hole.

To build a successful dude ranch business in the spring of 1912 meant erecting nine cabins, two bunkhouses, a shop and saddle shed, a laundry, 1,120 rods of fence, a well, a bridge and an irrigation system to accommodate the "tiny village" of fifteen dudes, accompanying staff and the owners. This was all accomplished by two teams of unskilled laborers over the two-month mud season with unreliable access to building materials. By 1913, the ranch would expand to accommodate forty guests with an additional fifty supporting staff. And so enters the conflicting relationship between the desire for success and solitude. As Burt writes, "You must do your best, even on a place where from fifty to over a hundred people are gathered together, not to destroy the impression of wildness and isolation."

Struthers Burt and Katharine Newlin Burt espoused the virtues of the Wild West, isolation and rugged individualism through their popular books (namely *Diary of a Dude Wrangler)*, films and magazine articles, enticing urban easterners to patronize their ranch. These dudes, or "strangers to a country," once baptized to the dude ranch life would often in turn buy land and start their own dude ranches, continuing the successive pattern of eastern settlement. By 1925, dude ranching had become such a staple of the local economy that there were 600 dudes visiting the valley at a time when there were only 400 local residents. Bar BC Dude Ranch was among the leading employers in the valley.

Dude ranching was a welcomed arrival in Post-WWI-Jackson following the collapse of the cattle market. However, the valley's tourism boom posed a new problem. As Jackson left its frontier past behind, signs of overdevelopment and exploitation of its natural resources emerged. In 1919, the Bureau of Reclamation proposed a dam on Jenny Lake, spurring forward thinking business owners like Burt to reconsider their position against the National Park idea to conserve the Teton Range and glacial lakes.

Burt's conflicting desire for success and solitude came to a head in the 1920s as the growth of tourism seemed limitless and the land's capacity to support private development clearly limited. Ultimately,

Burt chose the desire to create space for solitude and walked away from the desire for continued success when he put his conservation values into action. In 1930 Burt sold his beloved Bar BC Ranch with the intent for it to become part of Grand Teton National Park. Burt writes "since it was part of the dude-man's job to protect game and preserve beauty, in other words, to use foresight, he was regarded as a reactionary and an impediment to progress… And, as a matter of fact, the dude-wranglers were the first men to realize as a class the potential values of the Far West, partly from clear-sighted selfishness."

I like to think that the Burts satisfied the desire for both solitude and success when they used the proceeds of the sale of the Bar BC to build the Three Rivers Ranch in Moran, WY. As an invite-only writers retreat, the throngs of guest and obligations of running a dude ranch were safely behind them, offering them opportunities for being "left alone." Success certainly found them as the couple, and later their author son, Nathaniel Burt, enjoyed prolific literary careers while writing at the ranch.

In 2017, over three million people visited Grand Teton National Park. Burt's dude ranching economy was the seed that matured into today's tourism industry. Modern Jackson residents struggle with the paradox of success and solitude just as Burt did. For many of us success depends on growing the tourism economy that brings more people here, though many of us came to the valley for the same romanticized ideals of solitude that Burt did.

In a bit of poetic justice, the Bar BC is now a great place to go to "be left alone." After the life lease attached to the 1930 sale of the ranch was terminated in 1986, Grand Teton National Park stopped maintaining the buildings. By the early 2000s the structures were in poor condition and in-the-know park visitors or locals would seek out the ranch to explore the ranch as an architectural ruin. Burt's vision of Grand Teton National Park as "a museum on the hoof" where visitors would experience the western cultural landscape was finally realized.

In 2018, the park and the Grand Teton National Park Foundation entered into a partnership to stabilize two core buildings, the Main Cabin and Corse Cabin, making a commitment to start preserving the important story of the Bar BC. With the republication of *Diary of a Dude Wrangler,* we are similarly committing to the preservation of the Bar BC Dude Ranch. It is the synthesis of the logs and nails and Burt's firsthand accounts of building the ranch that makes its history come alive. Too frequently in this valley, we are left with only the history and not the physical reminder of that history. I am proud to have been a part of keeping both the story and the building alive.

From:	Miriah Atwood
To:	Town Council; Pete Muldoon; Hailey Morton Levinson; Jim Stanford; Don Frank; Bob Lenz
Subject:	A note concerning Deloney Block
Date:	Tuesday, November 20, 2018 4:19:46 PM

Dear Town Council,

I am writing on behalf of the Deloney block. During the fall of 2017 I visited Jackson for the first time as part of my partner's interview at St. John's Hospital. We were two days into our visit when we sat down on the patio of Cafe Genevieve and had brunch. It was there, sitting on that porch eating and watching ravens fly over head that we fell in love with Jackson. We packed up and moved here two months later and have learned a lot about life in Jackson since then.

I have learned that there are places that tourists go, there are fewer places that locals go, and even fewer places where locals and tourists go together. Persephone, The Juicery, and our beloved Cafe Genevieve are among the few places where locals and tourists congregate together in harmony. I can't help but feel that if torn down and replaced with yet another commercial property, there will be three fewer places where locals feel welcome and another area that will no longer belong to the community members that live here. The Deloney block *is* the magic of Jackson. If we hadn't stumbled upon Cafe Genevieve and had breakfast there over a year ago I'm not sure we would be here now.

