

PARK COUNTY PLANNING & ZONING DEPARTMENT

Staff Report – Planning & Zoning Commission

Hoodoo Tower #1 – Public Hearing**Special Use Permit-263****Staff:** Jennifer Cramer and Joy Hill**Hearing Date:** May 8, 2024**Applicant:** Bridger Tower Corporation**Tax ID#:** 15500105603001**Planning Area:** Lower Southfork, Sage Creek &
Meeteetse Local**Zoning District:** GR-35 and GR-M

Application: Bridger Tower Corporation (applicant) submitted a Special Use Permit Application and supplementary materials (**attached**), including payment, on April 3, 2024. The property is owned by Hoodoo Land Holdings, LLC, and the application was signed by J.D. Radakovich, agent representing the property owner.

Requested Action: Review and approval of a Special Use Permit, with Site Plan Review, to construct a 300-foot-tall self-supported, un-guyed tower (305-foot overall height) as part of a wireless communication facility to accommodate up to four wireless carriers. According to the Construction Drawings, Verizon Wireless is a proposed carrier with an identified lease area.

Applicable Regulation (portions of which are referenced herein): *Park County, Wyoming, 2015 Development Standards and Regulations* (adopted September 15, 2015)

Use Classification and Definition: Major Utility Use – A major utility use is defined as electric transmission lines, power plants, substations of electrical utilities, solid waste disposal facilities, wastewater treatment plants, water treatment plants, water storage tanks, **communication towers over 35 feet in height**, commercial wind projects, private wind turbines over 35 feet in height, pipelines and storage areas of utilities providing natural gas or other petroleum derivatives, amateur radio antennas over 35 feet in height, and more than 2 microwave dishes in one location.

Zoning District and Purpose: **The property is primarily in the General Rural 35-Acre (GR-35) zoning district (where the use will operate), and a portion of the parcel is within the General Rural Meeteetse (GR-M) zoning district. (See Figure 1.)** The GR-35 district promotes the retention of open space, agricultural land, wildlife habitat, riparian habitat and scenic areas and prevents development on unstable geologic features. The district provides for low housing density as well as for recreational development, agricultural, timbering, and other uses traditionally associated with the more remote areas of the county. Conventional housing developments will average 35 acres per housing unit to retain the low-density, remote, rural character of areas zoned GR-35. General Rural Meeteetse (GR-M). This district is applied in the Meeteetse local planning area only and is intended to implement the Meeteetse Local Area Land Use Plan and Policy Statement. This district provides flexible development standards appropriate given the area's low rate of growth and development. Lots with on-site septic systems shall have a one-acre minimum lot size. Otherwise, no other minimum lot sizes are specified. Subdivision densities will be set in the subdivision review process based on consideration of site and area characteristics and the land use guidelines of the Land Use Plan. Performance-based review criteria are used to evaluate proposed land uses. Allowed and disallowed uses are not predefined. All uses are potentially allowed, subject to review for compliance with pre-established performance standards covering such topics as waste disposal, utilities, traffic access, parking, etc. **A major utility use is allowed in GR-35 and GR-M zoning districts provided an SUP is approved.**

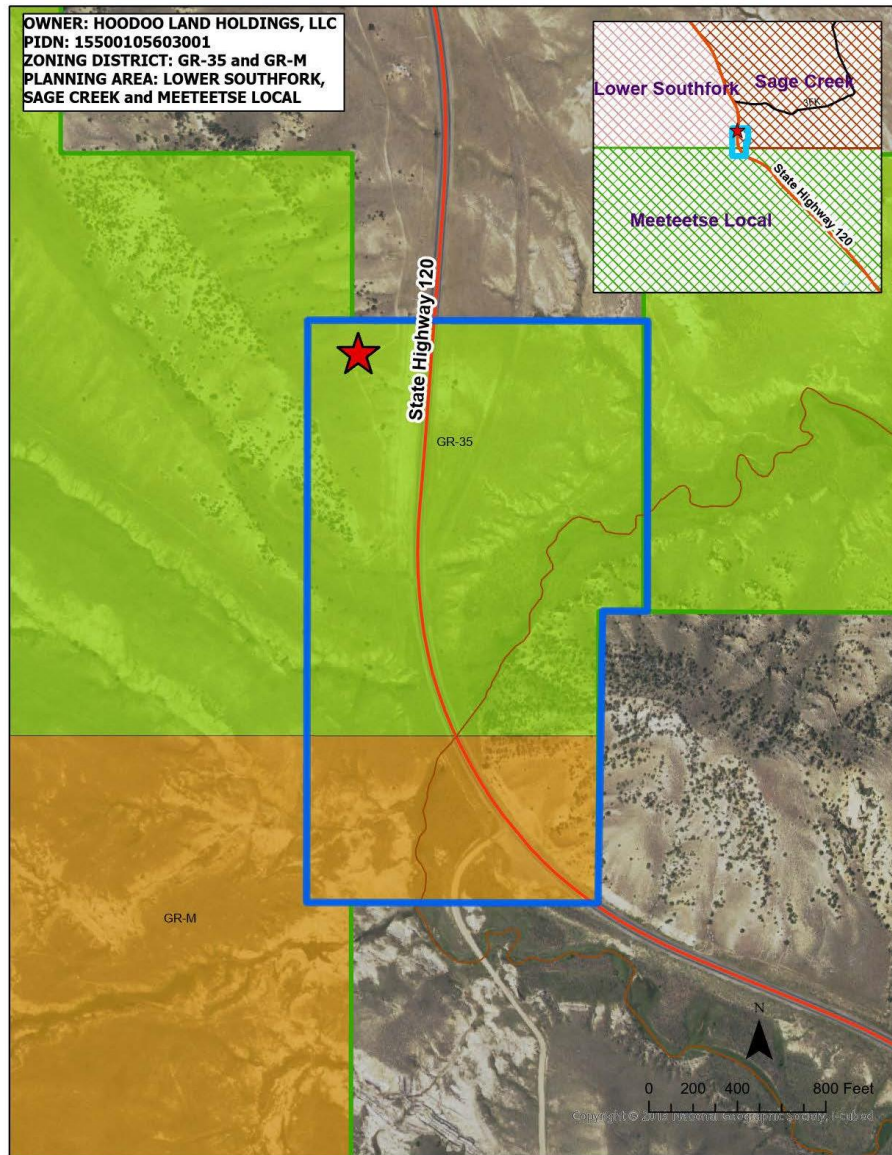


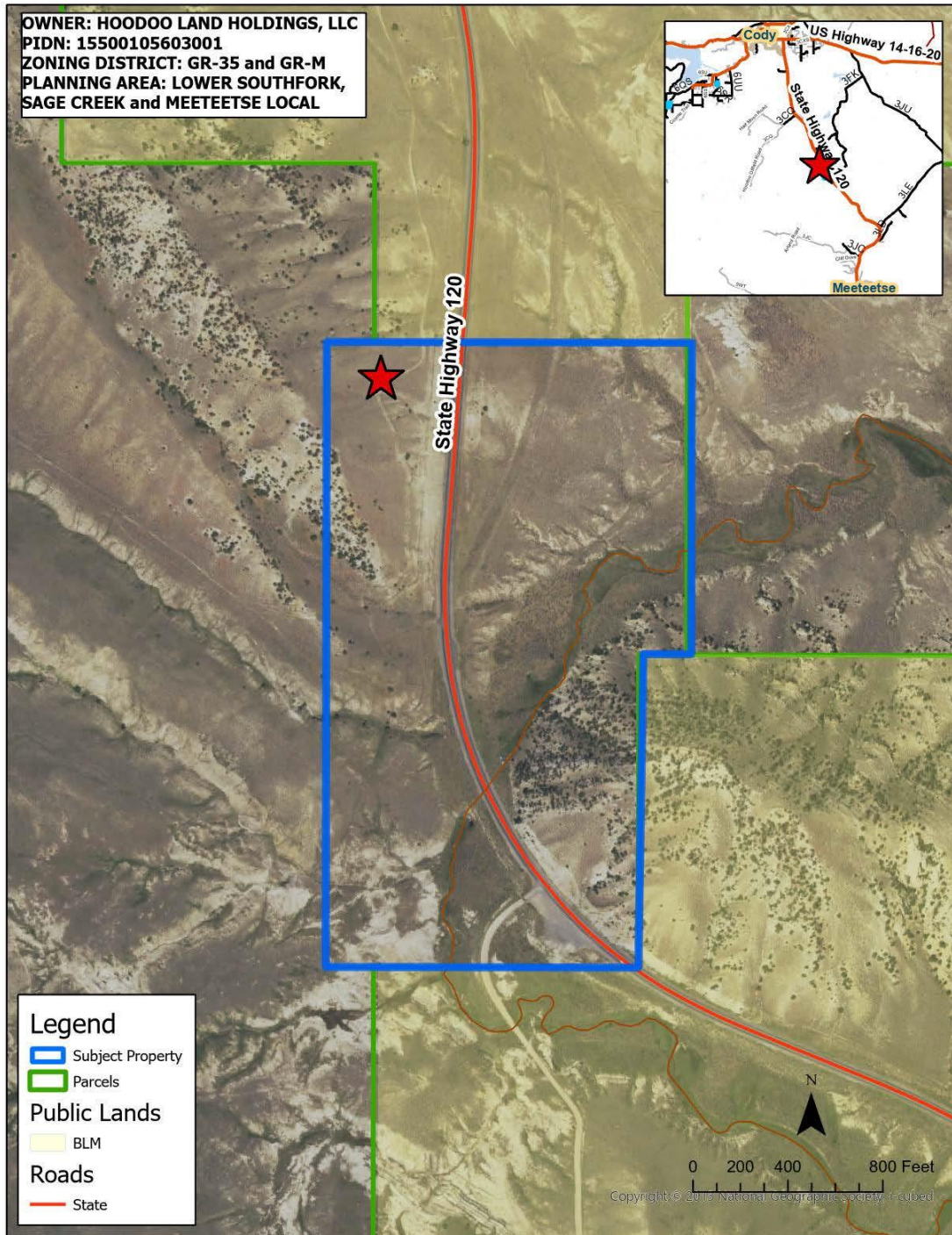
Figure 1: Zoning Illustration (parcel outlined in blue and location of the proposed tower is indicated by the red star)

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Ownership: Ownership is affirmed by Limited General Warranty Deed dated December 11, 2017 (Doc. #2018-33) to Hoodoo Land Holdings, LLC, a Delaware limited liability company from Hunt Oil Company, a Delaware corporation.

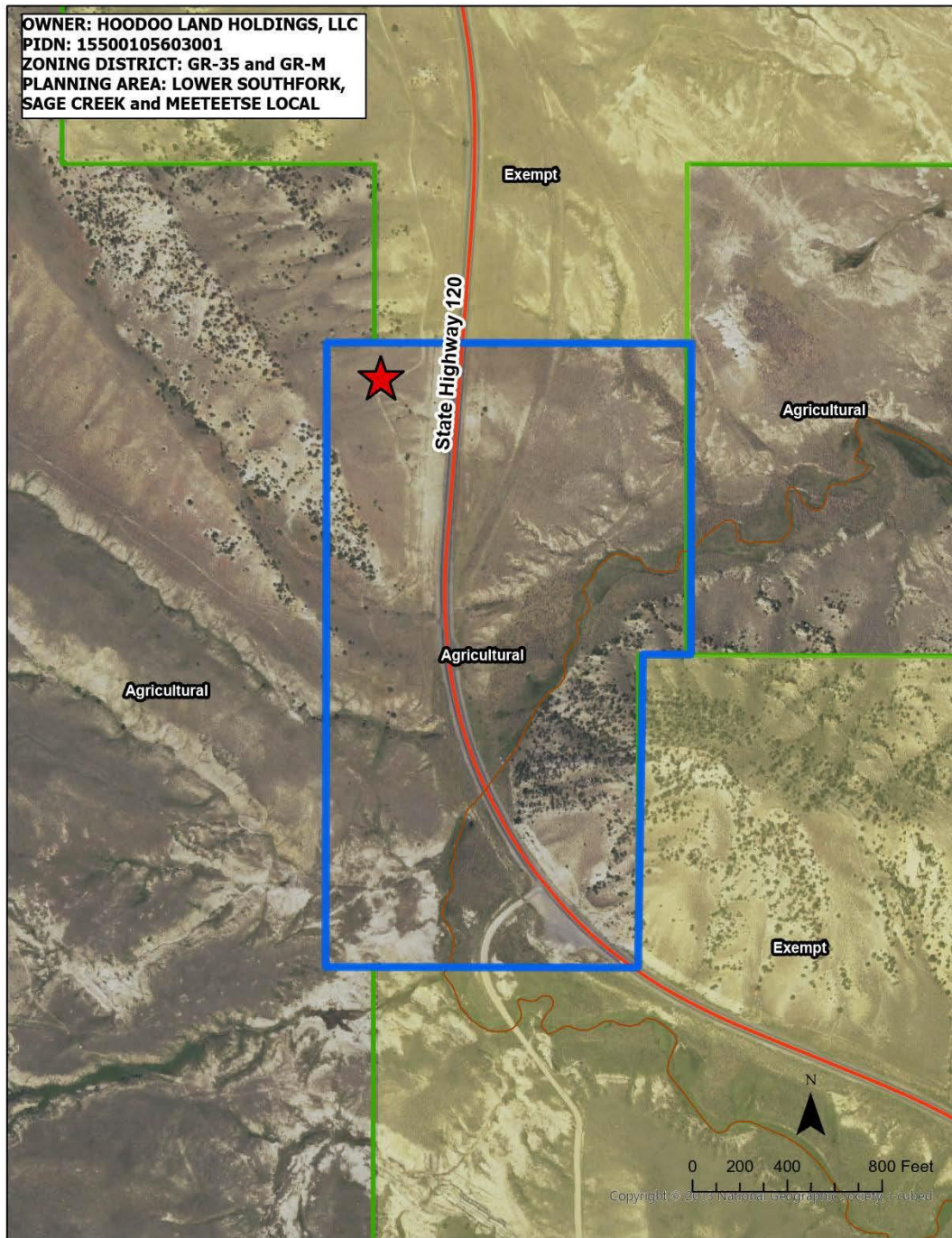
Legal Description: An 86.11-acre parcel described as that portion of Lot 56 within Section 12, T50N, R101W, 6th P.M., Park County, Wyoming, such portion having been described under the Original Government Survey as Lot 4 and part of the SE1/4SW1/4 of Section 7, and Lot 1 of Section 18, T50N-R100W, 6th P.M., Park County, Wyoming.

64 **Location:** The tower site is approximately 12 miles south/southeast of Cody, and
65 approximately 11 miles north/northwest of Meeteetse, on the west side of Highway 120 S,
66 approximately ½ mile south of the intersection of County Road 3FK and Highway 120 S. (See
67 figure 2.) The site’s latitude and longitude coordinates are: N44°19’05.99”, W108°56’26.79”.



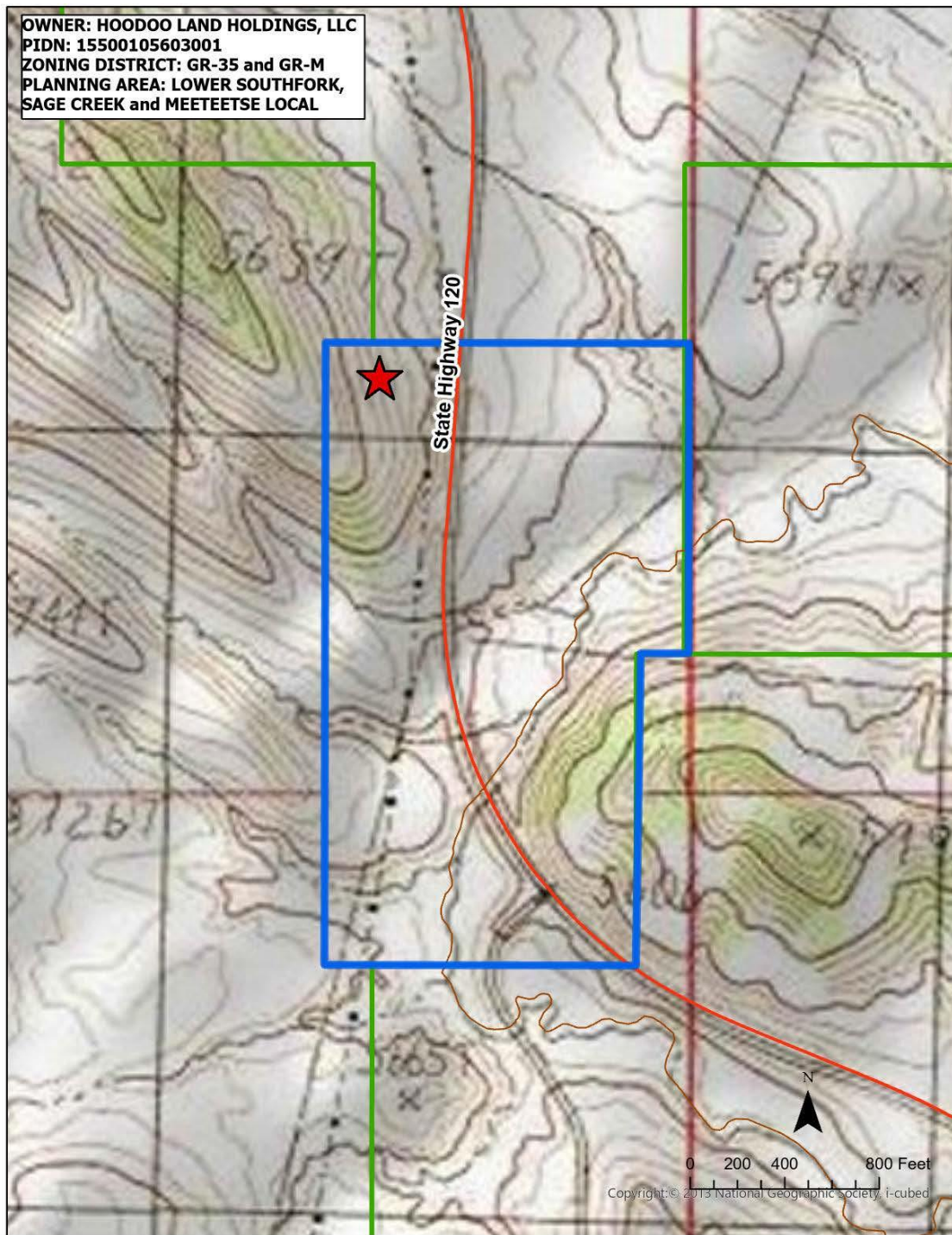
68 **Figure 2: Location Map (parcel outlined in blue and location**
69 **of the proposed tower is indicated by the red star)**
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71 **Neighboring Land Use:** Neighboring lands are a combination of federal owned exempt
72 lands (managed by Bureau of Land Management) and agricultural rangeland, as shown in
73 Figure 3.



74 **Figure 3: Neighboring Lands (parcel outlined in blue and location**
75 **of the proposed tower is indicated by the red star)**
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78 **Site Characteristics:** As shown in Figure 4, the tower location is mid-slope between a
79 ridgeline (approximately 5,900 feet in elevation) and Highway 120 S (approximately 5,650
80 feet in elevation). The tower site is at 5,752 feet in elevation. The property is undeveloped
81 rangeland and pasture.



82 **Figure 4. Topography of Site and Surrounding Area (parcel outlined in blue and**
83 **location of the proposed tower is indicated by the red star)**

84 **Legal Notices:** The Planning Department published a Notice of Public Hearing as required
85 in Appendix 1, including the following information: applicant name; proposed project
86 description and location; legal description; public hearing date, time, and place; and how
87 additional information can be obtained. The notice was published in the *Cody Enterprise* on
88 April 23, 2024 and April 30, 2024 with the first notice out more than 14 days before the hearing,
89 as required. Written notice was mailed to the owners of all properties within 660 feet of the
90 subject property on April 22, 2024 as shown in the property ownership records of the County
91 Assessor. The staff report was sent to applicant and the Planning & Zoning Commission prior
92 to the scheduled public hearing as specified in Ch. IV, Sec. 4c.

93
94 **Agency Referrals:** Ch. IV, Sec. 4c specifies that discretionary applications be referred to any
95 local, state, or federal agency with relevant interests or expertise. Relevant agencies were
96 notified by staff on April 16, 2024.

97
98 United States Fish & Wildlife Service (USFWS): In a letter dated February 15, 2024, the
99 USFWS provided a list of threatened, endangered, proposed, and candidate species, as
100 well as proposed and final designated critical habitat that may occur within the boundary
101 of the proposed project. They also addressed the responsibilities and requirements to
102 protect each of the species. (Attached)

103
104 Wyoming Department of Environmental Quality (DEQ): In an email dated April 16, 2024,
105 Eric Hargett provided agency contacts and information for permitting associated with
106 various construction activities. (Attached)

107
108 Park County Fire District #2: In an email dated April 16, 2024, the Fire District stated they
109 have no comment. (Attached)

110
111 Wyoming Department of Fire Prevention/Electrical Safety:

- 112 ➤ In an email dated April 16, 2024, the State Electrical Inspector stated cell towers
113 are considered a serving utility and if utility power is going to be connected, a wiring
114 permit will be required by their department. (Attached)
- 115 ➤ In an email dated April 16, 2024, the Big Horn Basin Fire Inspector stated no plan
116 review is needed (regarding fire prevention.) (Attached)

117
118 Wyoming Department of Transportation: In an email dated April 16, 2024, Jack Hoffman
119 stated it appears they will use an existing highway access, and the proposed use does not
120 require a change in use application. WYDOT has no concerns with the proposal.
121 (Attached)

122
123 Wyoming Game & Fish (G&F): In a letter dated April 22, 2024, (attached) G&F stated the
124 following:

- 125 ➤ The proposed tower is sited in the Oregon Basin Core Population Area for sage-
126 grouse and, due to the tower's overall height, may be within the line-of-sight of
127 multiple occupied core area sage-grouse leks.
- 128 ➤ Based on the proponent's submission into the Density and Disturbance Calculation
129 Tool (DDCT), preliminary calculations show the project assessment area is over
130 the 5% disturbance threshold and would require an Exception to the SGEO. G&F
131 has notified the proponent of the additional steps required to complete the DDCT
132 process. To ensure compliance, G&F recommends:

- 133 ○ The proponent completes the DDCT providing all information requested
134 including meaningful avoidance and minimization strategies to mitigate
135 project impacts to sage-grouse.
- 136 ○ The proponent coordinate with Tony Mong, Cody District Biologist, to
137 explore less impactful areas to site the proposed communication tower.
- 138 ➤ Other Avian Concerns – Communication towers exceeding 199 feet often result in
139 increased avian mortality, specifically for night-migrating songbirds. Additional
140 consultation and possible FAA lighting requirements may be warranted for avian
141 species protected by federal law.

142
143 Rocky Mountain Power: Rocky Mountain Power has not provided written comment,
144 however the applicant submitted a statement with their application (attached), and
145 explained that RMP has power facilities on the property. However, RMP will not design
146 the power delivery system until an E911 address has been issued. An address will not be
147 issued by Park County Public Works until Planning & Zoning has issued a building permit.
148 The applicant requests conditional approval of the SUP upon a signed contract with RMP
149 prior to commencement of tower construction.