I walk around town square and do not feel welcome, or much desire at all frankly, to enter any of the shops on the square. In fact, the square is avoided at all costs during the summer season because it is so crowded with visitors. Why would we want to upzone Deloney block to a Downtown Core area and cut off locals from another beautiful, relaxing green space and the historic buildings that made us all fall in love with Jackson in the first place. Please reconsider the upzoning deal and keep Deloney block under the Urban Commercial zoning. The town of Jackson needs a Historic Preservation Ordinance to protect the remaining magical properties we have, because without these places, why are we here? The historic locations in town are what makes Jackson stand out and establishing a preservation ordinance will aid in keeping Jackson from becoming like any other sold out ski town. Look to Aspen and Telluride as an example, such beautiful communities keeping the magic alive and allowing their histories to thrive.

We do not want to risk "Jackson sucks, tell you friends." turning into "Jackson sucks.".

Thank you,
Miriah Atwood

Email: miriah3@gmail.com
Mobile: 802 359 2474

From:	Maggie Moore
To:	Town Council; pmuldoon@jackson.gov
Subject:	Giving Thanks for Jackson"s Precious Historic Character
Date:	Sunday, November 25, 2018 8:07:57 PM

Dear Mayor Pete Muldoon and Town Council Members Hailey Morton-Levinson, Jim Stanford, Don Frank and Bob Lenz,

Thank you for all you do to protect the community character of Jackson. I care for the historic buildings, the green space, and local atmosphere on the Cafe Genevieve block, and want to see it protected. I admire this unique view every day from the windows of my desk at Spark- when the snow falls, when the leaves turn, and am grateful for the pleasing idiosyncrasies of each building among the cottonwood trees, and how they contain Jackson's past and present within them.

With that in mind, please say no to Max Chapman's upzone deal. Allow the community time to fund-raise and get an alternative offer to Max Chapman. Allow the Historic Preservation Board time to develop a Historic Preservation Ordinance to protect our remaining historic places in town. Please consider the Cafe Genevieve block as part of a long-term vision for our community. I am grateful that this precious parcel of land and buildings that reflect our Western heritage and local community still exists in Jackson. And once it is gone, it is gone forever. Please preserve what is left.

Sincerely,

Maggie Moore

--

Maggie Moore
Founder

- -

P.O. Box 1676
Jackson, WY 83001
203-610-2477

www.artemisartadvisory.com

From:	Alexander Muromcew
To:	Town Council
Cc:	Arne Johanson; Jon Schechter
Subject:	"The Deloney Block"
Date:	Sunday, November 25, 2018 3:06:04 PM

Dear Town Council and Town Council Elect:

Thank you for all your hard work. You certainly have several contentious and complex issues before you. One of these is the future of the "Deloney Block." I care for the historic buildings, the green space, and the local atmosphere on the Cafe Genevieve block, and would like to see it protected. I am writing to ask you to deny Gardner Capital's application for an upzone. I hope that we as a community can come up with a compelling offer to purchase the block ourselves. Also, please allow the Historic Preservation Board time to develop a Historic Preservation Ordinance to protect our remaining historic places in town.

Sincerely,

Alexander Muromcew

Alexander Muromcew
P.O. Box 11897
Jackson, WY 83002
307-690-0968

JACKSON HOLE CONSERVATION ALLIANCE

December 3, 2018

Re: Rezone for Van Vleck block / historic preservation

Dear Town Planning Commissioners:

Thank you for the opportunity to comment on the rezone proposal for 135 and 175 East Broadway, commonly known as the Genevieve or Van Vleck block. The Alliance believes that we have a responsibility to write land use rules that align with our community's vision as articulated in our Comprehensive Plan: ecosystem stewardship, growth management, and quality of life – which includes our history and our local businesses.

At its core, our quality of life and community character require that we sustain a true local community where we and our neighbors can look out for each other, coach youth sports, vote, volunteer with Search and Rescue, and steward our wildlife and ecosystem. **Our community character is also our unique sense of place, which includes our historic buildings, community spaces, and local businesses.** All of these are increasingly under threat from speculative commercial and hotel development. Local restaurants close and are replaced with banks, while families' affordable homes are bulldozed and replaced by high-end condos or four-story corporate hotels. The identity we sell to our visitors is "the last of the Old West" – let's be true to that slogan.

The Van Vleck block hosts a unique combination of important historic buildings like the Van Vleck Cabin (over 100 years old) and newer beloved local businesses like Café Genevieve, Persephone Bakery, and Healthy Being Juicery. These local businesses have quickly become part of the fabric of our community. Please shape policy to prioritize our well-loved small businesses over more big corporate chain hotels.

Additionally, please don't spot-zone these parcels without a comprehensive approach to protecting our historic buildings and assets. Many peer communities have adopted historic preservation ordinances with a combination of smart regulation and incentives. As "the last of the Old West," we can too. **Please support the Historic Preservation Board in crafting an ordinance, and adopt it in 2019.**

Then when you deal with zoning for this block and the other parcels left out of the District 2 rezone, please ask staff to present a full analysis of how much development would be allowed under current and proposed zoning – specifically, how much additional market-rate development would be allowed with the workforce housing bonus in the new zoning?

Overall, please do not fast-track this application, or any other applications on the historic parcels, until you have a historic preservation ordinance and zoning in place.

Thank you for your commitment to our community,

Skye Schell
Executive Director
Jackson Hole Conservation Alliance

From:	Tyler Sinclair
To:	Paul Anthony; Tiffany Stolte
Subject:	FW: Public Comment: Rezone for Van Vleck block / historic preservation
Date:	Wednesday, December 05, 2018 10:01:22 AM

FYI

From: Alyssa Friedman <alyssafriedman33@gmail.com>
Sent: Wednesday, December 5, 2018 9:54 AM
To: Town Council <electedofficials@jacksonwy.gov>; Tyler Sinclair <tsinclair@jacksonwy.gov>
Cc: Ryan Nourai <ryannourai@mac.com>; Molly Watters <watters.molly.a@gmail.com>; Clare Stumpf <stumpf.clare@gmail.com>; Emily Coleman <colemanel@greenmtn.edu>
Subject: Public Comment: Rezone for Van Vleck block / historic preservation

December 5, 2018

Re: Rezone for Van Vleck block / historic preservation

Dear Town Planning Commissioners:

Thank you for the opportunity to comment on the rezone proposal for the Genevieve Block at 135 and 175 East Broadway.

An approval of the rezone request for this block would cause the buildings to be moved, would drive the restaurants out of business, and would dismantle an important community space.

The historic structures on this block are those that capture the spirit of the Cowboy state and our historic rancher community, drive tourists into our town, stimulate our economy, and where you can find your friends having a cup of coffee on a weekend. Jackson Hole is in danger of becoming a Disneyland version of itself, meant to drive in tourists with little regard to local priorities. But it doesn't have to be this way – we can save our shared history and small local businesses and remain a real community with real unique character.

We care for these historic buildings, the green space, and local atmosphere on the Genevieve block, and want to see it protected.

Please say no to Max Chapman's rezone deal. Please allow the Historic Preservation Board time to develop a Historic Preservation Ordinance to protect our remaining historic places in town, which was what was originally intended by those who worked on the Comprehensive Plan. And, please consider the Genevieve block as part of a long-term vision for our community.

Thank you for the work you do to protect the community character of Jackson, and for your attention to this serious community issue.

Sincerely,

Alyssa Friedman, Clare Stumpf, Emily Coleman, Molly Watters, and Ryan Nourai

Alyssa Friedman: alyssafriedman33@gmail.com
Clare Stumpf: stumpf.clare@gmail.com
Emily Coleman: colemanel@greenmtn.edu
Molly Watters: watters.molly.a@gmail.com
Ryan Nourai: ryannourai@mac.com

From: Richard Hutson
To: Town Council
Subject: Van Vleck Redvelopment
Date: Wednesday, December 05, 2018 2:20:23 PM

Hello Council,

I am writing to you today to express my regret that the council is considering an application for redevelopment of the Van Vleck Block. This part of town retains a special part of Jackson. As the town square has been redeveloped most vestiges of the turn of the century (Old) West have been wiped out. What remains is very commercialized and more of a "dog and pony show" than the iconic auroa and scenery that so many back drops depict. The Van Vleck cabin is the Real McKoy complete with its framing of cottonwood trees and Cache creek working towards Flat Creek. Please do not consider ill begotten application. Furthermore affordable housing for the working population must always be addressed before more of the precious space in town is allocated to "week long wonders."

Thank you for Listening,

Richard Hutson

From: Dana Grant
To: Tiffany Stolte
Subject: Please preserve historic Jackson and our valuable downtown green space
Date: Monday, December 17, 2018 12:46:41 PM

Dear Members of the Planning Commission,

I am writing to express my concern regarding the request to rezone the block containing the Van Vleck cabins and other historic buildings to the higher density Downtown Core zone in order to facilitate the sale of the land to construct a large chain hotel.

Clearly the tourism industry is an important economic driver in Jackson, but as a home owner and permanent year round resident of Jackson, I am very distressed to see the character of our town changing for the sole purpose of accommodating wealthy hotel investors from outside our community. I believe we have reached our capacity for hotel rooms here in Jackson, as evidenced by the traffic issues each summer and the multiple hotel rooms that remain vacant during less busy seasons.

The block in question holds a great deal of appeal for both local residents and visitors as it gives unparalleled insight into our town's heritage and provides a natural open, green space with mature trees. The entire block welcome retreat from the tall, tightly spaced modern buildings and hotels being constructed all over our downtown area. It would be a real shame to lose this treasured block and have it replaced with yet another large chain hotel, which will do absolutely nothing to benefit the average Jackson resident.

I believe most true residents of Jackson feel the same way about this particular block, as evidenced by the fact it was initially protected from the Downtown Core zoning and the local grass roots initiative that is forming to purchase the property to preserve it and protect it for generations to come. Please don't eliminate the chance to make this dream come true by rezoning the block to Downtown Core. I do not see what the people of Jackson have to gain by the addition of another massive hotel to our downtown area, but there is a lot to lose if we let this historic block and beautiful natural space disappear from our town forever.