150
151 Park County Treasurer: In an email dated April 24, 2024, the Treasurer stated property
152 taxes are paid in full on this parcel. (Attached)

153
154 Park County Public Works: In an email dated April 24, 2024, PW stated they will likely not
155 require a drainage and erosion control plan because the disturbance area is minimal and
156 the site is not in close proximity to other development or the highway. (Attached)

157
158 Federal Aviation Administration (FAA): On January 23, 2024, the FAA issued a
159 “Determination of No Hazard to Air Navigation” for the proposed tower. The determination
160 provided conditions including emissions compliance, lighting standards, and construction
161 filing requirements and deadlines. (Attached)

162
163 Western Area Power Administration (WAPA): In an email dated April 26, 2024, WAPA
164 stated they own and operate the Thermopolis-Big George 230kV transmission line,
165 currently operating at 115-kV in Park County, Wyoming. The tower location is
166 approximately 158 feet west of this high voltage transmission line. Although the easement
167 rights are only 80’ (40’ on either side of the centerline) they have serious concerns of the
168 possibility of the tower falling into the transmission line. To protect the transmission line
169 and prevent customer outages, they suggest Bridger Tower Corporation consider
170 relocating the tower at least 325 feet west of the transmission line. It’s vital to protect the
171 safety and integrity of the transmission line and the citizens from any possible power
172 outage. (Attached)

173
174 Park County Weed & Pest (W&P): No response has been received.

175
176 **Public Comments:** No public comments have been received.

177
178 **Approval Standards:** The Planning & Zoning Commission shall approve a Special Use
179 Permit only if the following criteria are met:

181 1. **Compatibility and Impacts:** The use is in harmony and compatible with
182 surrounding land uses and with the neighborhood and will not create a substantial
183 adverse impact on adjacent properties

- 184 • **Applicant statement how compatibility will be achieved:**
- 185 • **The proposed, un-manned cellular tower, is compatible with the**
186 **proposed area which is generally considered to be sparsely inhabited,**
187 **rural/agricultural and quiet.**
- 188 • **There will be no permanent manned structures. Site visits will be on a**
189 **monthly basis for standard trouble shooting and maintenance. There**
190 **will be no significant increase in traffic or noise.**
- 191 • **The site will be fenced and securely locked. All property will be secured**
192 **and the site will be properly cleaned and maintained. A regular weed**
193 **control program will be implemented and the site will not appear**
194 **blighted or run-down, consistent with the area.**
- 195 • **The site will bring much needed infrastructure upgrades in the form of**
196 **increased access to both voice and data to all users.**
- 197 • **The site is designed for 4 wireless broadband tenants. There is ample**
198 **tower capacity and ground space for 4, or more tenants.**
- 199 • **The site will allow for enhanced e911 services due to increase in both**
200 **coverage and increase in effective triangulation abilities, due to the**
201 **additional data points.**
- 202 • **The site will have adequate power provided for multiple tenants to**
203 **install and operate.**
- 204 • **Building Setbacks:** No building or structure shall be built within 20 feet of
205 County road right-of-way. **The proposed facility is not adjacent to a**
206 **County road right-of-way, however it is 202 feet from the State Highway**
207 **right-of-way. The applicant will provide the fall radius design, as**
208 **stamped by a licensed engineer, from the tower manufacturer. Staff**
209 **recommends the tower be located a distance greater than the 300'**
210 **tower height.**
- 211 • **Covenants:** Facility must comply with covenants, if any. **No covenants are**
212 **proposed or existing.**
- 213 • **Outdoor Lighting:** Proposed lighting, if any, must comply with County
214 regulations. **Standard Applies. Lighting will likely be required by federal**
215 **regulation due to the proposed height of the tower. If practicable, the**
216 **applicant shall comply with County lighting regulations.**
- 217 • **Nonconformities:** Any nonconforming parcels, structures, or uses must
218 comply with County regulations. **The property has no known**
219 **nonconformities.**
- 220 • **Nuisance-related:** County regulations define nuisances as any use or non-
221 use of real or personal property that causes injury to others, or endangers
222 life, health, or safety. **No nuisances have been reported.**
- 223 • **Soil Conservation District:** A soil conservation district review, prepared by
224 the local soil conservation district, or a professional soil engineer or
225 geologist, is required when appropriate. **The applicant has provided a**
226 **Geotechnical Report.**
- 227

228 2. **Services and Infrastructure:** Adequate services and infrastructure are available
229 to serve the use, or the applicant has agreed to provide services and infrastructure
230 in sufficient time to serve the proposed use

- 231 • **Access:** All parcels shall have legally enforceable access. **Access is**
232 **proposed from State Highway 120 S. WYDOT has confirmed the**
233 **existing access is adequate and will not require a change of use permit.**
- 234 • **Domestic Water:** Evidence that an adequate water supply in terms of
235 quantity, quality, and dependability for the use is, or will be available is
236 required. **Domestic water is not proposed or required to serve the use.**
- 237 • **Irrigation District:** If the development is located within the boundaries of an
238 Irrigation District, the applicant shall establish a plan regarding the attached
239 water rights and easements for irrigation facilities. **The parcel is not located**
240 **within the boundaries of an irrigation district.**
- 241 • **Parking:** Parking regulations apply to multi-family housing and commercial
242 uses. **Designated parking is not needed for the use; however, there is**
243 **adequate space for parking maintenance vehicles.**
- 244 • **Sewage and wastewater disposal:** Adequate and sanitary sewage
245 disposal systems must be provided when appropriate. **The proposed use**
246 **will not produce sewage or wastewater. The applicant states OSHA**
247 **mandated temporary bathroom facilities will be present during site**
248 **construction. If a chemical toilet is used, Park County will require it be**
249 **properly anchored and serviced while in place.**
- 250 • **Utilities, public services and infrastructure:** Adequate utilities must exist,
251 or be provided, for the proposed use. **Power will be supplied by Rocky**
252 **Mountain Power.**
- 253 • **Signs:** Proposed signs, if any, must comply with County regulations. **No**
254 **signs are proposed.**
- 255 • **Solid Waste:** Solid waste disposal, if any, must comply with County
256 regulations. **Standard applies. Any solid waste generated at the site will**
257 **need to be properly stored in bearproof waste receptacles and**
258 **disposed of by a private company or other means to the County landfill.**

260 3. **Specific Criteria:** The use complies with all specific criteria stated in these
261 regulations for the use. **No specific criteria are identified for this use.**

263 4. **Overlay Districts:** The use complies with additional requirements of overlay
264 districts, if applicable. **The use is not located in an overlay district.**

266 **Conditions of Approval:** In approving a Special Use Permit, the Planning & Zoning
267 Commission may impose any reasonable conditions to ensure that the proposed use is
268 compatible with surrounding land uses and the development and operation of the proposed
269 use are performed in a manner consistent with public health, safety, and welfare. Such
270 conditions shall be limited to issues directly related to the impacts of the proposed use and
271 proportional to the impacts.

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274 **Site Plan Review**

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276 (1) Intent and Purpose of Site Plan Review: A site plan is a graphical plan, drawn to scale,
 277 showing uses and structures proposed for a parcel of land and site development features,
 278 both natural and manmade including, where applicable, lot lines, roads, locations of
 279 proposed buildings, utility lines, parking areas, reserved open space, steep slopes,
 280 floodplains, etc. Site plan review is the process whereby county officials review the plans
 281 of a developer to assure they meet the stated purposes and standards of the regulations,
 282 provide for the necessary public facilities such as roads and drainage structures, adequate
 283 site development including sewage disposal facilities, parking, water supply and other
 284 requirements through appropriate siting and design of structures and other improvements.

285

286 (2) Applicability of Review Requirements: **Site Plan Review is required for Major**
 287 **Utility Use if the development includes construction of any building(s) that**
 288 **exceeds 5,000 square feet of floor area, or if development entails more than**
 289 **one acre for a land use without buildings. The structure is not larger than**
 290 **5,000 square feet, however the tower site and access road exceed one acre**
 291 **of land developed; therefore, site plan review is required.**

292

293 (3) Application Requirements: Applicants are required to submit information described in
 294 Appendix 18, *Park County Wyoming 2015 Development Standards and Regulations*,
 295 unless information is waived by planning director.

296

297 (4) Site Plan Standards:

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299 A. Site Plan Standards Generally: The Board and Commission shall approve site
 300 plans meeting the basic site plan standards and the special site plan standards, if
 301 applicable. The Board and Commission shall deny approval to any site plan not
 302 meeting the standards.

303 B. Basic Site Plan Standards: All site plans shall meet the following basic site plan
 304 standards:

305 i. Domestic water supply: Where reliance on individual water supplies is
 306 proposed, the proposed development shall provide evidence that an
 307 adequate quantity and quality of water is available or can be provided.

308 **Standard does not apply.**

309 ii. Where reliance on a public or central water system is proposed, the
 310 proposed development shall demonstrate that the water system can and will
 311 serve the development's water supply needs. **Standard does not apply.**

312 iii. Sewage disposal: All on-site sewage disposal systems shall be signed in
 313 accordance with state and county standards. The proposed development
 314 shall demonstrate compliance with such standards, as applicable. Where
 315 sewage disposal is proposed via a public or central sewage treatment
 316 system, the proposed development shall demonstrate that the sewage
 317 treatment system can and will serve the development's sewage disposal
 318 needs. **See Approval Standards, Paragraph 2: Services and**
 319 **Infrastructure – Sewage and wastewater disposal above. If a chemical**
 320 **toilet is used, it will be required to be properly anchored and serviced**
 321 **while in place.**

- 322 iv. Solid waste disposal: Solid waste shall be stored in enclosed buildings or
323 containers and handled in a manner that minimizes the attraction of rodents,
324 flies, or other animals; minimizes the generation of liquid runoff or odors
325 perceptible off the site; and minimizes wastes blown by the wind off the site.
326 Solid waste handling and storage areas for multifamily, commercial or
327 industrial uses shall be effectively screened from view. **See Approval**
328 **Standards, Paragraph 2: Services and Infrastructure – Solid Waste**
329 **above. Standard applies and solid waste has been addressed.**
- 330 v. Hazardous substances: The proposed development shall demonstrate
331 compliance with state and federal regulations on the handling, storage and
332 disposal of hazardous substances, if applicable. **No hazardous substances**
333 **will be stored, handled, or disposed of on this site. Standard does not**
334 **apply.**
- 335 vi. Utilities: Adequate easements or rights-of-way shall be provided as
336 necessary for all utilities proposed to serve the development. Power,
337 telephone and gas lines necessary to serve the development shall be
338 installed underground except in situations or locations where topography of
339 other factors make underground utilities undesirable as determined by the
340 Planning Director, or by the concerned utility supplier in consultation with
341 Planning Director. The proposed development shall demonstrate
342 arrangements for utilities to comply with the standards of each utility and that
343 the utilities can and will serve the proposed development. **See Approval**
344 **Standards, Paragraph 2: Services and Infrastructure – Utilities, public**
345 **services, and infrastructure above. Standard applies and has been met.**
- 346 vii. Signs: The proposed development shall demonstrate compliance with
347 signage requirements. **See Approval Standards, Paragraph 2: Services**
348 **and Infrastructure – Signs above. Standard applies and has been met.**
- 349 viii. Parking and loading areas: The proposed development shall demonstrate
350 compliance with parking requirements. **See Approval Standards,**
351 **Paragraph 2: Services and Infrastructure – Parking above. Standard**
352 **applies and has been met.**
- 353 ix. Roads and access: The proposed development shall demonstrate that
354 access points on county or state highways conform to county and state
355 highway access requirements, as applicable. **See Approval Standards,**
356 **Paragraph 2: Services and Infrastructure – Access above. Standard**
357 **applies has been met.**
- 358 x. Fire protection: The proposed development shall demonstrate compliance
359 with recommendations of the local fire district for emergency vehicle access,
360 firefighting water supply, wildfire mitigation and requirements of the State
361 Fire Marshal, if applicable. **Park County Fire Protection District #1 was**
362 **notified and responded that they have no comment. A Wyoming State**
363 **Fire Inspector was notified and has no fire protection requirements.**
- 364 xi. Protection of irrigation systems: No development shall divert storm water or
365 snowmelt runoff into any irrigation system without consent of the appropriate
366 irrigation authority. Developments shall not adversely impact the operation
367 of any irrigation system. Any proposed development on or adjacent to
368 irrigated lands or containing irrigation facilities shall demonstrate compliance
369 with the requirements of this paragraph. **This development is not located**

- 370 **within an irrigation district. No irrigation facilities will be impacted by**
371 **this development.**
- 372 xii. Water quality: The proposed development shall demonstrate compliance
373 with state and federal water quality regulations, if applicable. **The use is not**
374 **expected to impact any lakes, reservoirs, or streams.**
- 375 xiii. Wetlands: The proposed development shall demonstrate compliance with
376 federal wetlands regulations, if applicable. **The use is not expected to**
377 **impact any federal wetlands.**
- 378 xiv. Runoff and erosion control: A runoff and erosion control plan shall be
379 implemented when a cumulative total on more than one acre of land will be
380 disturbed, or where more than 10,000 square feet of contiguous impervious
381 surfaces will be created. In addition, a runoff and erosion control plan shall
382 be developed, approved and implemented whenever a development will
383 result in an increase in storm water runoff discharging to a public road right-
384 of way maintained by the county. Whenever there are practical difficulties
385 involved in carrying out the provisions of this standard, the County Engineer
386 may approve Administrative Relief. Specifications of runoff and erosion
387 control plans are contained in Appendix 19 Runoff and Erosion Control. **Park**
388 **County Public Works is not requiring a runoff and erosion control plan**
389 **at this time.**
- 390 xv. Air quality: The proposed development shall demonstrate compliance with
391 state and federal air quality regulations, if applicable. **No impacts to air**
392 **quality are expected by this development.**
- 393 xvi. Nuisances: The proposed development shall not produce a light or reflection
394 of light in excess of the lighting standards defined in Ch. IV Sec. 3b (9)
395 *Standards for All Uses*. The proposed development shall minimize harmful
396 or offensive fumes, vapors, gases, or odors perceptible beyond the property
397 line. Any continuous, regular or frequent sound produced shall not exceed
398 the maximum permissible sound level as specified by Appendix 20 Detailed
399 Standards for Noise. **Nuisance regulations shall apply.**
- 400 xvii. Overlay districts: The proposed development shall demonstrate compliance
401 with all applicable requirements of Ch. IV Sec. 5 Overlay District
402 Regulations. **The development is not in an Overlay District.**
- 403 xviii. Standards for specific uses: The proposed development shall demonstrate
404 compliance with Standards for Specific Uses, if applicable. **The proposed**
405 **use is not considered a specific use.**
- 406 xix. Building setbacks along highways: Building setbacks shall be increased 20
407 feet for every 5,000 square feet of floor area for buildings located on
408 properties adjoining a state or county highway. The Board or Commission
409 may reduce the required increase of the setback distance by up to 50
410 percent provided the site design mitigates the adverse effects of the reduced
411 setback. **The applicant is not proposing construction of any buildings.**
- 412 xx. Other zoning requirements: The proposed development shall demonstrate
413 compliance with all applicable zoning requirements, including but not limited
414 to building setbacks, minimum lot sizes, etc. **Standard applies and has**
415 **been met.**

416 **CONCLUSION: Based upon the above findings, the applicant has met all**
417 **requirements for site plan review and all site plan standards have been**
418 **adequately addressed and met.**

419 **Staff Findings:**

- 422 1. Bridger Tower Corporation (applicant) submitted a Special Use Permit
423 Application and supplementary materials, including payment, on April 3, 2024;
- 424 2. The application was signed by J.D. Radakovich, agent representing the
425 property owner;
- 426 3. The applicant requests review and approval of a Special Use Permit with Site
427 Plan Review to construct a 300-foot-tall self-supported, un-guyed tower (305-
428 foot overall height) as part of a wireless communication facility to
429 accommodate up to four wireless carriers;
- 430 4. Applicable regulations are the *Park County, Wyoming, 2015 Development*
431 *Standards and Regulations*, adopted September 15, 2015;
- 432 5. This communication tower is classified as a major utility use;
- 433 6. The property is primarily in the General Rural 35-Acre (GR-35) zoning district
434 (where the use will operate), while a portion of the parcel is within the General
435 Rural Meeteetse (GR-M) zoning district;
- 436 7. A major utility use is allowed in both the GR-35 and GR-M zoning districts with
437 an approved SUP;
- 438 8. Ownership is affirmed by Limited Warranty Deed dated December 11, 2017
439 (Doc. #2018-33) to Hoodoo Land Holdings, LLC, a Delaware limited liability
440 company;
- 441 9. The property upon which the proposed development will occur is an 86.11-
442 acre parcel described as that portion of Lot 56 within Section 12, T50N,
443 R101W, 6th P.M., Park County, Wyoming, such portion having been described
444 under the Original Government Survey as Lot 4 and part of the SE1/4SW1/4
445 of Section 7, and Lot 1 of Section 18, T50N-R100W, 6th P.M., Park County,
446 Wyoming;
- 447 10. The tower site is approximately 12 miles south/southeast of Cody, and
448 approximately 11 miles north/northwest of Meeteetse, on the west side of
449 Highway 120 S, approximately ½ mile south of the intersection of County Road
450 3FK and Highway 120 S;
- 451 11. Neighboring lands are a combination of federal owned exempt lands
452 (managed by Bureau of Land Management) and agricultural rangeland;
- 453 12. The tower location is mid-slope between a ridgeline and Highway 120 S. The
454 tower site is at 5,752 feet in elevation. The property is undeveloped rangeland
455 and pasture;
- 456 13. Notice requirements have been met;
- 457 14. Relevant agencies were notified on April 16, 2024;
- 458 15. The United States Fish & Wildlife Service provided a list of threatened,
459 endangered, proposed, and candidate species, as well as proposed and final

- 460 designated critical habitat that may occur within the boundary of the proposed
461 project. They also addressed the responsibilities and requirements to protect
462 each of the species;
- 463 16. Wyoming DEQ provided agency contacts and information for permitting
464 associated with various construction activities;
- 465 17. Park County Fire District #2 has no comment regarding the project;
- 466 18. The Wyoming State Electrical Inspector will require a wiring permit if utility
467 power is going to be connected to the tower;
- 468 19. The Big Horn Basin Fire Inspector stated no fire prevention plan review is
469 required by their department;
- 470 20. WYDOT confirmed the applicant proposes access by an existing highway
471 access point and a change in use application will not be required;
- 472 21. The Wyoming Game & Fish (G&F) provided the following information and
473 recommendations:
- 474 ➤ The proposed tower is sited in the Oregon Basin Core Population Area for
475 sage-grouse and, due to the tower's overall height, may be within the line-
476 of-sight of multiple occupied core area sage-grouse leks.
- 477 ➤ Based on the proponent's submission into the Density and Disturbance
478 Calculation Tool (DDCT), preliminary calculations show the project
479 assessment area is over the 5% disturbance threshold and would require
480 an Exception to the SGEO. G&F has notified the proponent of the additional
481 steps required to complete the DDCT process. To ensure compliance, G&F
482 recommends:
- 483 ○ The proponent completes the DDCT providing all information
484 requested including meaningful avoidance and minimization strategies
485 to mitigate project impacts to sage-grouse.
- 486 ○ The proponent coordinate with Tony Mong, Cody District Biologist, to
487 explore less impactful areas to site the proposed communication tower.
- 488 ➤ Other Avian Concerns – Communication towers exceeding 199 feet often
489 result in increased avian mortality, specifically for night-migrating songbirds.
490 Additional consultation and possible FAA lighting requirements may be
491 warranted for avian species protected by federal law.
- 492
- 493 22. Rocky Mountain Power (RMP) has power facilities on the property, however,
494 RMP will not design the power delivery system until an E911 address has
495 been issued. An E911 address will not be issued by Park County Public Works
496 until Planning & Zoning has issued a building permit. Therefore, the applicant
497 requests conditional approval of the SUP upon a signed contract with RMP
498 prior to commencement of tower construction;
- 499 23. The Park County Treasurer stated all property taxes are paid in full;
- 500 24. Park County Public works stated they will not likely require a drainage and
501 erosion control plan because the disturbance area is minimal and the site is
502 not in close proximity to other development or the highway.
- 503 25. The FAA issued a "Determination of No Hazard to Air Navigation" for the
504 proposed tower. The determination provided conditions including emissions

- 505 compliance, lighting standards, and construction filing requirements and
506 deadlines;
- 507 26. Western Area Power Administration (WAPA) owns and operates a high
508 voltage power transmission line approximately 158 feet west of the proposed
509 tower. Although the easement rights are only 80' (40' on either side of the
510 centerline) they have serious concerns of the possibility of the tower falling
511 into the transmission line. To protect the transmission line and prevent
512 customer outages, they suggest Bridger Tower Corporation consider
513 relocating the tower at least 325 feet west of the transmission line;
- 514 27. Park County Weed & Pest has not provided a response;
- 515 28. No public comments have been received;
- 516 29. The applicant provided a statement on how compatibility will be achieved:
- 517 ➤ The proposed un-manned cellular tower is compatible with the proposed
518 area which is generally considered to be sparsely inhabited,
519 rural/agricultural and quiet.
- 520 ➤ There will be no permanent manned structures. Site visits will be on a
521 monthly basis for standard trouble shooting and maintenance. There will
522 be no significant increase in traffic or noise.
- 523 ➤ The site will be fenced and securely locked. All property will be secured
524 and the site will be properly cleaned and maintained. A regular weed
525 control program will be implemented, and the site will not appear blighted
526 or run-down, consistent with the area.
- 527 ➤ The site will bring much needed infrastructure upgrades in the form of
528 increased access to both voice and data to all users.
- 529 ➤ The site is designed for 4 wireless broadband tenants. There is ample
530 tower capacity and ground space for 4, or more tenants.
- 531 ➤ The site will allow for enhanced e911 services due to increase in both
532 coverage and increase in effective triangulation abilities, due to the
533 additional data points.
- 534 ➤ The site will have adequate power provided for multiple tenants to install
535 and operate.
- 536
- 537 30. The proposed facility is not adjacent to a County road right-of-way, however it
538 is 202 feet from the State Highway right-of-way. The applicant is confirming
539 the fall radius design, as stamped by a licensed engineer from the
540 manufacturer. Staff recommends the tower be located a distance greater than
541 the 300' tower height;
- 542 31. No covenants are proposed or existing;
- 543 32. Lighting will likely be required by federal regulation due to the proposed height
544 of the tower. If practicable, the applicant shall comply with County lighting
545 regulations;
- 546 33. This property has no known nonconformities;
- 547 34. No nuisances on the property have been reported;
- 548 35. The applicant has provided a Geotechnical Report;
- 549 36. Access is proposed from State Highway 120 S;

- 550 37. Domestic water is not proposed or required to serve the use;
- 551 38. The parcel is not located within the boundaries of an irrigation district;
- 552 39. Designated parking is not needed for the use, however, there is adequate
- 553 space for parking maintenance vehicles;
- 554 40. The proposed use will not produce sewage or wastewater, however if a
- 555 chemical toilet is used during construction of the site, it is required to be
- 556 properly anchored, shielded and serviced while in place;
- 557 41. No signs are proposed;
- 558 42. Any solid waste generated at the site will need to be properly stored in
- 559 bearproof waste receptacles and disposed of by a private company or other
- 560 means to the County landfill;
- 561 43. No specific criteria are identified for this use;
- 562 44. The use is not located in an overlay district; and
- 563 45. Site Plan Review is required and the site plan standards have been
- 564 adequately addressed and/or met;

565

566 **Staff Recommendation:** Should the Commission choose to recommend approval of this use,

567 staff recommends the following conditions of approval.

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1. Park County noise, lighting, and other nuisance regulations shall apply;
2. The applicant shall relocate the tower so that it is 1) setback a minimum of 325' from the WAPA transmission line and the State Highway Right-of-Way, and 2) is in location that satisfies the Wyoming Game & Fish Department requirements;
3. The applicant shall provide comments from Park County Weed and Pest;
4. If a chemical toilet is used during site and tower construction, it shall be adequately anchored and serviced while in place;
5. The applicant shall provide evidence of a TOWAIR Determination from the Federal Communications Commission (FCC);
6. The applicant shall otherwise comply with standards in the *Park County Development Standards and Regulations*.