Thank you for the opportunity to voice my plea,

Sincerely,

Dana Grant
522 S. Millward St.
Jackson, Wyoming

From: Alexander Muromcew
To: Tiffany Stolte
Subject: "Cafe Genevieve Block"
Date: Monday, December 17, 2018 3:25:16 PM

To the Planning Commission:

I am writing to request that you not approve the upzone request for the "Cafe Genevieve Block" at Wednesday night's Planning Commission Meeting. I simply do not see how granting this variance is in the best interest of the community. Do we need greater density of commercial development in the center of town? Also, the approving the upzone, the Town will be effectively delaying a decision on historic preservation and crafting any legislation to protect the Town's history and heritage.

Sincerely,

Alexander Muromcew
P.O. Box 11897
Jackson, WY 83002
307-690-0968

From:	Katherine Wonson
To:	Paul Anthony; Tyler Sinclair; David Vandenberg; Audrey Cohen-Davis
Subject:	Teton County Historic Preservation Board Comments re: 135/175 East Broadway Rezoning Request
Date:	Tuesday, December 18, 2018 11:47:29 AM

To the Planning Commission,

The Teton County Historic Preservation Board would like to make additional comment regarding the application for rezoning of 135/175 East Broadway, which was continued from the meeting on December 5, 2018.

It is our understanding that the applicant has removed the Special Deed Restrictions from their rezoning application and make them binding on any sale of the properties, regardless of any zoning change. This is apparently in order to remove any implication of "contract zoning", in exchange for the relocation of the three historic buildings. While the Board welcomes further protections for these important structures, it does not remove our objection to the rezoning.

When the Town Council removed these lots and another fourteen lots (which include other significant historic sites) from the Downtown Core rezoning two years ago, it did so as part of an essential process of identifying and protecting key historic sites in Downtown Jackson. That process is now playing out through the Planning staff's revision of LDRs for the Town Square and adjacent properties, and our own efforts to develop a Preservation Strategies Plan – in collaboration with both Teton County and the Town of Jackson – in 2019.

The Planning Commission must allow these planning efforts to go forward **before** any zoning changes are enacted. To do otherwise, would contradict the considered actions of the Town Council and endanger the long-term efforts of the community to ensure preservation of our historic town character. There is simply no urgency to rezone these properties at the current time, while the opposite is true; we urgently need to plan and implement historic preservation strategies for our community and we urge you to help us advance that effort.

Furthermore, approving a rezone request with no mention of historic preservation considerations opens the door for the owners of the fourteen other lots that retained UC zoning in 2016 (including the lots that contain the Wort, the Roundup and the former Sweetwater). If this current application is approved, the owners of the fourteen other properties would seek the same rezoning **without any consideration for historic structures**. You have the potential to set a very dangerous precedent and undo all of the efforts that brought us to this point.

Lastly, we would like to remind the planning commission that the Comp Plan Principles 4.5 in the "Town as Heart" section states: "The protection, enhancement and perpetuation of sites with historic character or special historical or aesthetic value are of **public necessity**. The preservation of cultural and historic sites is in the interest of the people of our community, and the preservation of historically significant buildings and sites will be encouraged. " The 2019 proposed historic preservation LDRs are the chance to make good on this commitment in the comprehensive plan. Please don't undermine that effort by recommending this rezone request.

Sincerely,

Katherine Wonson

--
Katherine Wonson
307-690-5062

From: Sarah Knobe
To: Town Council
Subject: Van Vleck Block
Date: Tuesday, January 15, 2019 4:22:48 PM

Good afternoon,
I am writing you today to ask that the zone change application for the Van Vleck Block be denied. This area is historic and we need to preserve what little heritage we have left.
Thank you.
Sarah Knobe

Sent from my iPhone

ORDINANCE S (1206)

AN ORDINANCE AMENDING AND REENACTING SECTION II OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART) TO ADD SUBSECTION 4.4.2.H.7 TO THE TOWN OF JACKSON LAND DEVELOPMENT REGULATIONS REGARDING THE ADDITION OF A NEW PLANNED UNIT DEVELOPMENT ZONE, AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section II of Town of Jackson Ordinance No. 1074 as amended (part) is hereby amended and reenacted to add Subsection 4.4.2.H.7 to the Town of Jackson Land Development Regulations to read as follows:

Section 4.4.2. Planned Unit Development – Town (PUD-ToJ)

H. List of Approved Planned Unit Development Zones – Town (PUD-ToJ)

7. Planned Unit Development – Neighborhood Medium Density-2 (P17-201) (PUD-NM-2-(P17-201)) (640 S Glenwood Street and 650 S Glenwood Street)

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE 17TH DAY OF DECEMBER, 2018.
PASSED 2ND READING THE 7TH DAY OF JANUARY, 2019.
PASSED AND APPROVED THE _____DAY OF _____, 2019.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ____ day of _____, 2019. I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

_____
Sandra P. Birdyshaw, Town Clerk

ORDINANCE T (1207)

AN ORDINANCE AMENDING AND REENACTING SECTION II OF TOWN OF JACKSON ORDINANCE NO. 1074 AS AMENDED (PART) TO AMEND THE TOWN OF JACKSON OFFICIAL ZONING DISTRICT MAP TO CHANGE THE ZONING DESIGNATION OF 0.62 ACRES OF LAND ADDRESSED AS 640 S GLENWOOD STREET AND 650 S GLENWOOD STREET FROM NEIGHBORHOOD MEDIUM DENSITY – 2 (NM-2) TO PLANNED UNIT DEVELOPMENT – NEIGHBORHOOD MEDIUM DENSITY – 2 (P17-201) (PUD-NM-2 (P17-201)); AND ESTABLISHING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section II of Town of Jackson Ordinance 1074 as amended (part) is hereby amended to amend the Official Zoning District Map of the Town of Jackson to change the zoning classification of the following described parcel from Neighborhood Medium Density – 2 (NM-2) to Planned Unit Development – Neighborhood Medium Density – 2 (P17-201) (PUD-NM-2 (P17-201)), to wit:

LOT 4, BLK. 4, KARNS 2ND ADDITION and LOTS 5-6-7, BLK. 4, KARNS-2

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE 17TH DAY OF DECEMBER, 2018.
PASSED 2ND READING THE 7TH DAY OF JANUARY, 2019.
PASSED AND APPROVED THE _____DAY OF _____, 2019.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK

STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the ____ day of _____, 2019. I further certify that the foregoing Ordinance was duly recorded on page _____ of Book _____ of Ordinances of the Town of Jackson, Wyoming.

_____
Sandra P. Birdyshaw, Town Clerk

ORDINANCE U (1208)

AN ORDINANCE AMENDING AND REENACTING SECTION 2(a) OF TOWN OF JACKSON ORDINANCE NO. 175 (PART) AND SECTION 2 OF TOWN OF JACKSON ORDINANCE NO. 923 (PART) AND SECTION 12.16.030 OF THE MUNICIPAL CODE OF THE TOWN OF JACKSON TO INCLUDE APPLICABILITY OF ALL ORDINANCES OF THE TOWN OF JACKSON FOR LAW ENFORCEMENT JURISDICTION AT THE AIRPORT, AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ORDAINED BY THE GOVERNING BODY OF THE TOWN OF JACKSON, WYOMING, IN REGULAR SESSION DULY ASSEMBLED THAT:

SECTION I.

Section 1 of Town of Jackson Ordinance Section 2(a) of Town of Jackson Ordinance No. 175 (part) and Section 2 of Town of Jackson Ordinance No. 923(part) and Section 12.16.030 of the Municipal Code of the Town of Jackson are hereby amended and reenacted to read as follows:

12.16.030 Law enforcement jurisdiction.
Pursuant to authority contained in Section 10-5-101(b) of the Wyoming State Statutes, the Teton County Sheriff's Office and the Jackson Police Department are empowered to enforce duly adopted rules of the Airport Board, applicable state statutes, and all ordinances of the Town of Jackson Municipal Code, as those Titles now exist or as they may hereafter be amended, all of which shall apply to activities at the Airport.

SECTION II.

All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION III.

If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed as a separate, distinct and independent provision and such holding shall not affect the validity of the remaining portions of the ordinance.

SECTION IV.

This Ordinance shall become effective after its passage, approval and publication.

PASSED 1ST READING THE 7th DAY OF JANUARY, 2019.
PASSED 2ND READING THE 14TH DAY OF JANUARY, 2019.
PASSED AND APPROVED THE _____ DAY OF _____, 2019.

TOWN OF JACKSON

BY: _____
Pete Muldoon, Mayor

ATTEST:

BY: _____
Sandra P. Birdyshaw, Town Clerk

ATTESTATION OF TOWN CLERK
STATE OF WYOMING)
) ss.
COUNTY OF TETON)

I hereby certify that the foregoing Ordinance No. _____ was duly published in the Jackson Hole News and Guide, a newspaper of general circulation published in the Town of Jackson, Wyoming, on the _____ day of _____, 2019. I further certify that the foregoing Ordinance was duly recorded on page _____ of Book ____ of Ordinances of the Town of Jackson, Wyoming.

_____
Sandra P. Birdyshaw, Town Clerk

MEMORANDUM

TO: Mayor and Town Council

FR: Larry Pardee, Town Manager

DT: January 22, 2019

RE: Town Manager's Report

Sales and Lodging Tax

The Town budgeted a total of $1,106,184 in lodging tax revenues for FY19 from the 30% visitor impact portion combined with the 10% general fund portion. We have collected $846,212 to date which is 76.5% of total projected collections. January 2019 revenue represents collections from November 2018. These amounts are tracked through the Special Revenue Fund for the Lodging Tax.

Sales tax collections year to date are 6.1% over last year. January collections are up 9.5% over the same collection period last year. Collections are currently tracking at $630,037 more than budgeted. However, we still have February through June 2019, collections to account for before realizing any unanticipated revenue. January 2019 revenue represents collections from November 2018.