Next Step: Whether the Planning and Zoning Commission recommends approval or denial, the applicant may proceed with the process for review by the Board of County Commissioners.

584 **Photo 1. From a point west of the Highway, photographer is facing east to view the**
585 **access point and road for the tower.**



586 **Photo 2. From a point just west of the highway, photographer is facing North to view**
587 **the proposed Tower Site.**
588





Park County Planning & Zoning

1002 Sheridan Ave. Suite 109, Cody, WY 82414
 Phone: 307-527-8540 | Fax: 307-527-8515
 E-mail: planning@parkcounty-wy.gov

| | |
|------------|-------------------------|
| Rec. By: | <u>ECD</u> |
| Date: | <u>4/3/24</u> |
| Receipt #: | <u>240405/ck# 10135</u> |
| App. #: | <u>SUPA 20240403-1</u> |

SPECIAL USE PERMIT (SUP) APPLICATION* (4 pages) Fee: \$350.00*

This application is required to obtain a Special Use Permit (SUP) within unincorporated areas of Park County. **Submission of this application does not constitute permission to proceed with development or the proposed use. Special Use Permit approval is required from the Board of County Commissioners before commencing or establishing any use specified in Chapter IV, Section 2.e. Table 4-1: Schedule of Uses in the Park County Development Standards and Regulations.**

*The applicant is responsible for paying mailing fees for neighbor notifications and publication fees for public hearing notices.

| | | | | |
|--|--|---|---|---|
| APPLICANT INFORMATION: | | OWNER INFORMATION (if different from applicant): | | |
| Name: | <u>Bridger Tower Corporation</u> | Name: | <u>Hoodoo Land Holdings</u> | |
| Mailing Address: | <u>1951 E 400 Road</u> <u>Lecompton, KS 66050</u> | Mailing Address: | <u>PO BOX 850, 465 Hoodoo Ranch Rd</u> <u>Cody, WY 82414</u> | |
| Phone: | <u>785-764-6682</u> | Phone: | <u>307-587-6223</u> | |
| Email: | <u>derek@bridgertowercorp.com</u> | Email: | <u>jdradakovich@huntranching.com</u> | |
| PROPERTY INFORMATION: | | | | |
| Physical Address: _____ | | <input checked="" type="checkbox"/> Not addressed | | |
| Property ID # or Deed Recording #: <u>15500105603001</u> | | | | |
| Subdivision Name (if applicable*): <u>Hoodoo Land Holdings</u> | | Lot #: <u>56</u> | | |
| *Please refer to any covenants/agreements/special conditions that may apply to development within the subdivision. | | | | |
| ANSWER THE FOLLOWING QUESTIONS REGARDING THE PROPOSED USE: | | | | |
| 1. Have any other SUPs been granted for this parcel? | | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> UNSURE |
| 2. # of buildings to be utilized for the use | | | | <input checked="" type="checkbox"/> N/A |
| 3. Total/combined floor area of all floors of all buildings planned to be utilized for the use | | | | sq. ft. |
| 4. # acres to be utilized for the use | | .25 | | acres |
| 5. If a business, will it be located in the proprietor's home? | | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | <input type="checkbox"/> N/A |
| 6. Are living quarters or lodging part of the proposed use? | | <input type="checkbox"/> YES | | <input checked="" type="checkbox"/> NO |
| 7. # of resident employees | _____ Full-Time | _____ Part-Time | <input checked="" type="checkbox"/> N/A | |
| 8. # of non-resident employees | _____ Full-Time | _____ Part-Time | <input checked="" type="checkbox"/> N/A | |
| 9. Term of Use: | <input type="checkbox"/> Single Event | <input type="checkbox"/> Temporary | <input checked="" type="checkbox"/> Permanent | |
| 10. Is an increase in traffic expected to result from this use? | | <input type="checkbox"/> YES | | <input checked="" type="checkbox"/> NO |
| 11. What are the planned days/hours of operation? | | 24/7 unmanned | | |
| 12. How much material will be removed (for mines) | | cu. ft. | | <input type="checkbox"/> N/A |
| 13. If tower, antenna or wind turbine, what is the height? | | <input type="checkbox"/> <35ft | <input checked="" type="checkbox"/> ≥35ft | <input type="checkbox"/> N/A |

CATEGORIZE THE PROPOSED USE (check all that apply):

- | | | | |
|--|---|--|--|
| <input type="checkbox"/> Residential | <input type="checkbox"/> Residential Business | <input type="checkbox"/> Agricultural | <input checked="" type="checkbox"/> Commercial |
| <input type="checkbox"/> Recreational | <input type="checkbox"/> Temporary | <input type="checkbox"/> Transportation | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Institutional | <input type="checkbox"/> Large Impact Structure | <input type="checkbox"/> Community/Public/Utility/Quasi-Public | |

WRITTEN DESCRIPTION OF THE PROPOSED USE(S): *(Please include a detailed statement about the full scope/extent of the intended use. Quantify the impacts - for example, explain any noise, visual and/or air quality impacts expected to result from the initiation/operation of the use, both onsite and to adjacent properties. Please be thorough as any permit authorized will be based upon facts provided herein.)*
 proposed 300' self support tower on property owned by the Hoodoo Ranch.

PROVIDE WRITTEN STATEMENTS WITH YOUR APPLICATION SUMMARIZING EACH OF THE FOLLOWING TOPICS (IF APPLICABLE). YOU MAY PROVIDE SUPPORTING DOCUMENTATION THAT FURTHER EXPLAINS SUMMARIZED MATERIALS; HOWEVER, STAFF AND THE PLANNING AND ZONING COMMISSION HAVE LIMITED TIME TO REVIEW LENGTHY SUBMISSIONS.

- Evidence that an adequate water supply (quantity, quality and dependability) for the use is or will be available.
- Evidence that an adequate means of sewage and wastewater disposal is or will be available.
- Soils report prepared by the local conservation district, professional soils engineer or geologist when appropriate;
- Proposed covenants, if any;
- Statement of how the approval standards for a Special Use Permit can be met by the proposal;
- If special criteria as defined in *Standards for Specific Uses* have been established for the proposed use, a statement of how these criteria will be met;
- If in an Airport Overlay District, a written recommendation from the appropriate board or official;
- If in an irrigation district, a plan regarding the attached water rights and easement for irrigation facilities.

INCLUDE THE FOLLOWING GRAPHIC MATERIAL WITH YOUR APPLICATION (IF APPLICABLE):

- Vicinity map;
- Detailed plan-view drawing showing building locations, parking areas, access and circulation, storm water drainage and activity areas (include boundary of entire area impacted by the proposed use);
- Building floor plans and heights;
- Map showing topography and natural features

The Planning and Zoning Commission and Board of County Commissioners approve Special Use Permits based upon the following approval standards. Complete applications will include all the written and graphic material needed to assist with the decision-making process and addressing each standard.

- **Compatibility and Impacts:** The use is in harmony and compatible with surrounding land uses and with the neighborhood and will not create a substantial adverse impact on adjacent properties;
- **Services and Infrastructure:** Adequate services and infrastructure are available to serve the use, or the applicant has agreed to provide services and infrastructure in sufficient time to serve the proposed use;
- **Specific Criteria:** The use complies with all specific criteria stated in these regulations for the use; and
- **Overlay Districts:** The use complies with additional requirements of overlay districts (i.e., floodplain, agricultural or airport), if applicable.

SIGN HERE: *In accordance with Wyo. Stat. §1-2-104, I certify under penalty of false swearing that the foregoing is true and the information provided in this application is accurate and complete. I agree that providing incomplete or inaccurate information may void or delay any and all permits authorized under this application. I further understand that any permit granted under this application by the Park County Board of Commissioners does not approve any continued or future violation of County regulations or State law. I further agree to comply with all County regulations and laws of the State of Wyoming pertaining to this application and authorize representatives of Park County to enter upon the abovementioned property for inspection purposes before, during and/or after the permitting process to ensure compliance. I further acknowledge that if signing on behalf of co-owners, multiple owners, a corporation, partnership, Limited Liability Company or similar entity, the undersigned hereby swear(s) that authorization is given, to the full extent required, with the necessary and appropriate approval, allowing the undersigned to act on behalf of such entity. I also understand that additional permitting may be necessary prior to or after the authorization of a Special Use Permit.*

| | | |
|-------------------------------------|---|----------------------|
| <i>J.D. Radakovich</i> | <i>[Handwritten Signature]</i> | <i>April 1, 2024</i> |
| Owner's Name (required) | Owner's Signature (required) | Date |
| Derek Dye | <i>Derek Dye</i> <small>Digitally signed by Derek Dye DN: cn=Derek Dye, o=Bradger Tower Corporation, ou, email=Derek@bradgerlawncorp.com, c=US Date: 2024.01.08 13:51:23 -0800</small> | 1.8.2024 |
| Applicant's Name (if not the owner) | Applicant's Signature | Date |

****** BELOW – FOR OFFICE USE ONLY ******

Zoning District (circle one): GR-M GR-P GR-40 GR-35 GR-20 GR-5 RR-2 R-H C I T

- In GR-M? NO YES – Referred application to MLPAAC on: _____
- Within one mile of a city? NO YES – Referred application to _____ on: _____
- Planning Area: Lower South fork / Sage creek / Mecteeetse Local
- Use Classification: **May require Site Plan Review.

| | | |
|--|---|--|
| <p>Residential Use</p> <input type="checkbox"/> Mobile Home <input type="checkbox"/> Mobile Home Park** <input type="checkbox"/> Multi-family housing** <input type="checkbox"/> Single family dwelling <p>Residential Business</p> <input type="checkbox"/> Major home occupation <input type="checkbox"/> Cottage industry** <p>Agricultural Use</p> <input type="checkbox"/> Feedlot** <p>Public, Utility or Quasi-Public Use</p> <input type="checkbox"/> Minor community use** <input type="checkbox"/> Major community use** <input checked="" type="checkbox"/> Major utility use** <p>Institutional Use</p> <input type="checkbox"/> Minor institutional use** <input type="checkbox"/> Correctional facility** <input type="checkbox"/> Minor residential religious use** <input type="checkbox"/> Minor residential school** <input type="checkbox"/> Major institutional use** | <p>Temporary Use</p> <input type="checkbox"/> Construction staging area, minor** <input type="checkbox"/> Construction staging area, major** <input type="checkbox"/> Special Event <input type="checkbox"/> Temporary heliport <input type="checkbox"/> Highway/road maintenance area <input type="checkbox"/> Work Camp** <p>Transportation Use</p> <input type="checkbox"/> Bus Terminal** <input type="checkbox"/> Truck terminal** <input type="checkbox"/> Heliport** <input type="checkbox"/> Landing Strip** <input type="checkbox"/> Commercial Airport** <input type="checkbox"/> Rail facility** <input type="checkbox"/> Railroad rights-of-way** <input type="checkbox"/> Transmission pipeline <p>Recreation Use</p> <input type="checkbox"/> Minor commercial recreation** <input type="checkbox"/> Minor outdoor recreation facility** <input type="checkbox"/> Major recreation facility** <input type="checkbox"/> Campground** <input type="checkbox"/> Dude ranch and resort** <input type="checkbox"/> Parking/outfitting <input type="checkbox"/> Ski center** | <p>Commercial Use</p> <input type="checkbox"/> Minor commercial business** <input type="checkbox"/> Major commercial business** <input type="checkbox"/> Highway commercial business** <input type="checkbox"/> Agricultural support business** <input type="checkbox"/> Commercial storage** <input type="checkbox"/> Adult use** <p>Industrial Use</p> <input type="checkbox"/> Minor industrial use** <input type="checkbox"/> Major industrial use** <input type="checkbox"/> Minor wholesale business** <input type="checkbox"/> Major wholesale business** <input type="checkbox"/> Rock products mine, large** <input type="checkbox"/> Rock products mine, small** <input type="checkbox"/> Rock products mine, minor <input type="checkbox"/> Salvage yard** <input type="checkbox"/> Value-added agricultural** <input type="checkbox"/> Slaughterhouse/Abattoir <input type="checkbox"/> Crematorium <p>Accessory Use</p> <input type="checkbox"/> Large impact structure** |
|--|---|--|

- Site Plan Review Req'd (p.138)? YES NO If yes: Special Site Plan Review Req'd (p.141)? YES NO
 - Total Building Square Footage > 5,000? YES NO
 - More than one acre impacted? YES NO
- SWW: Adequate (Permit #: _____) New/upgrade req'd (Permit #: _____) N/A
- 20-foot from CR ROW? YES NO - If no, notify applicant of requirement.
- In an ag overlay zone? YES NO - If yes, consult ag overlay regs & notify applicant of dust/noise considerations.
- In a flood overlay zone? YES NO - If yes, contact applicant regarding floodplain development reqs.
 - LOMA _____ FPD PERMIT _____
- In an airport overlay zone? YES NO - If yes, consult airport overlay regs.
- Notes: _____

- PZ Comm Recommended: APPROVAL DENIAL - Reason: _____
- BCC Approved? YES NO If yes, date of BCC decision: _____
 - If no, reason: _____

Staff Initials: _____

3/27/24

Park County Planning and Zoning
1002 Sheridan Ave Suite 109
Cody, WY 82414

RE: Special Use Permit Application for an unmanned cellular tower to be located Lot 56 Section 12 and Section 13 Township 50 North, Range 101 West, 6th PM. Park County Wyoming, aka Hoodoo Ranch Parcel ID 15500105603001

Please find the attached SUP application submitted on behalf of Bridger Tower Corporation.

Contents:

- A. SUP Application
- B. Written Statements regarding
 - a. Water Supply
 - b. Sewage and Wastewater Disposal
 - c. Soils Report
 - d. Proposed Covenants, if any
 - e. Statement of how the approval standards for a Special Use Permit can be met by the proposal
 - f. If special criteria as defined in Standards for Specific Uses have been established for the proposed use, a statement of how these criteria will be met
 - g. If an Airport Overlay District, a written recommendation from the appropriate board or official
 - h. If in an irrigation district, a plan regarding the attached water rights and easement for irrigation facilities.
- C. Graphic Material Exhibits
 - a. Exhibit 4 Vicinity Map
 - b. Exhibit 5 Construction Drawings (detailed plan view, building floor plans and heights)
 - c. Exhibit 6 Survey (topography and natural features)

B. a. Water Supply

This site is unmanned and no water supply is required.

B. b. Sewage and Wastewater Disposal

The site is unmanned, there will be no sewage created. OSHA mandated temporary bathroom facilities will be present during site construction.

B. c. Soils Report

Exhibit 1, geotech report attached

B. d. Proposed Covenants

NA

B. e. Statement of How the approval standards for a Special Use Permit can be met by the proposal.

The proposed, un-manned cellular tower, is compatible with the proposed area which is generally considered to be sparsely inhabited, rural/agricultural and quiet in the following ways.

1. There will be no permanent manned structures. Site visits will be on a monthly basis for standard trouble shooting and maintenance. There will be no significant increase in traffic or noise.
2. The site will be fenced and securely locked. All property will be secured and the site will be properly cleaned and maintained. A regular weed control program will be instituted and the site will not appear blighted or run-down, consistent with the area.
3. The site will bring much needed infrastructure upgrades in the form of increased access to both voice and data to all users.
4. The site is designed for 4 wireless broadband tenants. There is ample tower capacity and ground space for 4, or more tenants. See Exhibit 5, pages Z-2 through Z-4
5. The site will allow for enhanced e911 services due to increase in both coverage and increase in effective triangulation abilities, due to the additional data points.
6. The site will have adequate power provided for multiple tenants to install and operate.
Exhibit 2 (Correspondence with Rocky Mtn Power)

B. f. Special Criteria

NA

B. g. Airport Overlay

NA

B. h. Irrigation district

NA

C Exhibits 4-6

From: [Derek Dye](#)
To: [Jennifer Cramer](#)
Cc: [Chad Krahel](#)
Subject: RE: Hoodoo - Bridger Tower
Date: Thursday, April 25, 2024 11:33:37 AM

CAUTION: This email originated from outside of Park County Government.

Our tower is 300' tall and 202' from the ROW line. We will get a stamped engineering letter from the tower manufacturer confirming that the tower is designed to fall in a radius less than the 202' distance.

Derek Dye
President
Bridger Tower Corporation
785.764.6682
derek@bridgerTowerCorp.com



This message contains confidential information. If you have received this message by mistake, please inform the sender by sending an e-mail reply. At the same time please delete the message and any attachments from your system without making, distributing or retaining any copies.

From: Jennifer Cramer <Jennifer.Cramer@parkcounty-wy.gov>
Sent: Wednesday, April 24, 2024 4:24 PM
To: Derek Dye <Derek@BridgerTowerCorp.com>
Cc: Chad Krahel <Chad@BridgerTowerCorp.com>
Subject: RE: Hoodoo - Bridger Tower

Awesome, thank you Derek!

Jenny Cramer
Planner II
Park County Planning & Zoning
1002 Sheridan Avenue, Suite 109
Cody, WY 82414
Phone: 307-527-8540
Fax: 307-527-8515

Email: jennifer.cramer@parkcounty-wy.gov

Website: www.parkcounty-wy.gov

From: Derek Dye <Derek@BridgerTowerCorp.com>

Sent: Wednesday, April 24, 2024 8:45 AM

To: Jennifer Cramer <Jennifer.Cramer@parkcounty-wy.gov>

Cc: Chad Krahel <Chad@BridgerTowerCorp.com>

Subject: RE: Hoodoo - Bridger Tower

CAUTION: This email originated from outside of Park County Government.

FCC/FCC approval attached, there is a follow up document that we must file within 5 days of the tower reaching it's maximum height.

No guy wires, the tower is a self support, 3 sided structure.

I'm having a detail added to our drawings calling out the exact distance to the ROW. I will also secure a fall zone letter from our tower Manufacturer if the distance is less than the height of the tower.

Also, asking our engineer about drainage/erosion plan detail added to our drawings.

Finally, we know the final clearing of the Sage Grouse issue is pending and I've pressed our Engineering firm for resolution on that issue as well.

Derek Dye
President
Bridger Tower Corporation
785.764.6682
derek@bridgerTowerCorp.com



This message contains confidential information. If you have received this message by mistake, please inform the sender by sending an e-mail reply. At the same time please delete the message and any attachments from your system without making, distributing or retaining any copies.

From: Jennifer Cramer <Jennifer.Cramer@parkcounty-wy.gov>

Sent: Tuesday, April 23, 2024 5:23 PM

To: Derek Dye <Derek@BridgerTowerCorp.com>

Cc: Chad Krahel <Chad@BridgerTowerCorp.com>

Subject: Hoodoo - Bridger Tower

Hi Derek,

I'm finishing up the staff report and I have a few more questions (hopefully the last of them – but no guarantees!):

- Do you have FCC and FAA determinations regarding their requirements for the tower? If you could share something from them, that will be great!
- Just confirming no guy wires are needed or planned?
- What is the distance from the tower to the Highway ROW? Do you have information about how the tower is designed in the event of collapse? High winds?
- Do you have a drainage and erosion control plan?

And once again, I'm emailing you questions at the end of the day – no rush! You can fill me in tomorrow when you have time.

Thank you!!

Jenny Cramer

Planner II

Park County Planning & Zoning

1002 Sheridan Avenue, Suite 109

Cody, WY 82414

Phone: 307-527-8540

Fax: 307-527-8515

Email: jennifer.cramer@parkcounty-wy.gov

Website: www.parkcounty-wy.gov

GENERAL NOTES:

1. ALL REFERENCES TO OWNER IN THESE DOCUMENTS SHALL BE CONSIDERED BRIDGER CELL ASSETS, OR ITS DESIGNATED REPRESENTATIVE.
2. ALL WORK PRESENTED ON THESE DRAWINGS MUST BE COMPLETED BY THE CONTRACTOR UNLESS NOTED OTHERWISE. THE CONTRACTOR MUST HAVE CONSIDERABLE EXPERIENCE IN PERFORMANCE OF WORK SIMILAR TO THAT DESCRIBED HEREIN. BY ACCEPTANCE OF THIS ASSIGNMENT, THE CONTRACTOR IS ATTESTING THAT HE DOES HAVE SUFFICIENT EXPERIENCE AND ABILITY, THAT HE IS KNOWLEDGABLE OF THE WORK TO BE PERFORMED AND THAT HE IS PROPERLY LICENSED AND PROPERLY REGISTERED TO DO THIS WORK IN THE STATE OF WYOMING.
3. STRUCTURE IS DESIGNED IN ACCORDANCE WITH ANSI/TIA/EIA-222-G, 2009 REV H, FOR A 95 MPH 3-SECOND GUST WIND LOAD. THIS CONFORMS TO THE REQUIREMENTS OF THE INTERNATIONAL BUILDING CODE, 2021 EDITION.
4. WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE, 2021 EDITION.
5. UNLESS SHOWN OR NOTED OTHERWISE ON THE CONTRACT DRAWINGS, OR IN THE SPECIFICATIONS, THE FOLLOWING NOTES SHALL APPLY TO THE MATERIALS LISTED HEREIN, AND TO THE PROCEDURES TO BE USED ON THIS PROJECT.
6. ALL HARDWARE ASSEMBLY MANUFACTURER'S INSTRUCTIONS SHALL BE FOLLOWED EXACTLY AND SHALL SUPERCEDE ANY CONFLICTING NOTES ENCLOSED HEREIN.
7. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO ENSURE THE SAFETY OF THE STRUCTURE AND IT'S COMPONENT PARTS DURING ERECTION AND/OR FIELD MODIFICATIONS. THIS INCLUDES, BUT IS NOT LIMITED TO, THE ADDITION OF TEMPORARY BRACING, GUYS OR TIE DOWNS THAT MAY BE NECESSARY. SUCH MATERIAL SHALL BE REMOVED AND SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER THE COMPLETION OF THE PROJECT.
8. ALL DIMENSIONS, ELEVATIONS, AND EXISTING CONDITIONS SHOWN ON THE DRAWINGS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO BEGINNING ANY MATERIALS ORDERING, FABRICATION OR CONSTRUCTION WORK ON THIS PROJECT. CONTRACTOR SHALL NOT SCALE CONTRACT DRAWINGS IN LIEU OF FIELD VERIFICATIONS. ANY DISCREPANCIES SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE OWNER AND THE OWNER'S ENGINEER. THE DISCREPANCIES MUST BE RESOLVED BEFORE THE CONTRACTOR IS TO PROCEED WITH THE WORK. THE CONTRACT DOCUMENTS DO NOT INDICATE THE METHOD OF CONSTRUCTION. THE CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES. OBSERVATION VISITS TO THE SITE BY THE OWNER AND/OR THE ENGINEER SHALL NOT INCLUDE INSPECTION OF THE PROTECTIVE MEASURES OR THE PROCEDURES.
9. ALL MATERIALS AND EQUIPMENT FURNISHED SHALL BE NEW AND OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS AND IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. ANY AND ALL SUBSTITUTIONS MUST BE PROPERLY APPROVED AND AUTHORIZED IN WRITING BY THE OWNER AND ENGINEER PRIOR TO INSTALLATION. THE CONTRACTOR SHALL FURNISH SATISFACTORY EVIDENCE AS TO THE KIND AND QUALITY OF THE MATERIALS AND EQUIPMENT BEING SUBSTITUTED.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THIS PROJECT AND RELATED WORK COMPLIES WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL SAFETY CODES AND REGULATIONS GOVERNING THIS WORK.
11. ACCESS TO THE PROPOSED WORK SITE MAY BE RESTRICTED. THE CONTRACTOR SHALL COORDINATE INTENDED CONSTRUCTION ACTIVITY, INCLUDING WORK SCHEDULE AND MATERIALS ACCESS, WITH THE RESIDENT LEASING AGENT FOR APPROVAL.
12. BILL OF MATERIALS AND PART NUMBERS LISTED ON CONSTRUCTION DRAWINGS ARE INTENDED TO AID CONTRACTOR. CONTRACTOR SHALL VERIFY PARTS AND QUANTITIES WITH MANUFACTURER PRIOR TO BIDDING AND/OR ORDERING MATERIALS.
13. ALL PERMITS THAT MUST BE OBTAINED ARE THE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR WILL BE RESPONSIBLE FOR ABIDING BY ALL CONDITIONS AND REQUIREMENTS OF THE PERMITS.
14. 24 HOURS PRIOR TO THE BEGINNING OF ANY CONSTRUCTION, THE CONTRACTOR MUST NOTIFY THE APPLICABLE JURISDICTIONAL (STATE, COUNTY OR CITY) ENGINEER.
15. THE CONTRACTOR SHALL REWORK (DRY, SCARIFY, ETC.) ALL MATERIAL NOT SUITABLE FOR SUBGRADE IN ITS PRESENT STATE. AFTER REWORKING, IF THE MATERIAL REMAINS UNSUITABLE, THE CONTRACTOR SHALL UNDERCUT THIS MATERIAL AND REPLACE WITH APPROVED MATERIAL. ALL SUBGRADES SHALL BE PROOFROLLED WITH A FULLY LOADED TANDEM AXLE DUMP TRUCK PRIOR TO PAVING. ANY SOFTER MATERIAL SHALL BE REWORKED OR REPLACED.
16. THE CONTRACTOR IS REQUIRED TO MAINTAIN ALL PIPES, DITCHES, AND OTHER DRAINAGE STRUCTURES FREE FROM OBSTRUCTION UNTIL WORK IS ACCEPTED BY THE OWNER. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGES CAUSED BY FAILURE TO MAINTAIN DRAINAGE STRUCTURE IN OPERABLE CONDITION.
17. ALL MATERIALS AND WORKMANSHIP SHALL BE WARRANTED FOR ONE YEAR FROM ACCEPTANCE DATE.
18. ALL BUILDING DIMENSIONS SHALL BE VERIFIED WITH THE PLANS (LATEST REVISION) PRIOR TO COMMENCING CONSTRUCTION. NOTIFY THE ENGINEER IMMEDIATELY IF ANY DISCREPANCIES ARE DISCOVERED. THE OWNER SHALL HAVE A SET OF APPROVED PLANS AVAILABLE AT THE SITE AT ALL TIMES WHILE WORK IS BEING PERFORMED. A DESIGNATED RESPONSIBLE EMPLOYEE SHALL BE AVAILABLE FOR CONTACT BY GOVERNING AGENCY INSPECTORS.