Conversion of 3 Seasonal Bus Drivers in FY20 Budget

START Bus continues to face challenges filling the winter driving schedule and retaining drivers. One additional concern is the ability to sufficiently staff our core services of reliable commuter bus service to Teton Valley, Idaho and Star Valley, Wyoming as well as our paratransit or ADA service in the valley. We continue to pursue all options for recruiting drivers and we recently increased our winter seasonal driver rate to $20.25/hour in an effort to attract the 4-5 additional 40 hour/week winter driving positions we have been unable to fill. Our entire team of Drivers, Administrative Staff, Dispatchers and Supervisors have fully stepped up this winter and are filling the open shifts day to day to maintain the current service level as approved in the winter schedule. Staff also continues to address winter seasonal driver housing needs utilizing the winter master leased units, year round master leased units and units owned by the Town of Jackson.

One particular area of concern the Council will likely see with the FY20 budget is a request to consider converting three seasonal drivers to full time/fully benefitted drivers to provide the backup service necessary for the Teton Valley, Idaho commuter route, the Star Valley, Wyoming commuter route and the ADA service. This will allow each of our full time members of those teams the ability to take off of work or doctor's appointments, occasional holidays, and leave time without the stress of the driver individually having to find a replacement or the supervisory/administrative staff in the Department to secure a replacement. Staff will continue to pursue all options available

for recruiting and filling all of the shifts that we currently provide for our core level of service.

This request will be presented to the Council with the full FY20 budget so that the Council can review the request in light of their highest priorities, alignment with the comprehensive plan, and other budget areas needing attention.

Franchise for Century Link

The prior Century Link franchise was for 25 years and is currently expired. The Town Attorney is working to finalize a new draft franchise agreement for a 10 year term (consistent with other current franchises) that will contain updated format in alignment with our other current franchise agreements, that will contain a different calculation of Gross Revenues (this is a prior US West/Qwest company so the law is different for historic telephone service companies), and an increase in the franchise fee from 1% to 3% of Gross Revenues. In the past, staff has presented updated franchise agreements first at a workshop to allow discussion and then for first reading following that initial discussion. There will be a few points of decision for the Council, but the main content of the franchise will be similar to the current agreement. With the Council's acceptance of the Town Manager's Report into the public record, staff will proceed to present this updated franchise for first reading at the next appropriate opportunity and forego the workshop discussion of the item. Should the Council instead wish to consider this at a workshop prior to ordinance presentation, staff is certainly willing to do this as well.

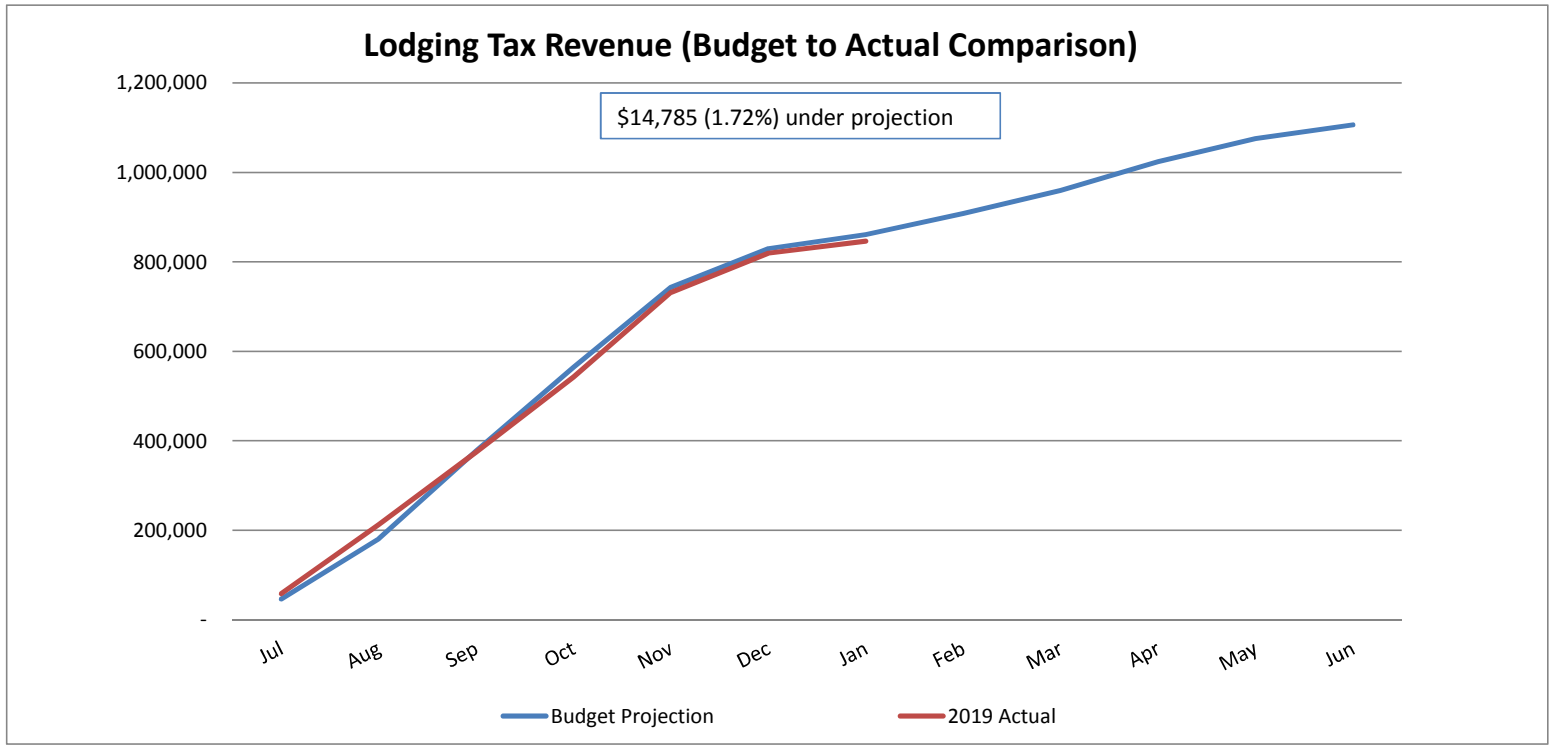
TOWN OF JACKSON, WYOMING
LODGING TAX REPORT
January-19

Month Received (2 mos. lag)	Lodging Tax - Total				Town				County			
	Total	Promotion T&T Board	Visitor Impact	General Fund	Visitor Impact	General Fund	Total	T/C Split Percent	Visitor Impact	General Fund	Total	T/C Split Percent
FY2019:												
July	$ 323,950	$ 194,370	$ 97,185	$ 32,395	$ 43,597	$ 14,532	$ 58,130	44.9%	$ 53,588	$ 17,863	$ 71,450	55.1%
August	1,096,755	658,053	329,027	109,676	115,982	38,661	154,642	35.3%	213,045	71,015	284,060	64.7%
September	1,194,277	716,566	358,283	119,428	121,243	40,414	161,657	33.8%	237,040	79,013	316,054	66.2%
October	1,158,899	695,340	347,670	115,890	126,204	42,068	168,272	36.3%	221,466	73,822	295,288	63.7%
November	1,137,494	682,496	341,248	113,749	141,481	47,160	188,642	41.5%	199,767	66,589	266,356	58.5%
December	535,742	321,445	160,723	53,574	66,089	22,030	88,119	41.1%	94,633	31,544	126,178	58.9%
January	149,841	89,905	44,952	14,984	20,062	6,687	26,750	44.6%	24,890	8,297	33,187	55.4%
February	-		-	-			-	---			-	---
March	-		-	-			-	---			-	---
April	-		-	-			-	---			-	---
May	-		-	-			-	---			-	---
June	-		-	-			-	---			-	---
Totals	$ 5,596,958	$ 3,358,175	$ 1,679,087	$ 559,696	$ 634,659	$ 211,553	$ 846,212	37.8%	$ 1,044,428	$ 348,143	$ 1,392,571	62.2%

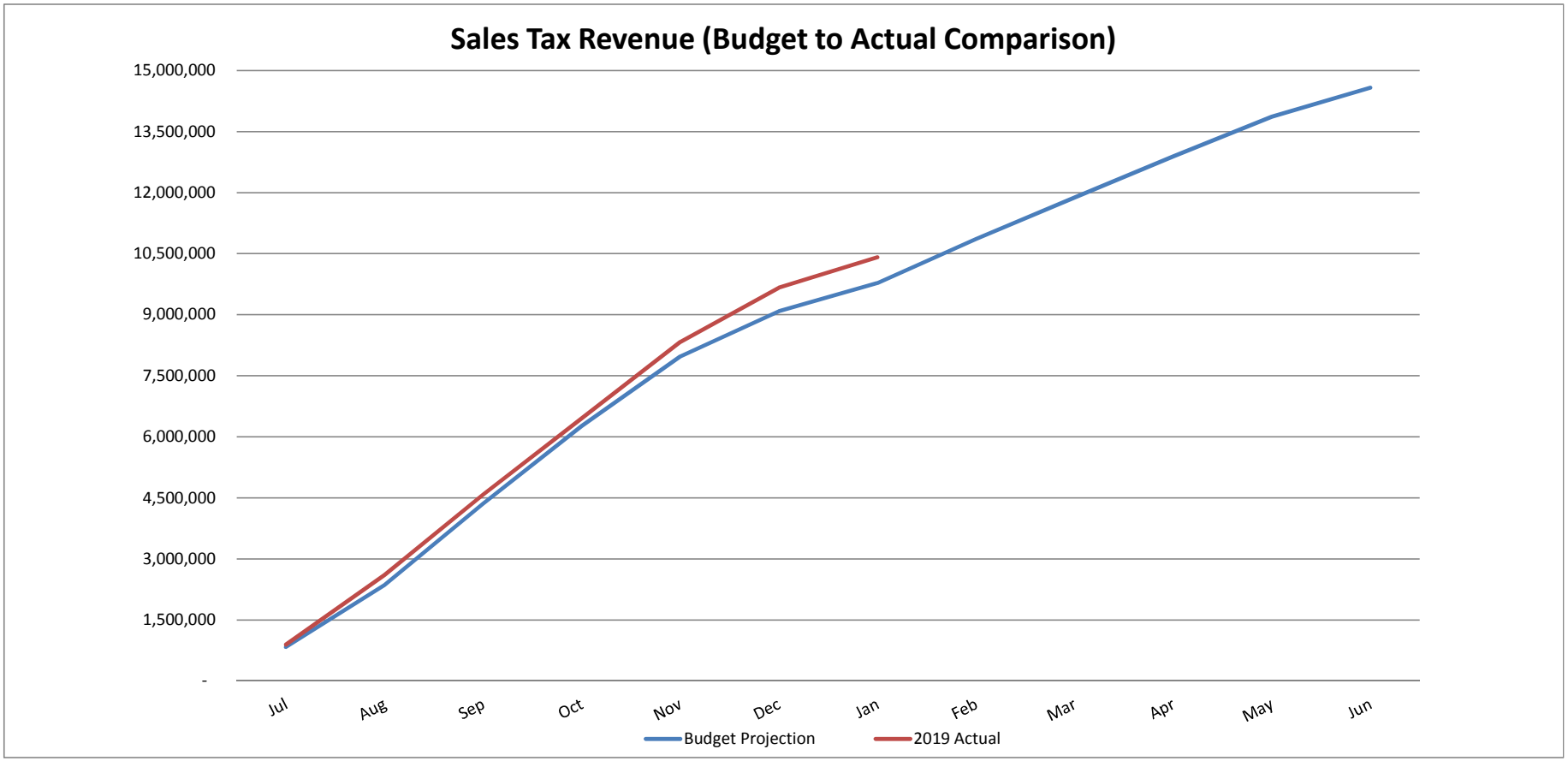
	Visitor Impact	General Fund	Total
TOJ Budget	$ 829,638	$ 276,546	$ 1,106,184
Budget Remain	$ 194,979	$ 64,993	$ 259,972
Earned			76.5%
Remaining			23.5%