STRUCTURAL STEEL NOTES:

1. THE FABRICATION AND ERECTION OF STRUCTURAL STEEL SHALL CONFORM TO THE AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
2. UNLESS OTHERWISE NOTED, ALL STRUCTURAL ELEMENTS SHALL CONFORM TO THE FOLLOWING REQUIREMENTS:
 - A. STRUCTURAL STEEL, ASTM DESIGNATION A36 OR A992 GR50.
 - B. ALL BOLTS, ASTM A325 TYPE I GALVANIZED HIGH STRENGTH BOLTS.
 - C. ALL NUTS, ASTM A563 CARBON AND ALLOY STEEL NUTS.
 - D. ALL WASHERS, ASTM F436 HARDENED STEEL WASHERS.
3. ALL CONNECTIONS NOT FULLY DETAILED ON THESE PLANS SHALL BE DETAILED BY THE STEEL FABRICATOR IN ACCORDANCE WITH AISC SPECIFICATIONS AND MANUAL OF STEEL CONSTRUCTION, 14TH EDITION.
4. HOLES SHALL NOT BE FLAME CUT THRU STEEL UNLESS APPROVED BY THE ENGINEER.
5. HOT-DIP GALVANIZE ALL ITEMS UNLESS OTHERWISE NOTED, AFTER FABRICATION WHERE PRACTICABLE. GALVANIZING: ASTM A123, ASTM A153/A153M OR ASTM A653/A653M, G90, AS APPLICABLE.
6. REPAIR DAMAGED SURFACES WITH GALVANIZING REPAIR METHOD AND PAINT CONFORMING TO ASTM A780 OR BY APPLICATION OF STICK OR THICK PASTE MATERIAL SPECIFICALLY DESIGNED FOR REPAIR OF GALVANIZING. CLEAN AREAS TO BE REPAIRED AND REMOVE SLAG FROM WELDS. HEAT SURFACES TO WHICH STICK OR PASTE MATERIAL IS APPLIED, WITH A TORCH TO A TEMPERATURE SUFFICIENT TO MELT THE METALLICS IN STICK OR PASTED; SPREAD MOLTEN MATERIAL UNIFORMLY OVER SURFACES TO BE COATED AND WIPE OFF EXCESS MATERIAL.
7. A NUT LOCKING DEVICE SHALL BE INSTALLED ON ALL PROPOSED AND/OR REPLACED BOLTS.
8. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH TO EXCLUDE THE THREADS FROM THE SHEAR PLANE.
9. ALL PROPOSED AND/OR REPLACED BOLTS SHALL BE OF SUFFICIENT LENGTH SUCH THAT THE END OF THE BOLT BE AT LEAST FLUSH WITH THE FACE OF THE NUT. IT IS NOT PERMITTED FOR THE BOLT END TO BE BELOW THE FACE OF THE NUT AFTER TIGHTENING IS COMPLETED.
10. ALL ASSEMBLY BOLTS ARE TO BE TIGHTENED TO A "SNUG TIGHT" CONDITION AS DEFINED IN SECTION 8.1 OF THE AISC, "SPECIFICATION FOR STRUCTURAL JOINTS USING ASTM A325 OR A490 BOLTS", DATED JUNE 30, 2004.
11. FLAT WASHERS ARE TO BE INSTALLED WITH BOLTS OVER SLOTTED HOLES.
12. DO NOT OVER TORQUE ASSEMBLY BOLTS. GALVANIZING ON BOLTS, NUTS, AND STEEL PARTS ;MAY ACT AS A LUBRICANT, THUS OVER TIGHTENING MAY OCCUR AND MAY CAUSE BOLTS TO CRACK AND SNAP OFF.
13. PAL NUTS ARE TO BE INSTALLED AFTER NUTS ARE TIGHT AND WITH EDGE LIP OUT. PAL NUTS ARE NOT REQUIRED WHEN SELF-LOCKING NUTS ARE PROVIDED.
14. GALVANIZED ASTM A325 BOLTS SHALL NOT BE REUSED.
15. WELDING SHALL BE PERFORMED IN ACCORDANCE WITH AMERICAN WELDING SOCIETY (AWS) D1.1-2010 STRUCTURAL WELDING CODE - STEEL.

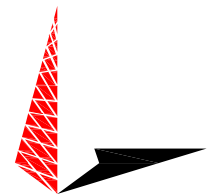
PROJECT INFORMATION:
US-WY-5062
HOODOO RANCH
 HIGHWAY 120 SOUTH
 CODY, WY 82414
 (PARK COUNTY)

PLANS PREPARED FOR:



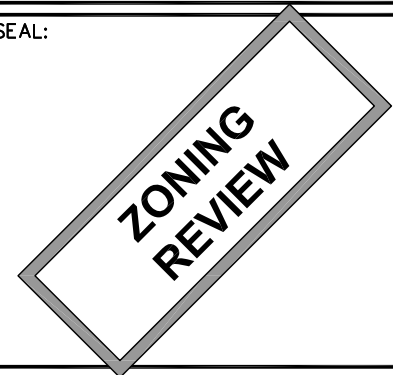
BRIDGER CELL ASSETS
 1951 EAST 400TH ROAD
 LECOMPTON, KS 66050
 OFFICE: (785) 764-6682

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
 4700 DAHLIA STREET
 DENVER, CO 80216
 OFFICE: (303) 566-9914
 www.tepgroup.net

SEAL:



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| 0 | 11-18-23 | ZONING |
| REV | DATE | ISSUED FOR: |

DRAWN BY: ASD CHECKED BY: ARB

SHEET TITLE:
GENERAL NOTES

SHEET NUMBER: **N-1** REVISION: **0**
 TEP#: 334054.407672

N/F
HOODOO LAND HOLDINGS, LLC
 PARCEL NO: 15500100343000

PROPOSED 300' SELF-SUPPORT TOWER BY BRIDGER CELL ASSETS. SEE ELEVATION ON SHEET Z-2.

PROPOSED 80'x80' LEASE AREA BY BRIDGER CELL ASSETS.

PROPOSED 50'x60' GRADED AREA WITH 48'x58' FENCED COMPOUND BY BRIDGER CELL ASSETS. SEE COMPOUND DETAILS ON SHEET Z-3.

EXISTING 10'± WIDE DIRT ROAD (IMPROVE AS NEEDED).

PROPOSED 30' WIDE ACCESS & UTILITY EASEMENT BY BRIDGER CELL ASSETS.

EXISTING 15'-0" WIDE GAS EASEMENT

EXISTING 30'-0" WIDE ACCESS EASEMENT

N/F
HOODOO LAND HOLDINGS, LLC
 PARCEL NO: 15500105603001

1-A COORDINATES

LATITUDE: N 44° 19' 05.99"
 LONGITUDE: W 108° 56' 26.79"
 GROUND ELEVATION: 5752.0'

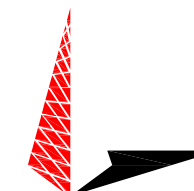
PROJECT INFORMATION:
US-WY-5062
HOODOO RANCH
 HIGHWAY 120 SOUTH
 CODY, WY 82414
 (PARK COUNTY)

PLANS PREPARED FOR:



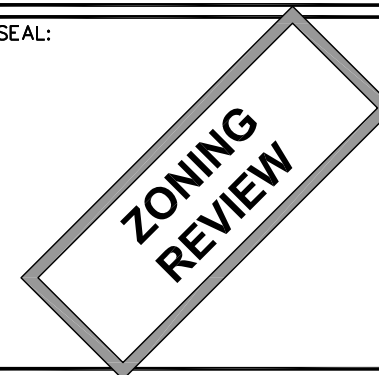
BRIDGER CELL ASSETS
 1951 EAST 400TH ROAD
 LECOMPTON, KS 66050
 OFFICE: (785) 764-6682

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
 4700 DAHLIA STREET
 DENVER, CO 80216
 OFFICE: (303) 566-9914
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SEAL:



| REV | DATE | ISSUED FOR: |
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| I | 4-25-24 | ZONING (ROW SETBACK) |
| O | 11-18-23 | ZONING |

DRAWN BY: NMC CHECKED BY: ARB

SHEET TITLE:
SITE PLAN

SHEET NUMBER: **Z-1** REVISION: **1**
 TEP#: 334054.407672

LEGEND

- PARENT PROPERTY LINE
- - - ADJACENT PROPERTY LINE
- EASEMENT/LEASE CORNER
- Ⓜ EXIST. METER
- Ⓣ EXIST. TRANSFORMER
- Ⓢ EXIST. UTILITY POLE
- Ⓣ EXIST. TELCO PEDESTAL
- Ⓢ³/₁₀ EXIST. SECTION CORNER
- Ⓢ PROPERTY CORNER
- - -200- - - EXIST. CONTOUR LINE
- /// EDGE OF PAVEMENT
- - -OHW- - - OVERHEAD WIRE
- - - BT - - - BURIED TELEPHONE LINE
- - -R/W- - - RIGHT-OF-WAY
- X — FENCE
- ~ ~ ~ EXISTING TREE LINE

EXISTING 80'-0" WIDE WAPA ELECTRIC TRANSMISSION LINE EASEMENT

ABANDONED RIGHT-OF-WAY

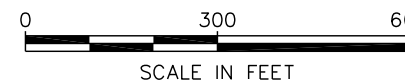
EXISTING CULVERT

EXISTING APPROACH OFF HIGHWAY

N/F
HOODOO LAND HOLDINGS, LLC
 PARCEL NO: 0650000742001

NOTES:

1. THE BASIS OF THE MERIDIANS AND COORDINATES FOR THIS PLAT IS THE WYOMING COORDINATE SYSTEM 1983, WEST ZONE (NAD83/2011), U.S. SURVEY.
2. VERTICAL INFORMATION SHOWN, BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) IN FEET.
3. ALL DISTANCES ARE GROUND UNLESS OTHERWISE NOTED.
4. TOWER IS LOCATED IN A "NOT PRINTED ZONE", PER FEMA COMMUNITY PANEL NO. 56029C3100D. EFFECTIVE JUNE 18, 2010.



SITE PLAN

SCALE: 1" = 300'

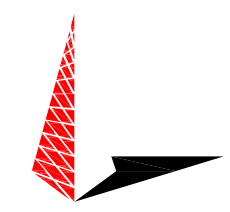
PROJECT INFORMATION:
US-WY-5062
HOODOO RANCH
 HIGHWAY 120 SOUTH
 CODY, WY 82414
 (PARK COUNTY)

PLANS PREPARED FOR:



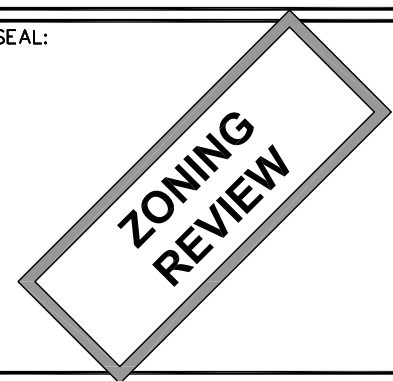
BRIDGER CELL ASSETS
 1951 EAST 400TH ROAD
 LECOMPTON, KS 66050
 OFFICE: (785) 764-6682

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
 4700 DAHLIA STREET
 DENVER, CO 80216
 OFFICE: (303) 566-9914
 www.tepgroup.net

SEAL:



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| 0 | 11-18-23 | ZONING |
| REV | DATE | ISSUED FOR: |

DRAWN BY: NMC CHECKED BY: NMC

SHEET TITLE:
TOWER ELEVATION

SHEET NUMBER: **Z-2** REVISION: **0**
 TEP#: 334054.407672

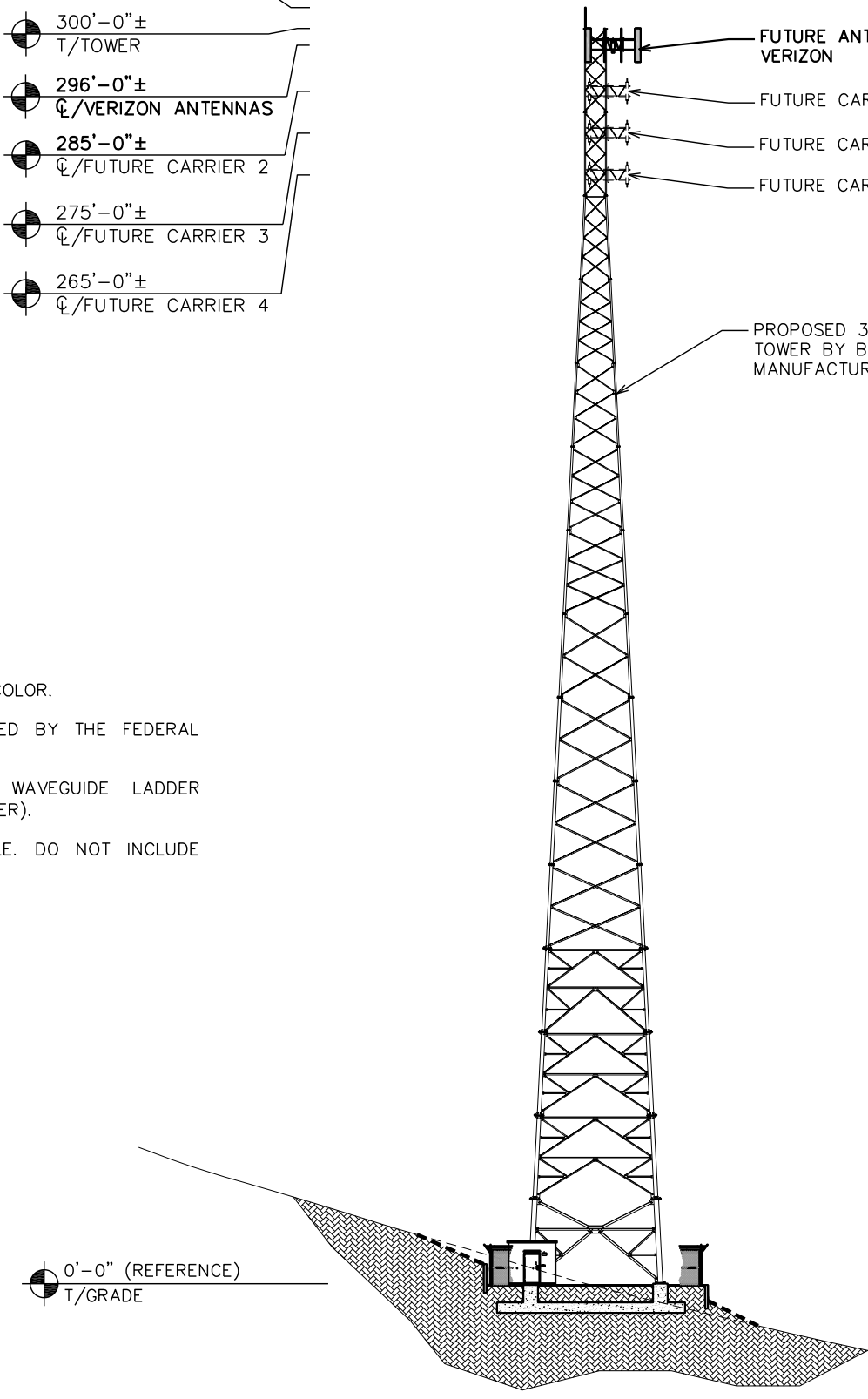
- 305'-0"±
T/LIGHTNING ROD
- 300'-0"±
T/TOWER
- 296'-0"±
CL/VERIZON ANTENNAS
- 285'-0"±
CL/FUTURE CARRIER 2
- 275'-0"±
CL/FUTURE CARRIER 3
- 265'-0"±
CL/FUTURE CARRIER 4

- FUTURE ANTENNAS BY VERIZON
- FUTURE CARRIER 2
- FUTURE CARRIER 3
- FUTURE CARRIER 4
- PROPOSED 300'-0" SELF-SUPPORT TOWER BY BRIDGER CELL ASSETS. MANUFACTURER TO BE DETERMINED.

0'-0" (REFERENCE)
T/GRADE

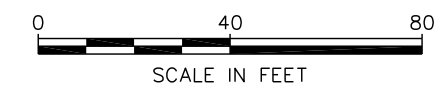
TOWER NOTES:

1. TOWER TO REMAIN A GALVANIZED COLOR.
2. TOWER SHALL BE LIT AS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION.
3. PROPOSED COAX MOUNTED TO WAVEGUIDE LADDER (PROVIDED BY TOWER MANUFACTURER).
4. TOWER TO INCLUDE SAFETY CABLE. DO NOT INCLUDE SAFETY CLIMB MECHANISM.



TOWER ELEVATION

SCALE: 1" = 40'



PROPOSED 4" LAYER OF #57 STONE OVER GEOTEXTILE FABRIC TO EXTEND 12" BEYOND FENCE LINE

50'-0"x60'-0" GRADED AREA WITH 5' TALL RETAINING WALL ON EACH SIDE BY BRIDGER CELL ASSETS. (DESIGN TO BE DETERMINED)

48'-0"x58'-0" FENCED COMPOUND BY BRIDGER CELL ASSETS. SEE DETAILS ON SHEET Z-4.

PROPOSED 10'X10' EQUIPMENT SHELTER BY VERIZON (CHARLES WIC-101010SZAN1)

PROPOSED 450' SQ. FT. LEASE AREA BY VERIZON

PROPOSED 30kw DIESEL GENERATOR BY VERIZON

80'-0"x80'-0" LEASE AREA BY BRIDGER CELL ASSETS.

PROPOSED 16'-0" WIDE ACCESS GATE

PROPOSED 30'-0" WIDE ACCESS AND UTILITY EASEMENT

FUTURE LEASE AREAS BY OTHERS (SIZE AND LOCATIONS TO BE DETERMINED)

PROPOSED 300'-0" SELF-SUPPORT TOWER BY BRIDGER CELL ASSETS. SEE ELEVATION ON SHEET Z-2.

PROPOSED CONTOURS. FINAL GRADING PLAN TO BE DETERMINED

PROPOSED UTILITY H-FRAME BY BRIDGER CELL ASSETS

EXISTING 10'± WIDE 2-TRACK ACCESS DRIVE



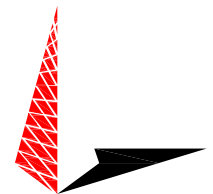
PROJECT INFORMATION:
US-WY-5062
HOODOO RANCH
 HIGHWAY 120 SOUTH
 CODY, WY 82414
 (PARK COUNTY)

PLANS PREPARED FOR:



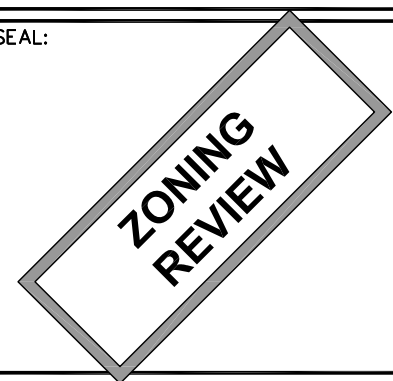
BRIDGER CELL ASSETS
 1951 EAST 400TH ROAD
 LECOMPTON, KS 66050
 OFFICE: (785) 764-6682

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
 4700 DAHLIA STREET
 DENVER, CO 80216
 OFFICE: (303) 566-9914
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SEAL:



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| REV | DATE | ISSUED FOR: |

DRAWN BY: NMC CHECKED BY: ARB

SHEET TITLE:
COMPOUND DETAIL

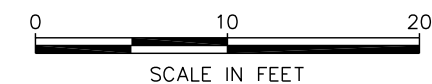
SHEET NUMBER:
Z-3

REVISION:
0

TEP#: 334054.407672

COMPOUND DETAIL

SCALE: 1" = 10'



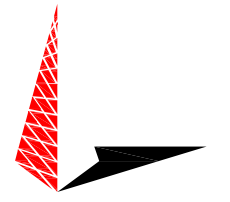
PROJECT INFORMATION:
US-WY-5062
HOODOO RANCH
 HIGHWAY 120 SOUTH
 CODY, WY 82414
 (PARK COUNTY)

PLANS PREPARED FOR:



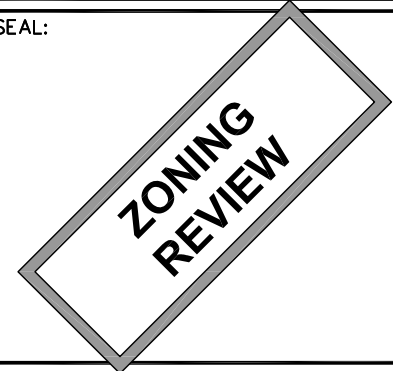
BRIDGER CELL ASSETS
 1951 EAST 400TH ROAD
 LECOMPTON, KS 66050
 OFFICE: (785) 764-6682

PLANS PREPARED BY:



TOWER ENGINEERING PROFESSIONALS
 4700 DAHLIA STREET
 DENVER, CO 80216
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SEAL:



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| 0 | 11-18-23 | ZONING |
| REV | DATE | ISSUED FOR: |

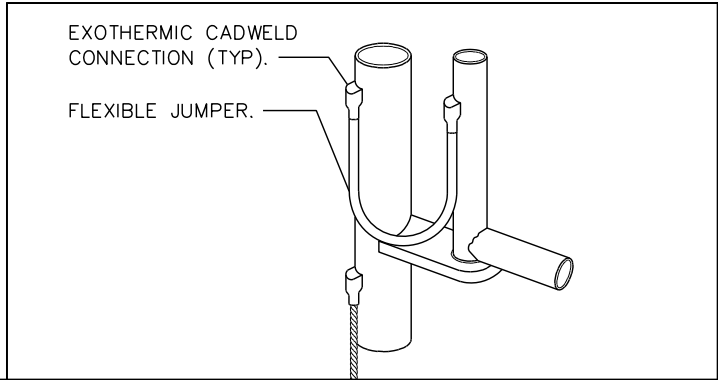
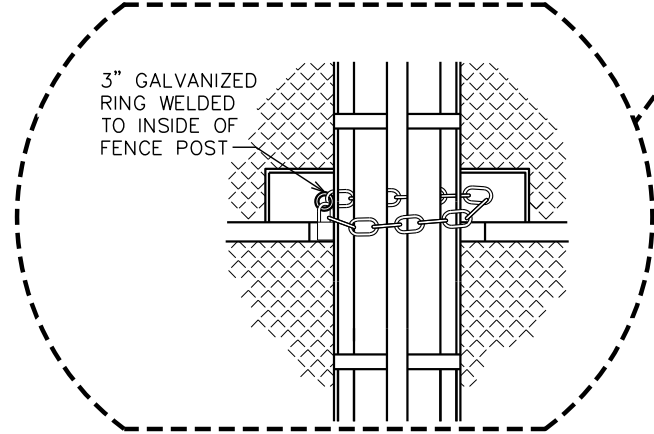
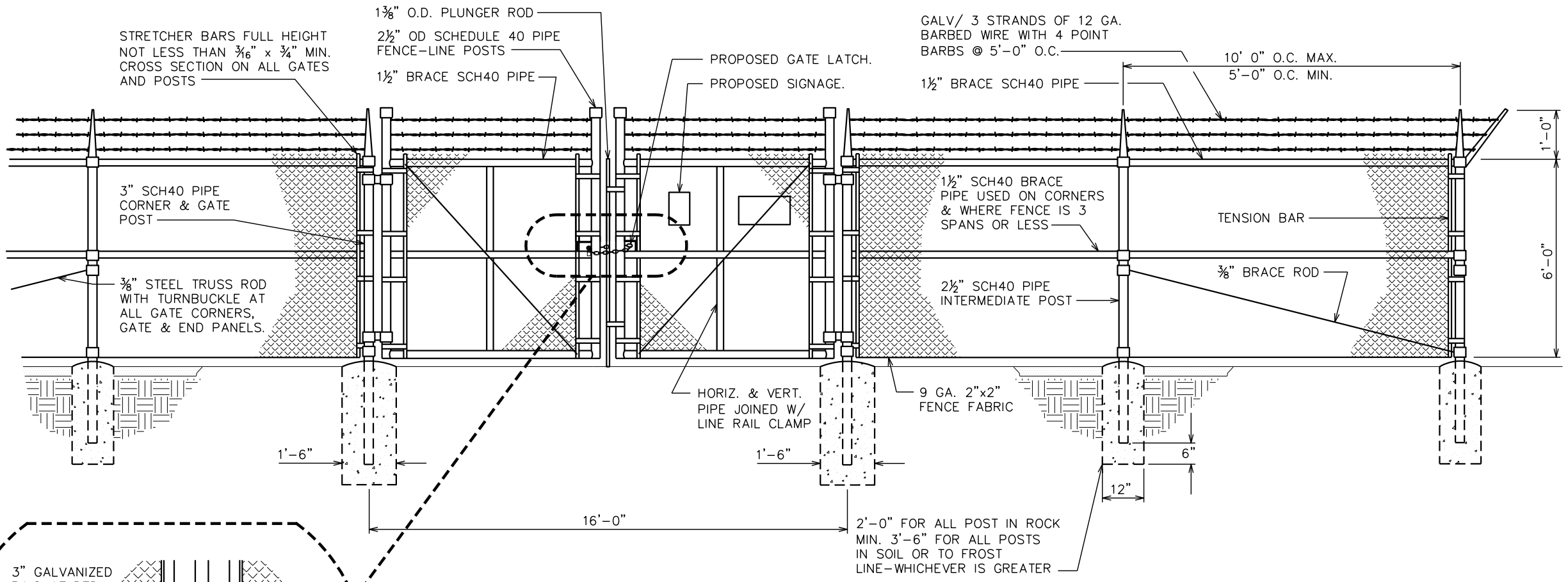
DRAWN BY: RS CHECKED BY: ARB

SHEET TITLE:

FENCE DETAILS

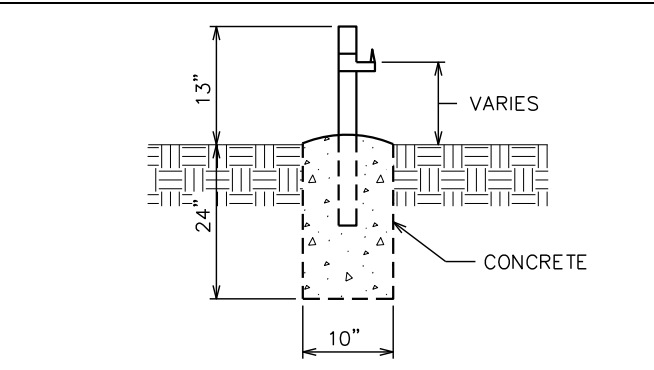
SHEET NUMBER: **Z-4** REVISION: **0**

TEP#: 334054.407672

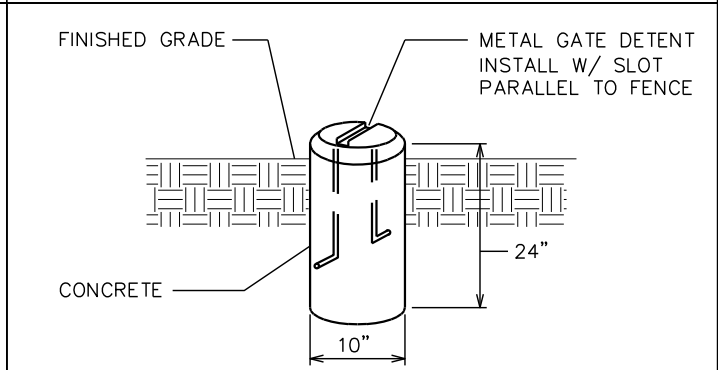


GROUNDING AT GATE POST
 SCALE: N.T.S.

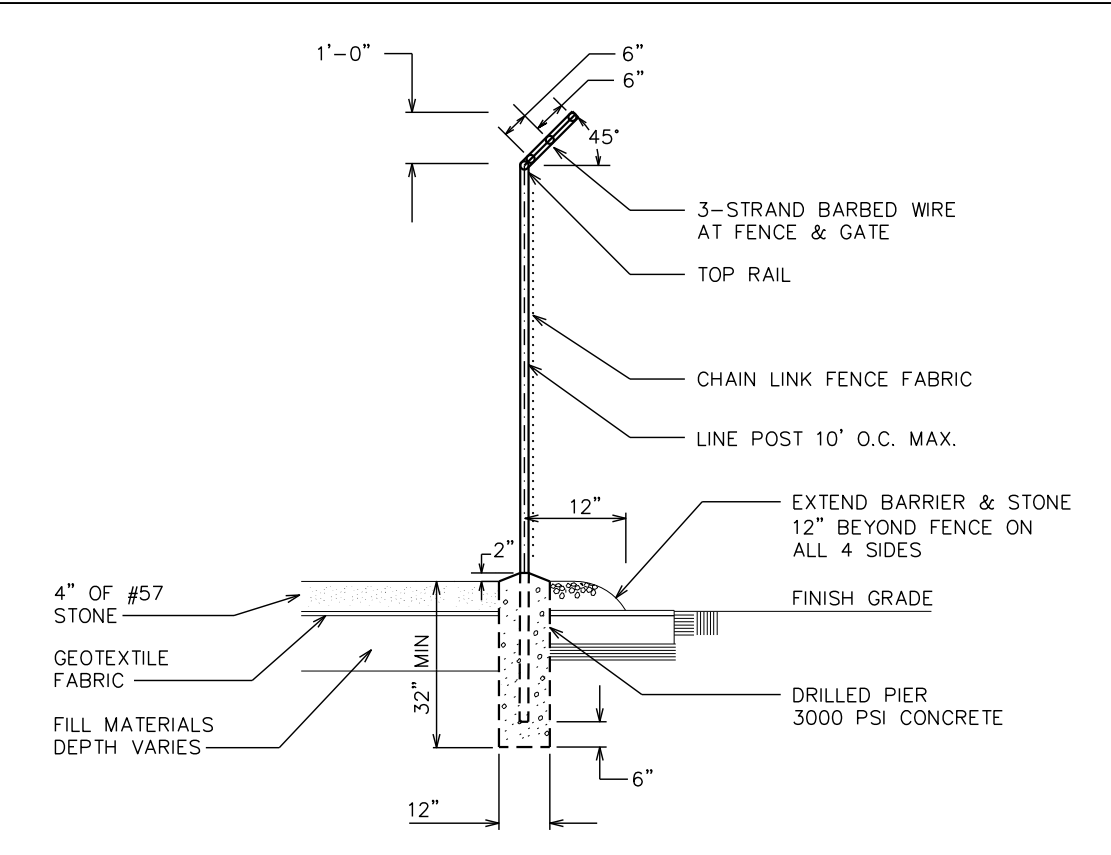
TYPICAL FENCE ELEVATION
 SCALE: N.T.S.



TYPICAL FENCE ELEVATION
 SCALE: N.T.S.



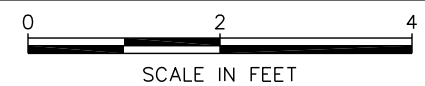
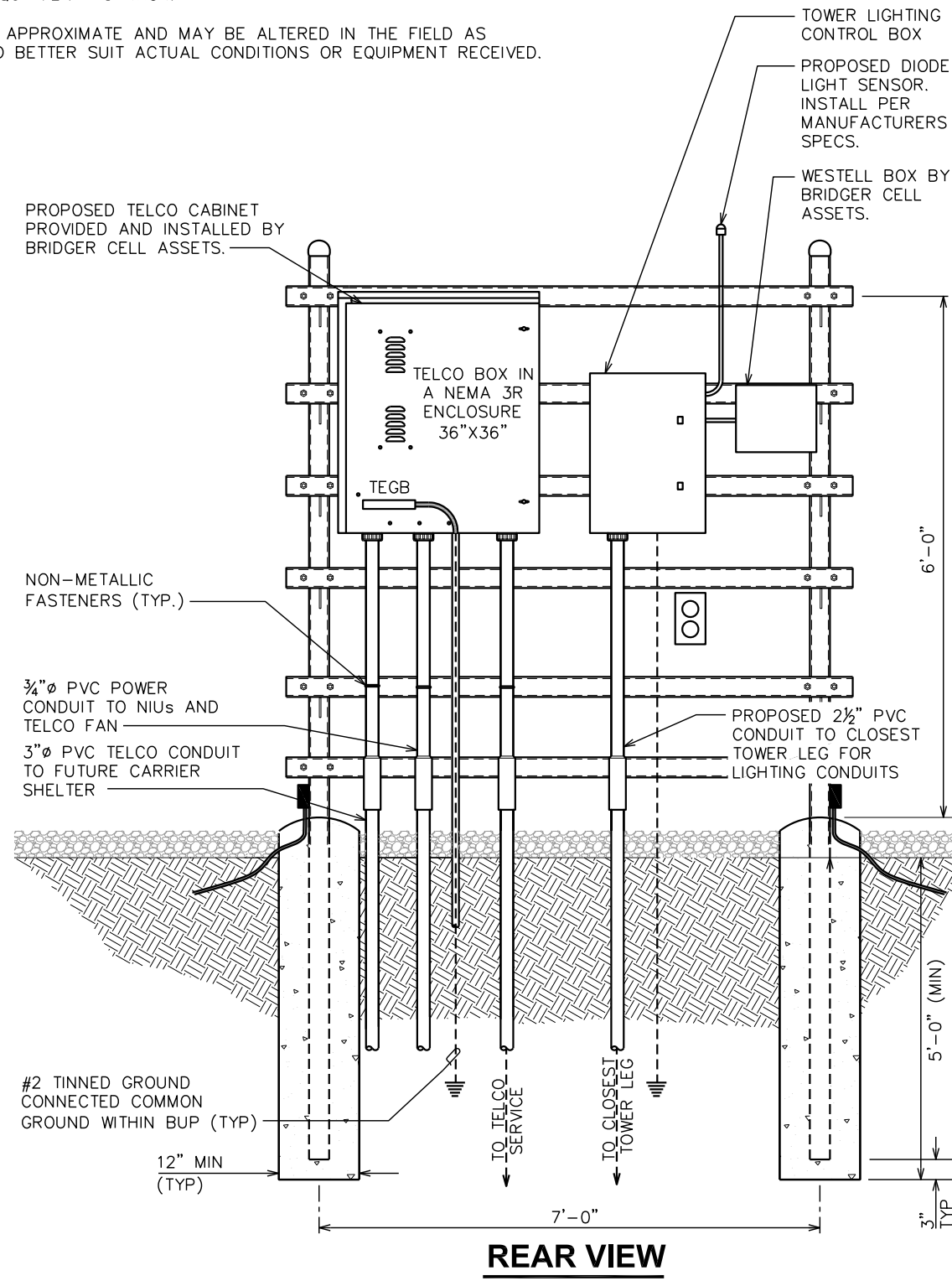
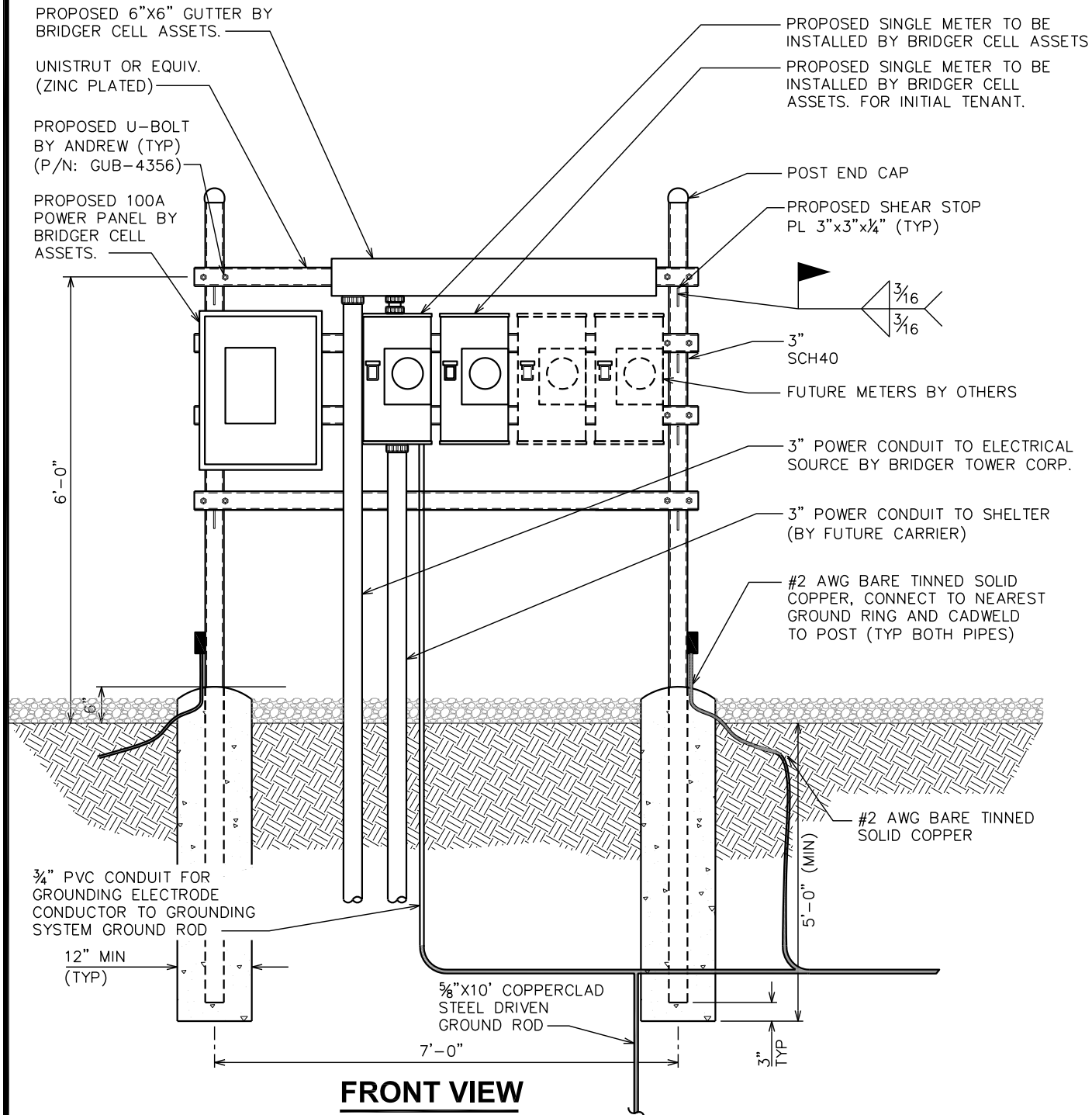
GATE DETENT DETAIL
 SCALE: N.T.S.



FENCE / BARBED WIRE ARM DETAIL
 SCALE: N.T.S.

NOTES:

- ① REFER TO THE SITE LAYOUT PLAN FOR THE EXACT LOCATION OF THE H-FRAME.
- ② CONTRACTOR TO COORDINATE WITH YAMPA VALLEY ELECTRIC ASSOCIATION FOR METER, METER CANISTER, METERING DEVICE AND WHO IS TO PROVIDE AND INSTALL EACH.
- ③ CONTRACTOR TO ENSURE METER RACK WORKING SPACES REQUIRED BY THE NEC (ART. 110.26), STATE, OR LOCAL CODES ARE MAINTAINED BOTH ON THE FRONT SIDE AND THE BACK SIDE OF THE H-FRAME PRIOR TO INSTALLATION.
- ④ SHOW LOCATION (INCLUDING DIMENSIONS) OF ALL CAPPED UNDERGROUND CONDUIT ON FINAL AS-BUILT DRAWINGS SUBMITTED TO OWNER.
- ⑤ COORDINATE EXACT LOCATION OF UNDERGROUND FEEDERS AND CIRCUITRY WITH THE OWNER.
- ⑥ CONTRACTOR SHALL COORDINATE EFFORTS WITH (LOCAL, ELECTRICAL) AUTHORITY HAVING JURISDICTION (AHJ) AND OTHER TRADES TO DETERMINE "FROST" LINE, AND TYPE(S) OF RACEWAYS REQUIRED FOR INSTALLATION.
- ⑦ BOND ALL ELECTRICAL EQUIPMENT TO RACK.
- ⑧ DIMENSIONS SHOWN ARE APPROXIMATE AND MAY BE ALTERED IN THE FIELD AS APPROVED BY OWNER TO BETTER SUIT ACTUAL CONDITIONS OR EQUIPMENT RECEIVED.



PROJECT INFORMATION:
US-WY-5062
HOODOO RANCH
 HIGHWAY 120 SOUTH
 CODY, WY 82414
 (PARK COUNTY)

PLANS PREPARED FOR:

BRIDGER CELL ASSETS
 1951 EAST 400TH ROAD
 LECOMPTON, KS 66050
 OFFICE: (785) 764-6682

PLANS PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
 4700 DAHLIA STREET
 DENVER, CO 80216
 OFFICE: (303) 566-9914
 www.tepgroup.net

SEAL:

ZONING REVIEW

| | | |
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| 0 | 11-18-23 | ZONING |
| REV | DATE | ISSUED FOR: |

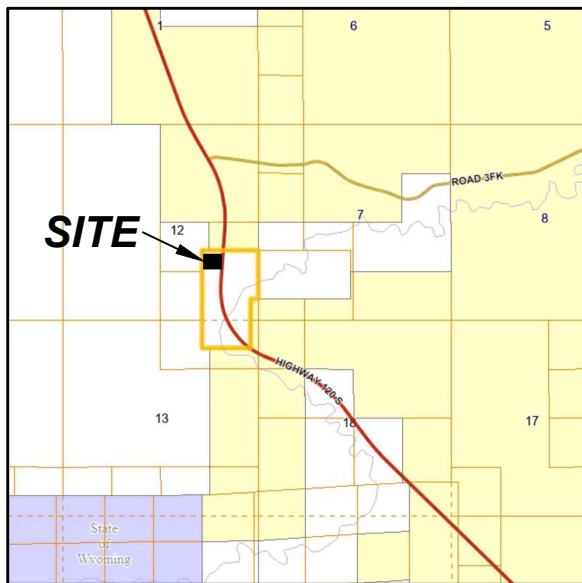
DRAWN BY: ASD CHECKED BY: NMG

SHEET TITLE:
SERVICE RACK DETAILS

SHEET NUMBER: **Z-5** REVISION: **0**
 TEP#: 334054.407672

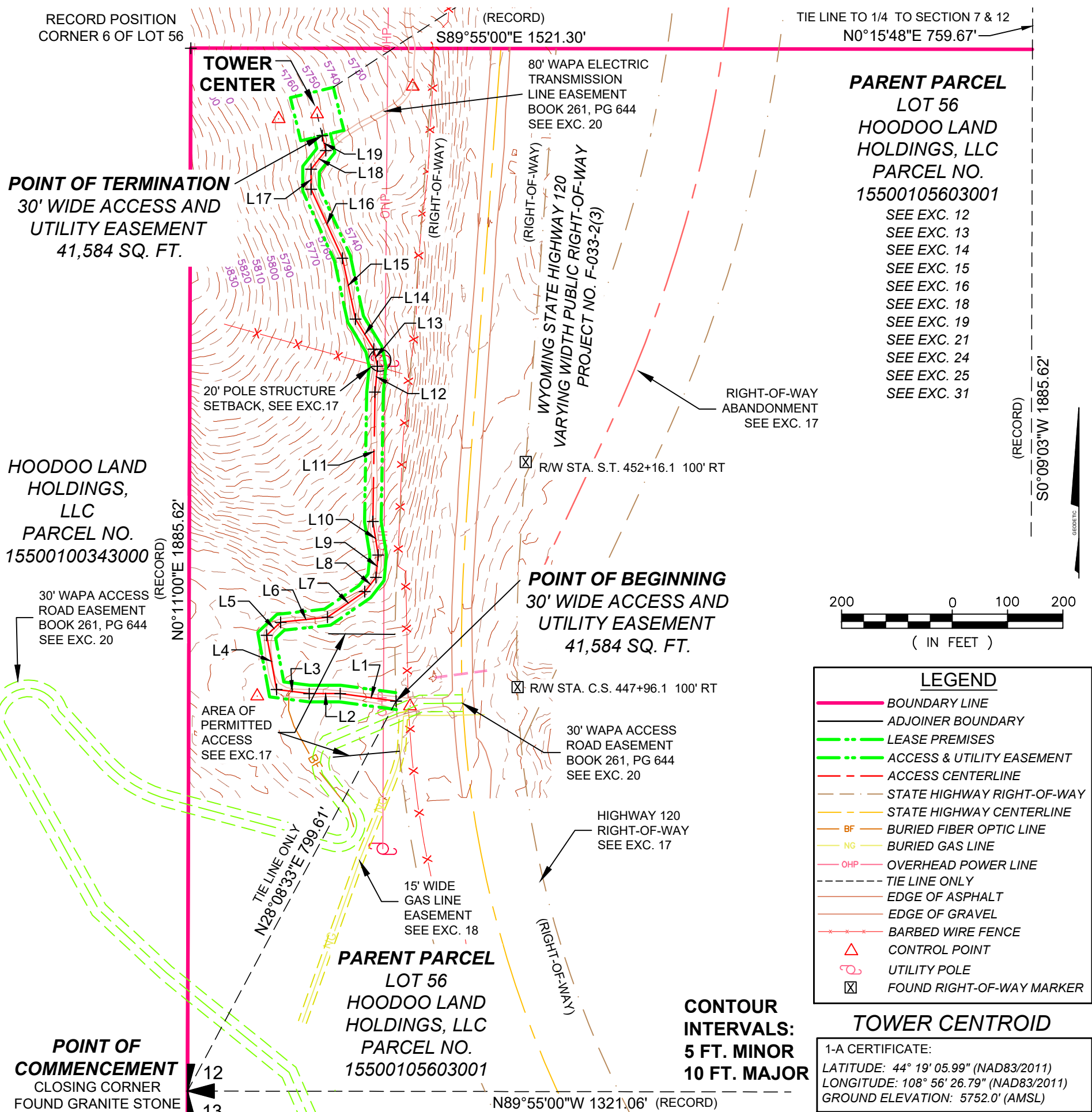
SERVICE RACK DETAILS
 SCALE: 1/2" = 1'-0"

VICINITY MAP



- Title Report/Title Commitment:**
Westcor Land Title Insurance Company
Sovereign State Title Company
Commitment No. SSCB-23-10253,
Effective Date of Commitment: July 20, 2023.
- Basis of Bearings:**
The bearings shown hereon are referenced geodetic north at Control Point #100 (Tower Center).
Horizontal and Vertical Datum:
Coordinates are referenced to the Wyoming Coordinate System 1983 (NAD83/2011), West Zone U.S. Survey Feet. Elevations are referenced to NAVD88, U.S. Survey Feet. Coordinates and elevations were determined by GPS observations performed on October 13, 2023, tied to the National Spatial Reference System by On-line Positioning User System (OPUS) and Trimble RTX Solutions.
- Purpose of Survey:**
This survey does not represent an ALTA/NSPS Land Title Survey nor is this survey an actual boundary survey of the parent parcels. Lines shown are determined by found survey monuments, record positions, highway and right-of-way drawings, and record legal descriptions. Utilities shown are based on above ground observations and are approximate.
- FEMA Floodplain:**
The project is located in an area that is 'Not Printed', pursuant to Community Panel No. 56029C3100D, effective date: June 18, 2010.
- Ownership Information:**
Hoodoo Land Holdings, LLC
1900 N. Akard St.
Dallas, Texas 75201
Parcel ID: 15500105603001

TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
(303) 566-9914



COMMISSIONED BY:
verticalbridge
THE TOWERS, LLC

SITE IDENTIFICATION:
US-WY-5062
HOODOO RANCH
HIGHWAY 120 SOUTH
CODY,
PARK COUNTY, WYOMING

PREPARED BY:
Boers Land Surveying
and Mapping, Inc.
P.O. Box 441
Manhattan, Montana 59741
www.boerslandsurveying.com
(406) 600-3790

SURVEYOR'S CERTIFICATION:
I, Daniel J. Boers, Professional Land Surveyor License No. 11751LS, hereby certify that I performed this survey in October of 2023.