12 Month Rolling Avg
8.0%

	FY2018 Year-to-Date	FY2019 Year-to-Date	Increase (Decrease)	
T&T 60%:	$ 3,217,828	$ 3,358,175	$ 140,347	4.4%
TOJ 30% Visitor:	611,694	634,659	22,965	3.8%
TOJ 10% General:	203,898	211,553	7,655	



TOWN OF JACKSON, WYOMING
SALES TAX COLLECTIONS (4% and 1%)
January-19

Receipt Month	FY2015	FY2016	15/16 Change	15/16 Percent Change	FY2017	16/17 Change	16/17 Percent Change	FY2018	17/18 Change	17/18 Percent Change	FY2019	18/19 Change	18/19 Percent Change	12 Mth Rolling Avg	Sales Month
Jul	$ 621,792	$ 713,141	$ 91,349	14.7%	$ 807,564	$ 94,423	13.2%	$ 807,972	$ 408	0.1%	$ 890,746	$ 82,774	10.2%	11.1%	May
Aug	1,249,588	1,287,639	38,051	3.0%	1,411,501	123,863	9.6%	1,551,376	139,875	9.9%	1,711,050	159,674	10.3%	11.2%	Jun
Sep	1,488,138	1,705,468	217,330	14.6%	1,920,244	214,777	12.6%	1,971,647	51,402	2.7%	1,979,587	7,941	0.4%	10.8%	Jul
Oct	1,513,838	1,750,353	236,515	15.6%	1,665,117	(85,236)	-4.9%	1,897,973	232,856	14.0%	1,868,746	(29,227)	-1.5%	8.7%	Aug
Nov	1,523,192	1,420,820	(102,372)	-6.7%	1,533,746	112,925	7.9%	1,850,527	316,781	20.7%	1,877,983	27,456	1.5%	6.5%	Sep
Dec	826,299	1,002,143	175,844	21.3%	1,046,289	44,146	4.4%	1,054,095	7,806	0.7%	1,335,327	281,232	26.7%	8.4%	Oct
Jan	587,477	600,037	12,560	2.1%	655,026	54,989	9.2%	680,672	25,645	3.9%	745,047	64,375	9.5%	8.7%	Nov
Feb	822,382	831,587	9,205	1.1%	1,032,128	200,542	24.1%	1,166,026	133,898	13.0%	-	----	---	----	Dec
Mar	683,968	850,550	166,581	24.4%	947,188	96,639	11.4%	1,066,105	118,917	12.6%	-	----	---	----	Jan
Apr	712,992	915,256	202,263	28.4%	859,580	(55,676)	-6.1%	1,041,459	181,879	21.2%	-	----	---	----	Feb
May	815,782	842,792	27,010	3.3%	874,371	31,579	3.7%	1,010,453	136,082	15.6%	-	----	---	----	Mar
Jun	544,020	610,312	66,292	12.2%	660,771	50,459	8.3%	728,398	67,628	10.2%	-	----	---	----	Apr
Totals	$ 11,389,469	$ 12,530,098	$ 1,140,628	**10.0%**	$ 13,413,526	$ 883,428	**7.1%**	$ 14,826,704	$ 1,413,178	**10.5%**	$ 10,408,486	$ 594,224	**6.1%**		

Budgeted Sales Tax for FY 2018	4.00%	$ 14,576,001
Budgeted Sales Tax Year-to-Date	4.00%	9,778,448
Actual Sales Tax Collected Year-to-Date		10,408,486
Leading (Lagging) Budget - through January		$ 630,037