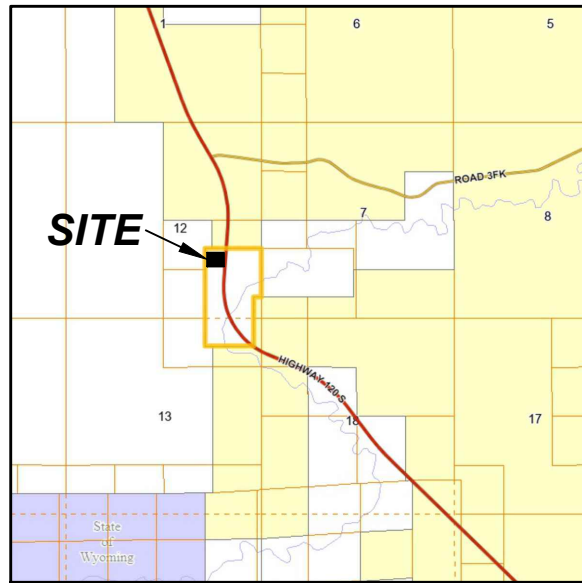
Daniel J. Boers
Daniel J. Boers, PLS/RLS, CFedS
Boers Land Surveying and Mapping, Inc.

PROJECT LOCATION:
PART OF LOT 56
SE1/4 OF SECTION 12
TOWNSHIP 50 NORTH
RANGE 101 WEST, 6th P.M.,
PARK COUNTY, WYOMING.

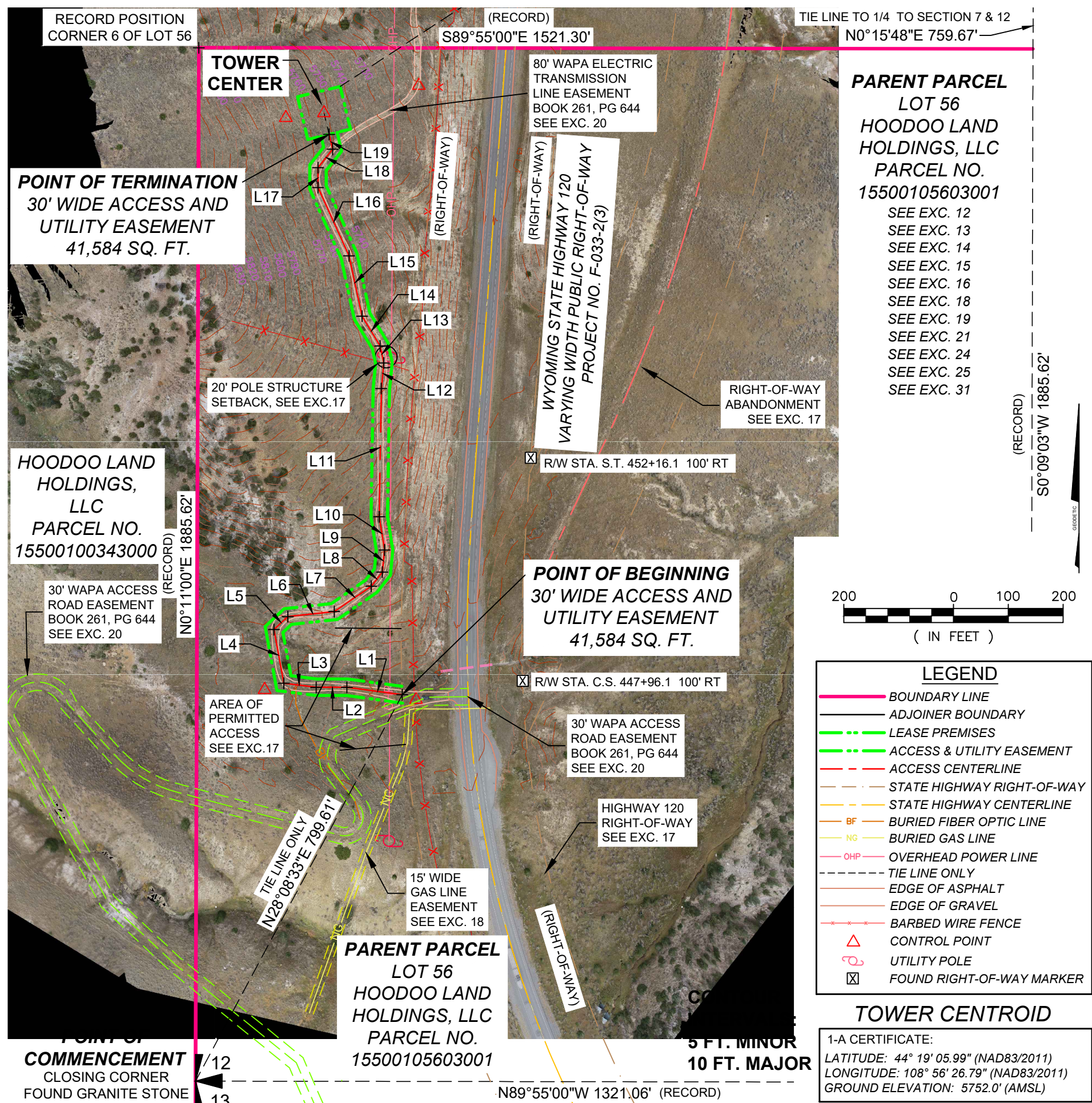
SHEET TITLE:
SURVEY

DATE: 12/3/2023 PAGE: 1 of 6

VICINITY MAP



- 1. Title Report/Title Commitment:**
Westcor Land Title Insurance Company
Sovereign State Title Company
Commitment No. SSCB-23-10253,
Effective Date of Commitment: July 20, 2023.
- 2. Basis of Bearings:**
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Horizontal and Vertical Datum:
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The project is located in an area that is 'Not Printed', pursuant to Community Panel No. 56029C3100D, effective date: June 18, 2010.
- 5. Ownership Information:**
Hoodoo Land Holdings, LLC
1900 N. Akard St.
Dallas, Texas 75201
Parcel ID: 15500105603001



PARENT PARCEL
LOT 56
HOODOO LAND HOLDINGS, LLC
PARCEL NO. 15500105603001
SEE EXC. 12
SEE EXC. 13
SEE EXC. 14
SEE EXC. 15
SEE EXC. 16
SEE EXC. 18
SEE EXC. 19
SEE EXC. 21
SEE EXC. 24
SEE EXC. 25
SEE EXC. 31

HOODOO LAND HOLDINGS, LLC
PARCEL NO. 15500100343000

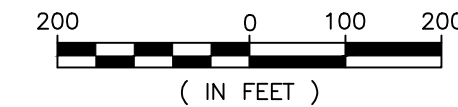
30' WAPA ACCESS ROAD EASEMENT
BOOK 261, PG 644
SEE EXC. 20

POINT OF BEGINNING
30' WIDE ACCESS AND UTILITY EASEMENT
41,584 SQ. FT.

30' WAPA ACCESS ROAD EASEMENT
BOOK 261, PG 644
SEE EXC. 20

PARENT PARCEL
LOT 56
HOODOO LAND HOLDINGS, LLC
PARCEL NO. 15500105603001

POINT OF COMMENCEMENT
CLOSING CORNER
FOUND GRANITE STONE



LEGEND

- BOUNDARY LINE
- ADJOINER BOUNDARY
- LEASE PREMISES
- ACCESS & UTILITY EASEMENT
- ACCESS CENTERLINE
- STATE HIGHWAY RIGHT-OF-WAY
- STATE HIGHWAY CENTERLINE
- BF BURIED FIBER OPTIC LINE
- NG BURIED GAS LINE
- OHP OVERHEAD POWER LINE
- TIE LINE ONLY
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- x-x-x-x BARBED WIRE FENCE
- △ CONTROL POINT
- UTILITY POLE
- ⊗ FOUND RIGHT-OF-WAY MARKER

TOWER CENTROID
1-A CERTIFICATE:
LATITUDE: 44° 19' 05.99" (NAD83/2011)
LONGITUDE: 108° 56' 26.79" (NAD83/2011)
GROUND ELEVATION: 5752.0' (AMSL)

COMMISSIONED BY:
verticalbridge
THE TOWERS, LLC

SITE IDENTIFICATION:
US-WY-5062
HOODOO RANCH
HIGHWAY 120 SOUTH
CODY,
PARK COUNTY, WYOMING

PREPARED BY:
Boers Land Surveying
and Mapping, Inc.
P.O. Box 441
Manhattan, Montana 59741
www.boerslandsurveying.com
(406) 600-3790

SURVEYOR'S CERTIFICATION:
I, Daniel J. Boers, Professional Land Surveyor License No. 11751LS, hereby certify that I performed this survey in October of 2023.



Daniel J. Boers
Daniel J. Boers, PLS/RLS, CFedS
Boers Land Surveying and Mapping, Inc.

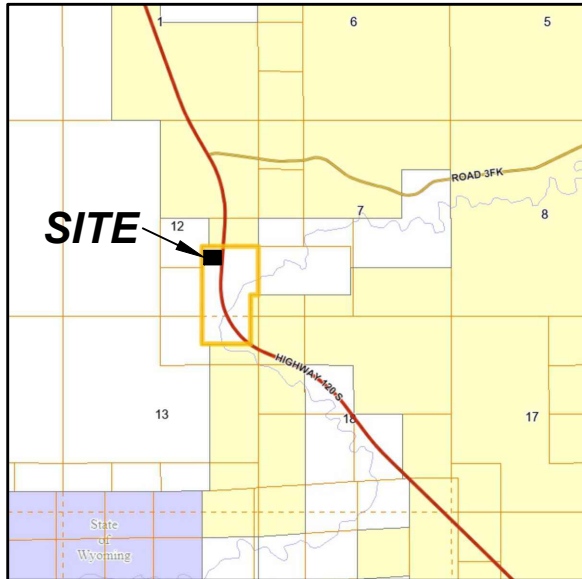
PROJECT LOCATION:
PART OF LOT 56
SE1/4 OF SECTION 12
TOWNSHIP 50 NORTH
RANGE 101 WEST, 6th P.M.,
PARK COUNTY, WYOMING.

SHEET TITLE:
SURVEY

DATE: 12/3/2023 PAGE: 1 of 6

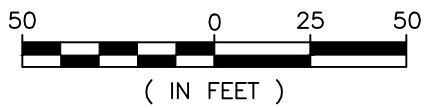
TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
(303) 566-9914

VICINITY MAP



LEGEND

- BOUNDARY LINE
- ADJOINER BOUNDARY
- - - - LEASE PREMISES
- · - · - ACCESS & UTILITY EASEMENT
- - - - ACCESS CENTERLINE
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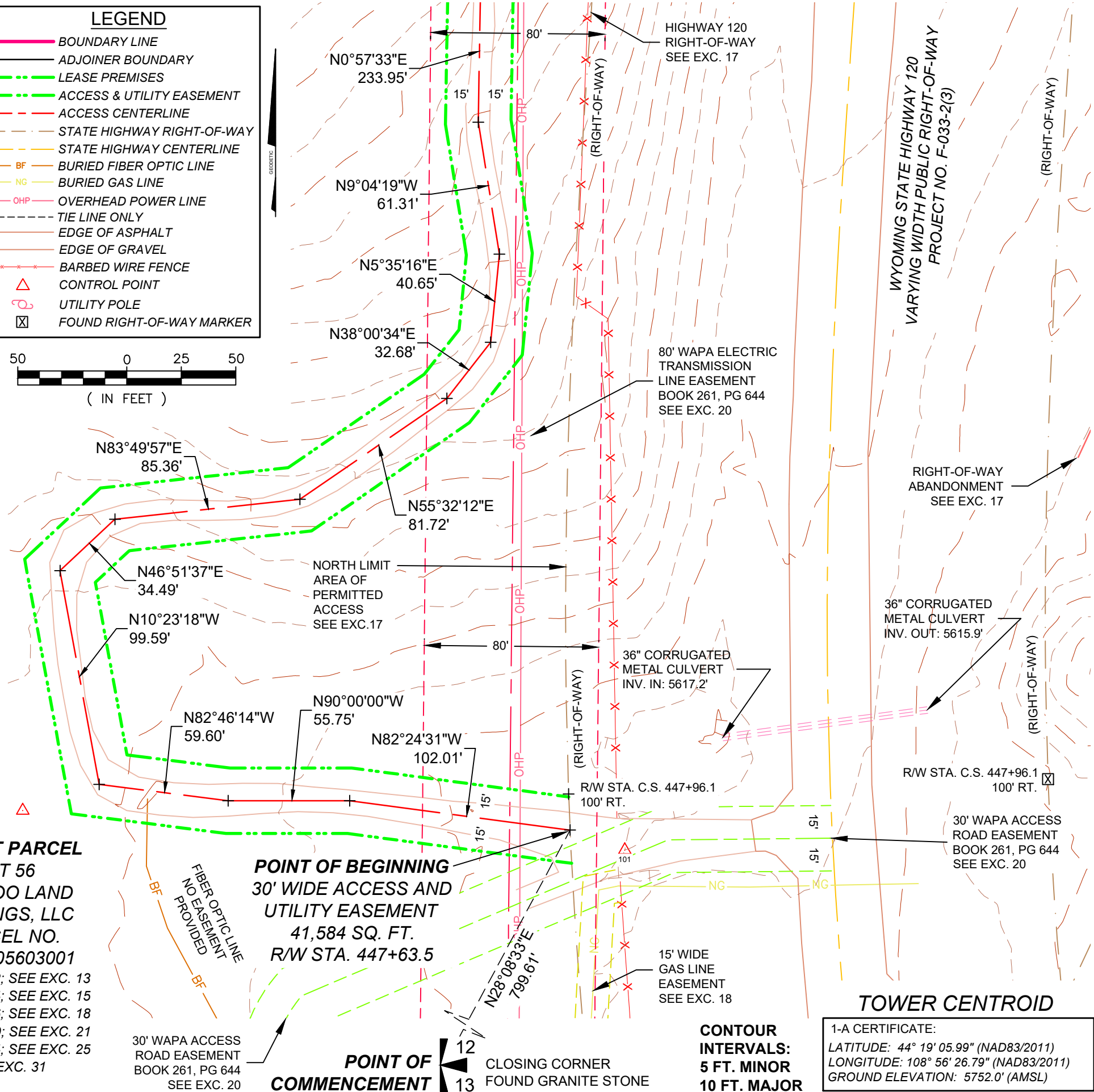


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Parcel ID: 15500105603001

PARENT PARCEL
LOT 56
HOODOO LAND HOLDINGS, LLC
PARCEL NO.
15500105603001
SEE EXC. 12; SEE EXC. 13
SEE EXC. 14; SEE EXC. 15
SEE EXC. 16; SEE EXC. 18
SEE EXC. 19; SEE EXC. 21
SEE EXC. 24; SEE EXC. 25
SEE EXC. 31

POINT OF BEGINNING
30' WIDE ACCESS AND
UTILITY EASEMENT
41,584 SQ. FT.
R/W STA. 447+63.5

POINT OF COMMENCEMENT
12 CLOSING CORNER
13 FOUND GRANITE STONE



TOWER CENTROID

1-A CERTIFICATE:
LATITUDE: 44° 19' 05.99" (NAD83/2011)
LONGITUDE: 108° 56' 26.79" (NAD83/2011)
GROUND ELEVATION: 5752.0' (AMSL)

COMMISSIONED BY:
verticalbridge
THE TOWERS, LLC

SITE IDENTIFICATION:
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HOODOO RANCH
HIGHWAY 120 SOUTH
CODY,
PARK COUNTY, WYOMING

PREPARED BY:
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P.O. Box 441
Manhattan, Montana 59741
www.boerslandsurveying.com
(406) 600-3790

SURVEYOR'S CERTIFICATION:
I, Daniel J. Boers, Professional
Land Surveyor License No.
11751LS, hereby certify that I
performed this survey in
October of 2023.



D. J. Boers
Daniel J. Boers, PLS/RLS, CFedS
Boers Land Surveying and Mapping, Inc.

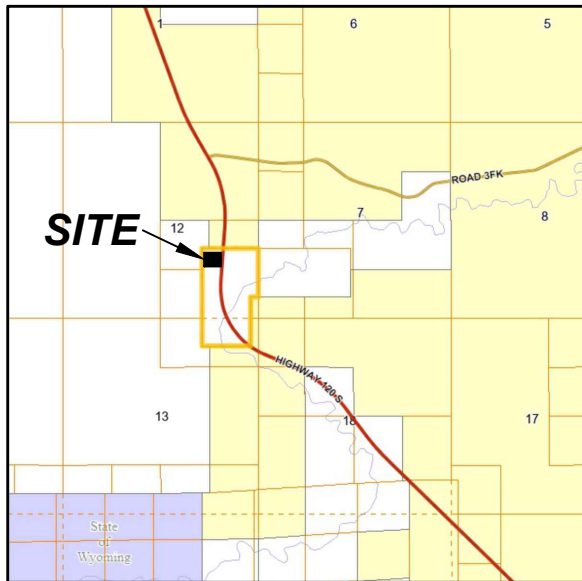
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TOWNSHIP 50 NORTH
RANGE 101 WEST, 6th P.M.,
PARK COUNTY, WYOMING.

SHEET TITLE:
SURVEY

DATE: 12/3/2023 PAGE: 2 of 6

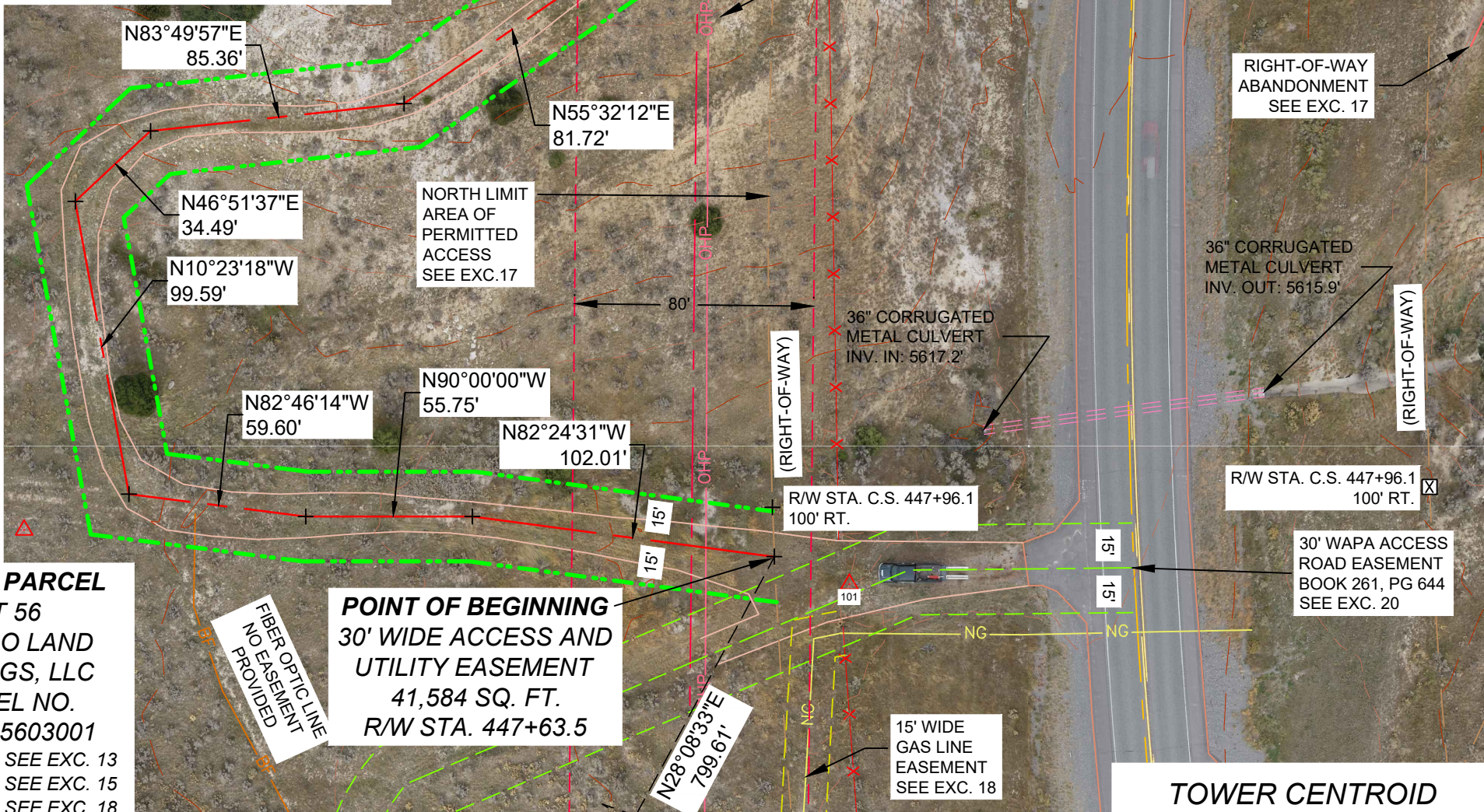
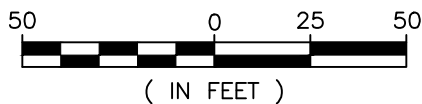
TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
(303) 566-9914

VICINITY MAP



LEGEND

- BOUNDARY LINE
- ADJOINER BOUNDARY
- - - - LEASE PREMISES
- - - - ACCESS & UTILITY EASEMENT
- - - - ACCESS CENTERLINE
- STATE HIGHWAY RIGHT-OF-WAY
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PARENT PARCEL

**LOT 56
HOODOO LAND
HOLDINGS, LLC
PARCEL NO.
15500105603001**

SEE EXC. 12; SEE EXC. 13
SEE EXC. 14; SEE EXC. 15
SEE EXC. 16; SEE EXC. 18
SEE EXC. 19; SEE EXC. 21
SEE EXC. 24; SEE EXC. 25
SEE EXC. 31

**POINT OF BEGINNING
30' WIDE ACCESS AND
UTILITY EASEMENT
41,584 SQ. FT.
R/W STA. 447+63.5**

TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
(303) 566-9914

30' WAPA ACCESS
ROAD EASEMENT
BOOK 261, PG 644
SEE EXC. 20

POINT OF COMMENCEMENT
12
13
CLOSING CORNER
FOUND GRANITE STONE

**CONTOUR INTERVALS:
5 FT. MINOR
10 FT. MAJOR**

TOWER CENTROID

1-A CERTIFICATE:
LATITUDE: 44° 19' 05.99" (NAD83/2011)
LONGITUDE: 108° 56' 26.79" (NAD83/2011)
GROUND ELEVATION: 5752.0' (AMSL)

COMMISSIONED BY:

verticalbridge
THE TOWERS, LLC

SITE IDENTIFICATION:

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HOODOO RANCH
HIGHWAY 120 SOUTH
CODY,
PARK COUNTY, WYOMING**

PREPARED BY:

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P.O. Box 441
Manhattan, Montana 59741
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SURVEYOR'S CERTIFICATION:

I, Daniel J. Boers, Professional
Land Surveyor License No.
11751LS, hereby certify that I
performed this survey in
October of 2023.



Daniel J. Boers
Daniel J. Boers, PLS/RLS, CFedS
Boers Land Surveying and Mapping, Inc.

PROJECT LOCATION:

**PART OF LOT 56
SE1/4 OF SECTION 12
TOWNSHIP 50 NORTH
RANGE 101 WEST, 6th P.M.,
PARK COUNTY, WYOMING.**

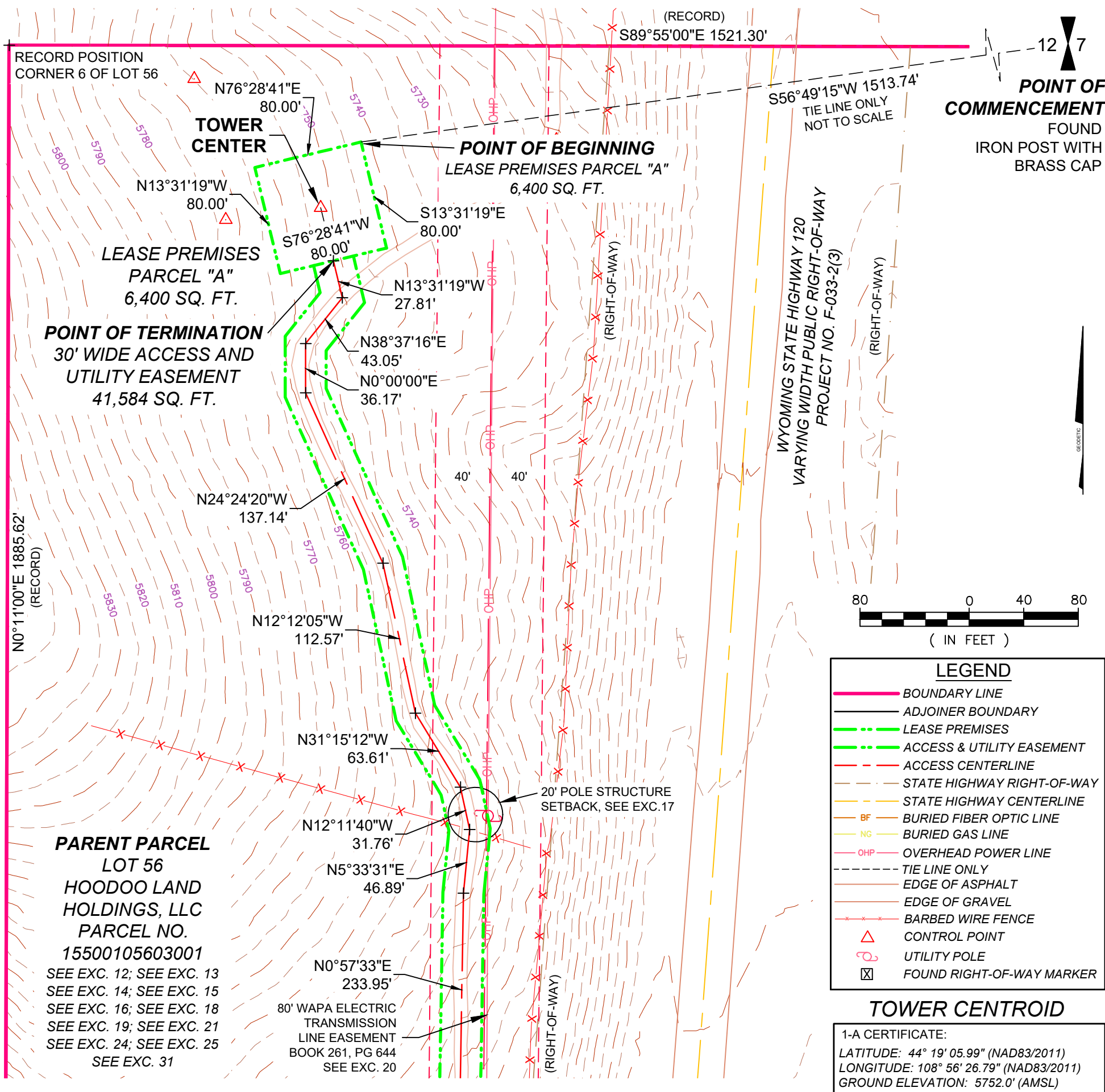
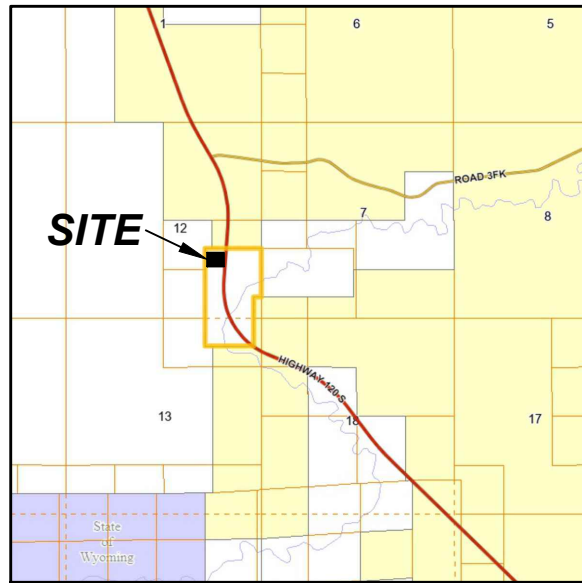
SHEET TITLE:

SURVEY

DATE: 12/3/2023

PAGE: 2 of 6

VICINITY MAP



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SHEET TITLE:
SURVEY

DATE: 12/3/2023 PAGE: 3 of 6

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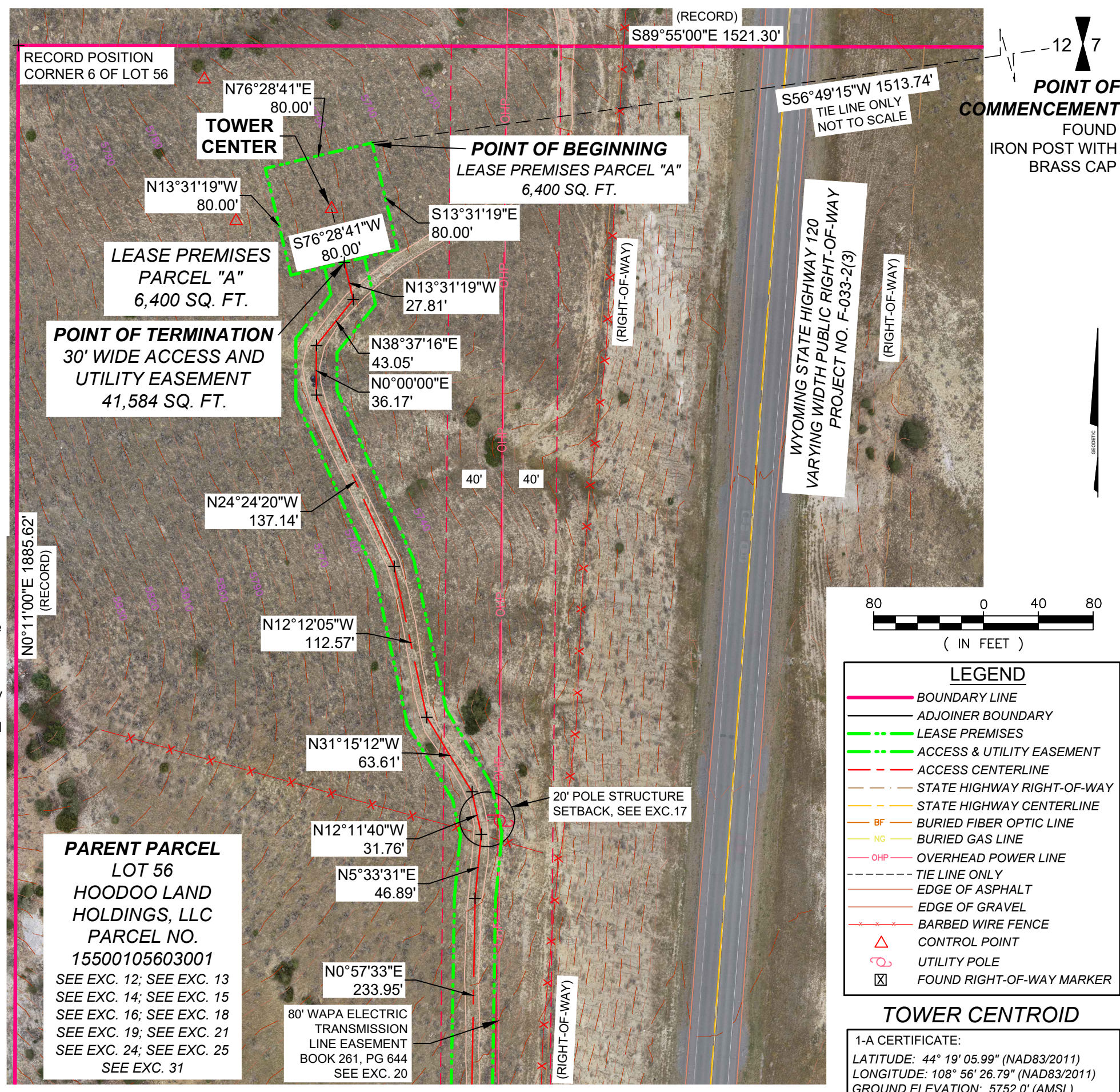
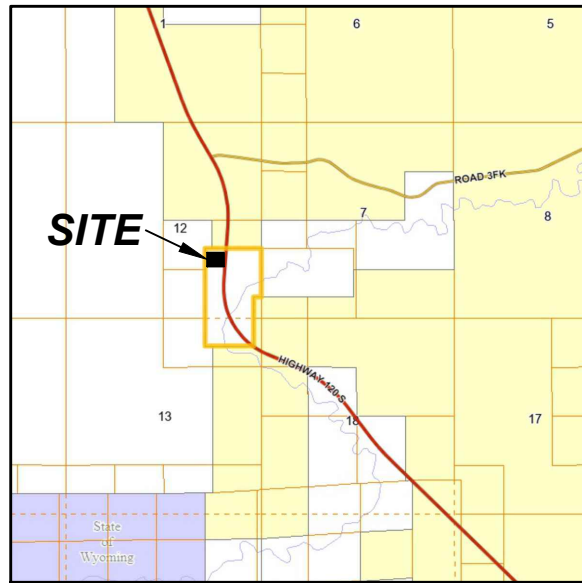
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 THORNTON, CO 80229
 (303) 566-9914

LEGEND

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 GROUND ELEVATION: 5752.0' (AMSL)

VICINITY MAP



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verticalbridge
 THE TOWERS, LLC

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 HIGHWAY 120 SOUTH
 CODY,
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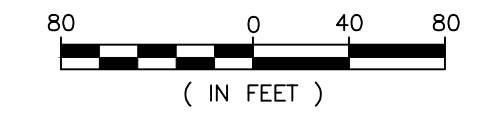
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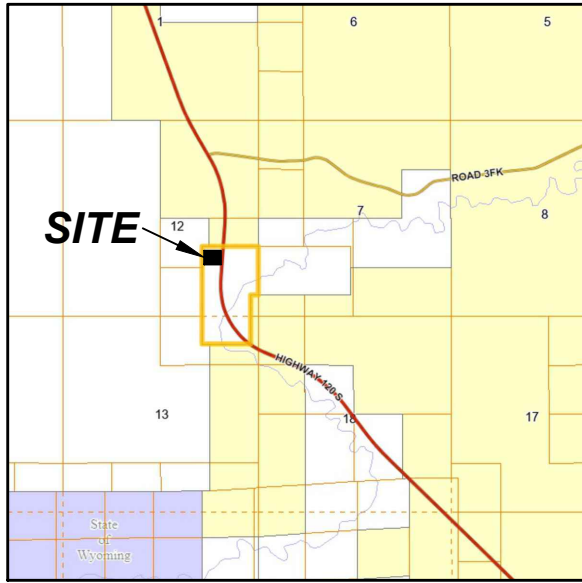


LEGEND

| | |
|--|----------------------------|
| | BOUNDARY LINE |
| | ADJOINER BOUNDARY |
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(303) 566-9914

RECORD POSITION
CORNER 6 OF LOT 56

N0°11'00"E 1885.62'
(RECORD)

PARENT PARCEL
LOT 56
HOODOO LAND
HOLDINGS, LLC
PARCEL NO.
15500105603001

SEE EXC. 12; SEE EXC. 13
SEE EXC. 14; SEE EXC. 15
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(RECORD)
S89°55'00"E 1521.30'

POINT OF
COMMENCEMENT

12 7

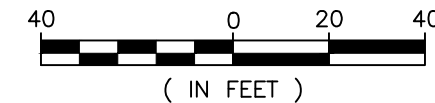
ONE-QUARTER
CORNER
FOUND
IRON POST
WITH
BRASS CAP

POINT OF BEGINNING
LEASE PREMISES PARCEL "A"
6,400 SQ. FT.

TOWER
CENTER

POINT OF TERMINATION
30' WIDE ACCESS AND
UTILITY EASEMENT
41,584 SQ. FT.

80' WAPA ELECTRIC
TRANSMISSION
LINE EASEMENT
BOOK 261, PG 644
SEE EXC. 20



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Daniel J. Boers, PLS/RLS, CFedS
Boers Land Surveying and Mapping, Inc.

PROJECT LOCATION:

PART OF LOT 56
SE1/4 OF SECTION 12
TOWNSHIP 50 NORTH
RANGE 101 WEST, 6th P.M.,
PARK COUNTY, WYOMING.

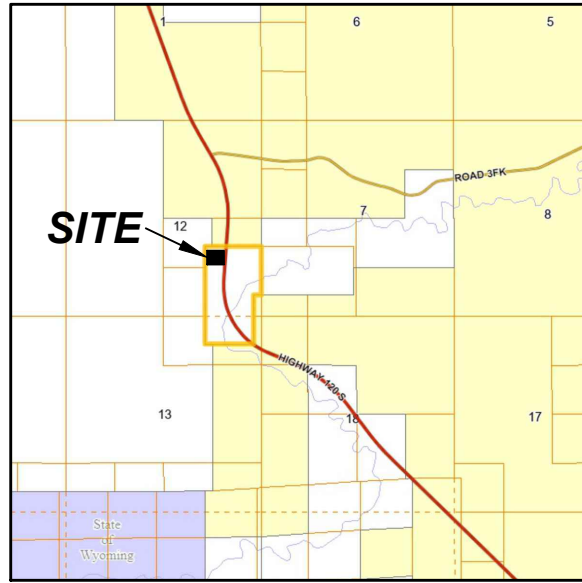
SHEET TITLE:

SURVEY

DATE: 12/3/2023

PAGE: 4 of 6

VICINITY MAP



1. Title Report/Title Commitment:

Westcor Land Title Insurance Company
Sovereign State Title Company
Commitment No. SSCB-23-10253,
Effective Date of Commitment: July 20, 2023.

2. Basis of Bearings:

The bearings shown hereon are referenced geodetic north at Control Point #100 (Tower Center).
Horizontal and Vertical Datum:

Coordinates are referenced to the Wyoming Coordinate System 1983 (NAD83/2011), West Zone U.S. Survey Feet. Elevations are referenced to NAVD88, U.S. Survey Feet. Coordinates and elevations were determined by GPS observations performed on October 13, 2023, tied to the National Spatial Reference System by On-line Positioning User System (OPUS) and Trimble RTX Solutions.

3. Purpose of Survey:

This survey does not represent an ALTA/NSPS Land Title Survey nor is this survey an actual boundary survey of the parent parcels. Lines shown are determined by found survey monuments, record positions, highway and right-of-way drawings, and record legal descriptions. Utilities shown are based on above ground observations and are approximate.

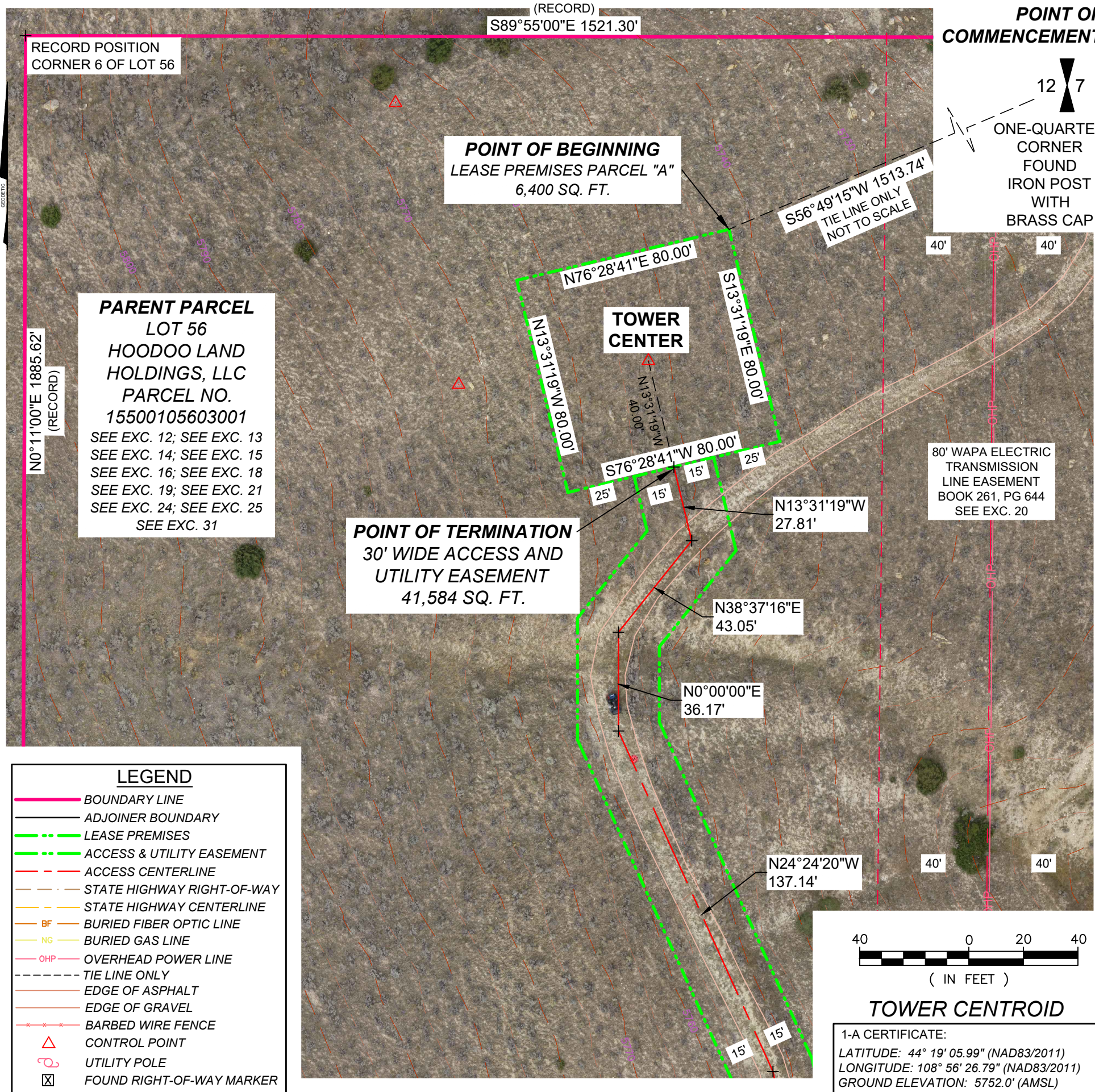
4. FEMA Floodplain:

The project is located in an area that is 'Not Printed', pursuant to Community Panel No. 56029C3100D, effective date: June 18, 2010.

5. Ownership Information:

Hoodoo Land Holdings, LLC
1900 N. Akard St.
Dallas, Texas 75201
Parcel ID: 15500105603001

TOWER ENGINEERING PROFESSIONALS
500 E. 84TH AVE, SUITE C10
THORNTON, CO 80229
(303) 566-9914



LEGEND

| | |
|--|----------------------------|
| | BOUNDARY LINE |
| | ADJOINER BOUNDARY |
| | LEASE PREMISES |
| | ACCESS & UTILITY EASEMENT |
| | ACCESS CENTERLINE |
| | STATE HIGHWAY RIGHT-OF-WAY |
| | STATE HIGHWAY CENTERLINE |
| | BF BURIED FIBER OPTIC LINE |
| | NG BURIED GAS LINE |
| | OHP OVERHEAD POWER LINE |
| | TIE LINE ONLY |
| | EDGE OF ASPHALT |
| | EDGE OF GRAVEL |
| | BARBED WIRE FENCE |
| | CONTROL POINT |
| | UTILITY POLE |
| | FOUND RIGHT-OF-WAY MARKER |

COMMISSIONED BY:
verticalbridge
THE TOWERS, LLC

SITE IDENTIFICATION:
US-WY-5062
HOODOO RANCH
HIGHWAY 120 SOUTH
CODY,
PARK COUNTY, WYOMING

PREPARED BY:
Boers Land Surveying
and Mapping, Inc.
P.O. Box 441
Manhattan, Montana 59741
www.boerslandsurveying.com
(406) 600-3790

SURVEYOR'S CERTIFICATION:
*I, Daniel J. Boers, Professional
Land Surveyor License No.
11751LS, hereby certify that I
performed this survey in
October of 2023.*

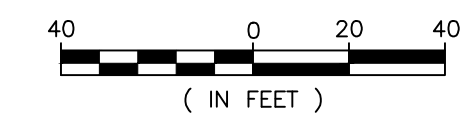


Daniel J. Boers
Daniel J. Boers, PLS/RLS, CFedS
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PROJECT LOCATION:
PART OF LOT 56
SE1/4 OF SECTION 12
TOWNSHIP 50 NORTH
RANGE 101 WEST, 6th P.M.,
PARK COUNTY, WYOMING.

SHEET TITLE:
SURVEY

DATE: 12/3/2023 PAGE: 4 of 6



TOWER CENTROID
1-A CERTIFICATE:
LATITUDE: 44° 19' 05.99" (NAD83/2011)
LONGITUDE: 108° 56' 26.79" (NAD83/2011)
GROUND ELEVATION: 5752.0' (AMSL)

verizon

WY1 CODEETSE

PUBLIC RECORD PARCEL NO. 15500105603001
 HIGHWAY 120 SOUTH
 CODY, WY 82414
 PARK COUNTY
 EXISTING 300'-0" SELF SUPPORT TOWER
 (OVERALL HEIGHT: 305'-0" A.G.L.)
 COLLOCATION



VICINITY MAP
 SCALE: N.T.S.
 NORTH



DRIVING DIRECTIONS:

LATITUDE: 44°19'05.906"N
 LONGITUDE: 108°56'27.743"W
 FROM THE GREAT FALLS INTERNATIONAL AIRPORT HEAD SOUTH TOWARD TERMINAL DR (253 FT). TURN LEFT TOWARD TERMINAL DR (82 FT). TURN RIGHT ONTO TERMINAL DR (0.2 MILES). CONTINUE STRAIGHT ONTO AIRPORT 2ND ST (0.1 MILES). TURN LEFT ONTO AIRPORT AVE A (390 FT). TURN RIGHT ONTO AIRPORT DR (0.5 MILES). TURN LEFT TO MERGE ONTO I-15 N (0.3 MILES). MERGE ONTO I-15 N (0.7 MILES). TAKE EXIT 278 FOR MT-200 E (0.4 MILES). CONTINUE ONTO I-15BL (25.4 MILES). AT THE TRAFFIC CIRCLE, TAKE THE 2ND EXIT ONTO US-87 S (64.5 MILES). TURN RIGHT ONTO US-191 S (39.2 MILES). TURN RIGHT ONTO US-12 W (1.4 MILES). TURN LEFT ONTO US-191 S (43.6 MILES). TURN LEFT ONTO BOULDER ST (0.3 MILES). TURN LEFT ONTO BIG TIMBER LOOP RD (1.7 MILES). CONTINUE ONTO OLD U.S. 10 (0.1 MILES). TURN LEFT TO MERGE ONTO I-90 E TOWARD BILLINGS (37.7 MILES). TAKE EXIT 408 FOR STATE RTE 78 TOWARD COLUMBUS (0.3 MILES). TURN RIGHT ONTO MT-78 S (1.0 MILES). TURN LEFT AFTER NAPA AUTO PARTS (0.8 MILES). TURN LEFT ONTO JOLIET RD (8.8 MILES). CONTINUE ONTO STATE HWY 421 (9.3 MILES). TURN LEFT ONTO US-212 E (6.7 MILES). TURN RIGHT ONTO US-310 E (18.1 MILES). TURN RIGHT ONTO MT-72 S (21.0 MILES). CONTINUE ONTO WY-120 E (7.4 MILES). TURN LEFT ONTO WY-294 S (18.8 MILES). TURN RIGHT ONTO US-14 AT W (12.4 MILES). TURN LEFT ONTO BEACON HILL RD (1.8 MILES). TURN RIGHT ONTO US-14 W (0.5 MILES). TURN LEFT ONTO WY-120 E (14.4 MILES) AND THE SITE WILL BE ON YOUR RIGHT.

PROJECT DESCRIPTION:

THIS PROJECT CONSISTS OF THE FOLLOWING:
INSTALLATION

- ONE (1) PROPOSED WALK IN CLOSURE (WIC)
- FOUR (4) PROPOSED EQUIPMENT RACKS
- TWO (2) PROPOSED RACK MOUNTED OVP UNITS
- ONE (1) PROPOSED OUTDOOR GENERATOR
- ONE (1) PROPOSED 11'-0"x20'-0" CONCRETE PAD
- ONE (1) PROPOSED CABLE BRIDGE
- NINE (9) PROPOSED PANEL ANTENNAS
- SIX (6) PROPOSED RRH UNITS
- ONE (1) PROPOSED TOWER MOUNTED OVP UNIT
- THREE (3) PROPOSED V-BOOMS
- TWO (2) PROPOSED HYBRID TRUNKS
- ONE (1) PROPOSED BELOW GROUND POWER ROUTE
- ONE (1) PROPOSED BELOW GROUND FIBER ROUTE
- THREE (3) PROPOSED SIDE BY SIDE ANTENNA MOUNTS
- ONE (1) PROPOSED 6651 BBU

DESIGNED FOR:
verizon
 2730 BOZEMAN AVE.
 HELENA, MONTANA 59601

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J5 INFRASTRUCTURE PARTNERS

| REV | DESCRIPTION | DATE | BY | CHK |
|-----|------------------------------------|----------|-----|-----|
| A | PRELIMINARY - FOR LEASING & ZONING | 11/29/23 | MDA | - |

DESIGNED BY:

SHEET INDEX:

| SHEET | TITLE | REV. |
|-------|-------------|------|
| T1 | TITLE SHEET | A |
| PS1 | PHOTO SHEET | A |
| C1 | SITE PLAN | A |
| C2 | ELEVATIONS | A |
| C3 | ELEVATIONS | A |

PROJECT INDEX:

APPLICANT:
 VERIZON
 2730 BOZEMAN AVENUE
 HELENA, MT 59601

CONTACT: KENT MCDERMOTT
 PHONE: 406-461-1359

ENGINEERS/DESIGNERS:
 J5 INFRASTRUCTURE PARTNERS
 23 MAUCHLY #110
 IRVINE, CA 92618
CONTACT: DAVID BARNES
 PHONE: 208-866-7725

SURVEYOR:
 ENGINEERING ASSOCIATES

CONTACT: LYLE CASCIATO
 PHONE: 307-587-4911
 Casciato@EAengineers.COM

ZONING/SITE AQ:
 J5 INFRASTRUCTURE PARTNERS
 23 MAUCHLY #110
 IRVINE, CA 92618

CONTACT: JASON EVANS
 PHONE: 208-866-7725

ABBREVIATED LEGAL DESCRIPTION:

86.11 AC. DES. AS: THE W. PT. OF LOT 56, T50 R101

GENERAL PROJECT NOTES:

1. PRIOR TO SUBMITTING A BID, THE CONTRACTOR SHALL FAMILIARIZE HIMSELF/HERSELF WITH THE SCOPE OF WORK AND ALL CONDITIONS AFFECTING THE PROPOSED PROJECT.
2. CONTRACTOR SHALL VERIFY ALL FIELD CONDITIONS AND DIMENSIONS OF THE JOB SITE AND CONFIRM THAT WORK AS INDICATED ON THESE CONSTRUCTION DOCUMENTS CAN BE ACCOMPLISHED AS SHOWN PRIOR TO COMMENCEMENT OF ANY WORK.
3. ALL FIELD MODIFICATIONS BEFORE, DURING, OR AFTER CONSTRUCTION SHALL BE APPROVED IN WRITING BY A VERIZON REPRESENTATIVE.
4. INSTALL ALL EQUIPMENT AND MATERIALS PER THE MANUFACTURER'S RECOMMENDATIONS, U.N.O.
5. NOTIFY VERIZON, IN WRITING, OF ANY MAJOR DISCREPANCIES REGARDING THE CONTRACT DOCUMENTS, EXISTING CONDITIONS, AND DESIGN INTENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING CLARIFICATIONS FROM A VERIZON REPRESENTATIVE AND ADJUSTING THE BID ACCORDINGLY.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES OF THE WORK UNDER THE CONTRACT.
7. CONTRACTOR SHALL PROTECT ALL EXISTING IMPROVEMENTS AND FINISHES THAT ARE TO REMAIN. CONTRACTOR SHALL REPAIR ANY DAMAGE THAT MAY OCCUR DURING THE CONSTRUCTION TO THE SATISFACTION OF A VERIZON REPRESENTATIVE.
8. THE CONTRACTOR IS RESPONSIBLE FOR RED-LINING THE CONSTRUCTION PLANS TO ILLUSTRATE THE AS BUILT CONDITION OF THE SITE. FOLLOWING THE FINAL INSPECTION BY VERIZON, THE CONTRACTOR SHALL PROVIDE VERIZON WITH ONE COPY OF ALL RED-LINED DRAWINGS.
9. VERIFY ALL FINAL EQUIPMENT WITH A VERIZON REPRESENTATIVE. ALL EQUIPMENT LAYOUT, SPECS, PERFORMANCE INSTALLATION AND THEIR FINAL LOCATION ARE TO BE APPROVED BY VERIZON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH THE WORK AND CLEARANCES REQUIRED BY OTHERS RELATED TO SAID INSTALLATIONS.

PROJECT INFORMATION:

| | | | |
|--|---------------------------|---|-------------|
| PROPERTY OWNER: | HOODOO LAND HOLDINGS, LLC | | |
| JURISDICTION: | PARK COUNTY | | |
| PUBLIC RECORD PARCEL NO.: | 15500105603001 | | |
| OCCUPANCY CLASSIFICATION: | U - UTILITY & MISC. | | |
| TYPE OF CONSTRUCTION: | TYPE II-B | | |
| ITEM: | REQUIRED/ALLOWED: | PROVIDED: | COMPLIANCE: |
| FIRE SPRINKLERS: | NO | NO | YES |
| FIRE ALARM: | NO | YES, ALARMED BACK TO MARKET SWITCH FACILITY | YES |
| BUILDING HEIGHT: | UP TO 50' | 10' | YES |
| BUILDING STORIES: | 2 | 1 | YES |
| BUILDING AREA: | UP TO 9,000 SQ. FT. | 228 SQ. FT. | YES |
| OCCUPANT LOAD: | N/A | UNOCCUPIED | YES |
| NUMBER OF EXITS: | 1 | 1 | YES |
| FIRE RESISTANCE OF EXTERIOR WALLS: | 1 HOUR | 1 HOUR | YES |
| FIRE RESISTANCE RATING OF BUILDING ELEMENTS: | 1 HOUR | 1 HOUR | YES |
| PROTECTION OF OPENINGS: | N/A | N/A | YES |
| NON-SEPERATED OR SEPERATED USES: | N/A | N/A | YES |
| ROOF COVERING MATERIAL: | CLASS B | CLASS B | YES |
| PLUMBING FIXTURES: | NONE | UNOCCUPIED, NO PLUMBING | YES |

FCC COMPLIANCE:

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

ADA COMPLIANCE:

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. LANDINGS AND EXITS SHALL COMPLY WITH ALL APPLICABLE BUILDING CODES.

PROJECT NAME:

WY1 CODEETSE
 EXISTING 300'-0" SELF SUPPORT TOWER
 (OVERALL HEIGHT: 305'-0" A.G.L.)
 COLLOCATION

PROJECT ADDRESS:

HIGHWAY 120 SOUTH
 CODY, WY 82414
 PARK COUNTY

SHEET TITLE:

TITLE SHEET

SAVE DATE:

11/29/2023 4:39 PM

SHEET NUMBER:

T1



PENETRATIONS
 RRH/MOPW
 ANTENNAS / MICROWAVE
 FIBER
 POWER/GROUNDING
 HYBRID/COAX

PENETRATIONS

RRH/MOVP

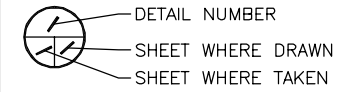
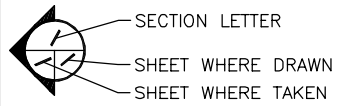
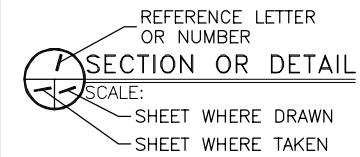
ANTENNAS / MICROWAVE

FIBER

POWER/GROUNDING

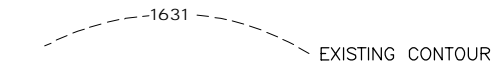
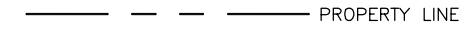
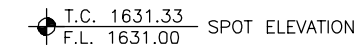
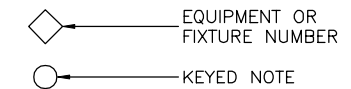
HYBRID/COAX

LEGEND OF SYMBOLS:



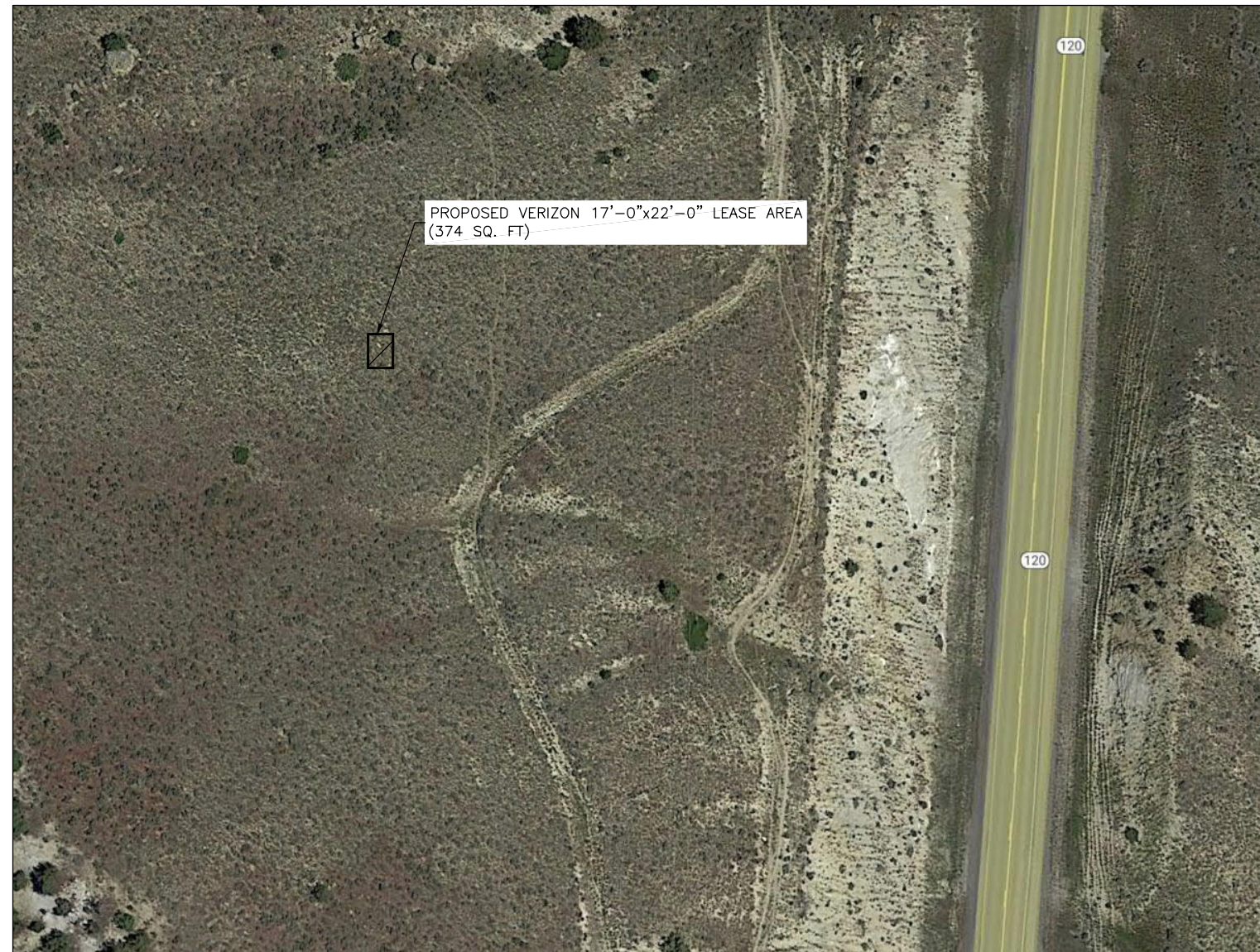
⊕ CENTERLINE

d PENNY



∅ ROUND/DIAMETER

~ APPROXIMATELY



VIEW OF PROPOSED LEASE AREA
(AERIAL)

DESIGNED FOR:
verizon
2730 BOZEMAN AVE.
HELENA, MONTANA 59601

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J5 INFRASTRUCTURE PARTNERS

| REV | DESCRIPTION | DATE | BY | CHK |
|-----|------------------------------------|----------|-----|-----|
| A | PRELIMINARY - FOR LEASING & ZONING | 11/29/23 | MDA | - |
| | | | | |
| | | | | |
| | | | | |

DESIGNED BY:

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:
WY1 CODEETSE
EXISTING 300'-0" SELF SUPPORT TOWER
(OVERALL HEIGHT: 305'-0" A.G.L.)
COLLOCATION

PROJECT ADDRESS:
HIGHWAY 120 SOUTH
CODY, WY 82414
PARK COUNTY

SHEET TITLE:
PHOTO SHEET

SAVE DATE:
11/29/2023 4:39 PM

SHEET NUMBER:
PS1

PENETRATIONS

RRH/MOVP

ANTENNAS / MICROWAVE

FIBER

POWER/GROUNDING

HYBRID/COAX

SITE NOTES:

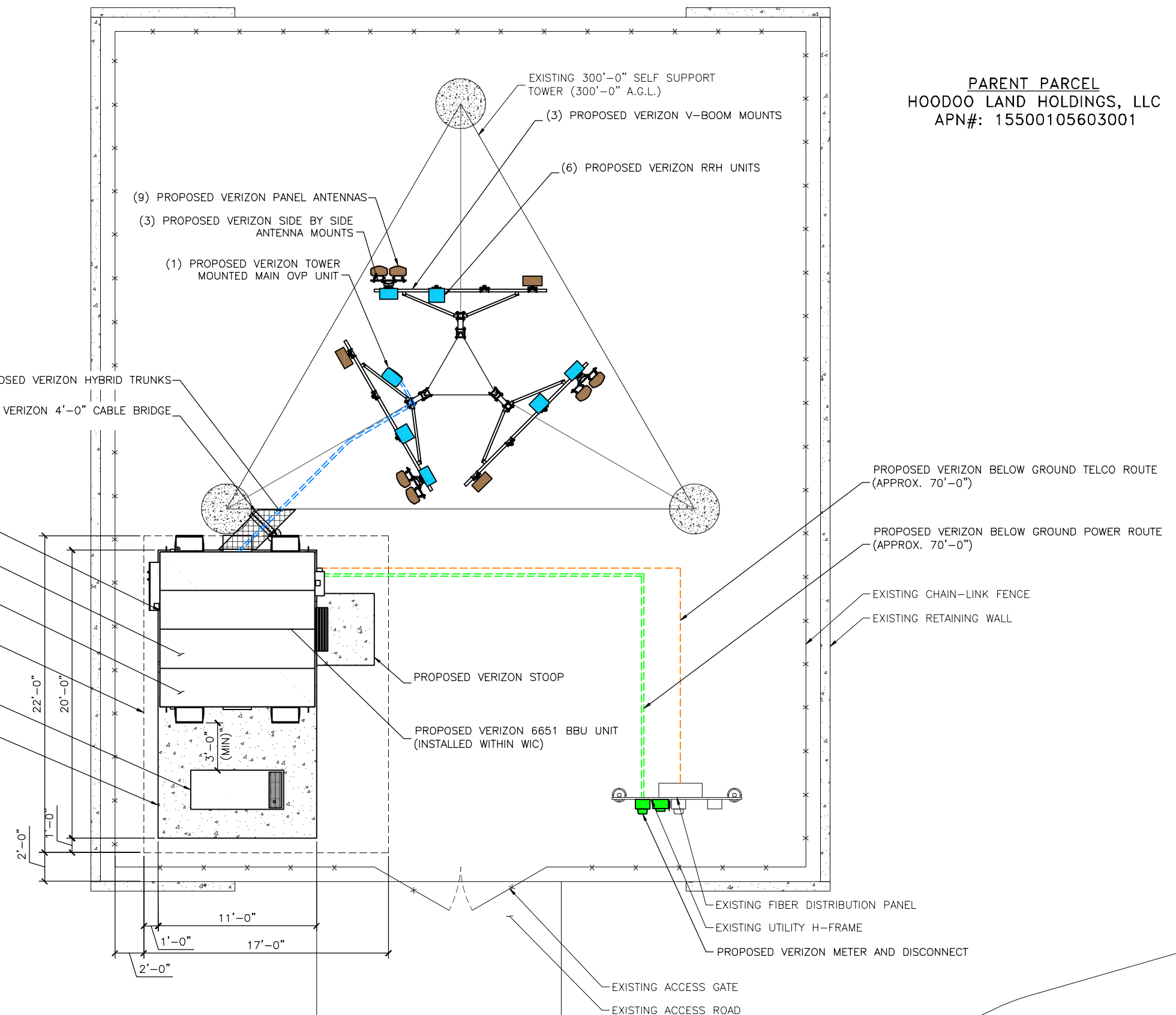
1. PRIOR TO EXCAVATION, CONTRACTOR SHALL CHECK THE AREA FOR UNDERGROUND FACILITIES.
2. INFORMATION SHOWN BELOW FOR DEPICTION PURPOSES ONLY. ALL DATA GATHERED FROM PUBLIC RECORDS AND GENERATED FROM AERIAL IMAGES AND SITE VISITS. INFORMATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND SHOULD NOT BE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

RF DESIGN NOTE:

RF DESIGN NOT AVAILABLE AT THE TIME OF THIS RELEASE. CONSTRUCTION DOCUMENTS WILL NOT BE FINALIZED UNTIL THE OFFICIAL RF DESIGN IS MADE AVAILABLE.

NOTE:

1. STRUCTURAL ANALYSIS MUST BE PERFORMED PRIOR TO THE INSTALLATION OF ANY NEW EQUIPMENT TO DETERMINE THE ADEQUACY OF THE EXISTING STRUCTURE. THIS SET OF CONSTRUCTION DRAWINGS DOES NOT CONSTITUTE A STRUCTURAL ANALYSIS.



PARENT PARCEL
 HOODOO LAND HOLDINGS, LLC
 APN#: 15500105603001

SITE PLAN
 SCALE: 1/8" = 1'-0"
 NORTH



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| | | |
|-----------------------------------|------------------------------------|-----|
| J5 INFRASTRUCTURE PARTNERS | CHK | |
| | BY | |
| DATE | 11/29/23 | MDA |
| DESCRIPTION | PRELIMINARY - FOR LEASING & ZONING | |
| REV | A | |

PRELIMINARY FOR LEASING/ZONING

PROJECT NAME:
WY1 CODEETSE
 EXISTING 300'-0" SELF SUPPORT TOWER (OVERALL HEIGHT: 305'-0" A.G.L.) COLLOCATION

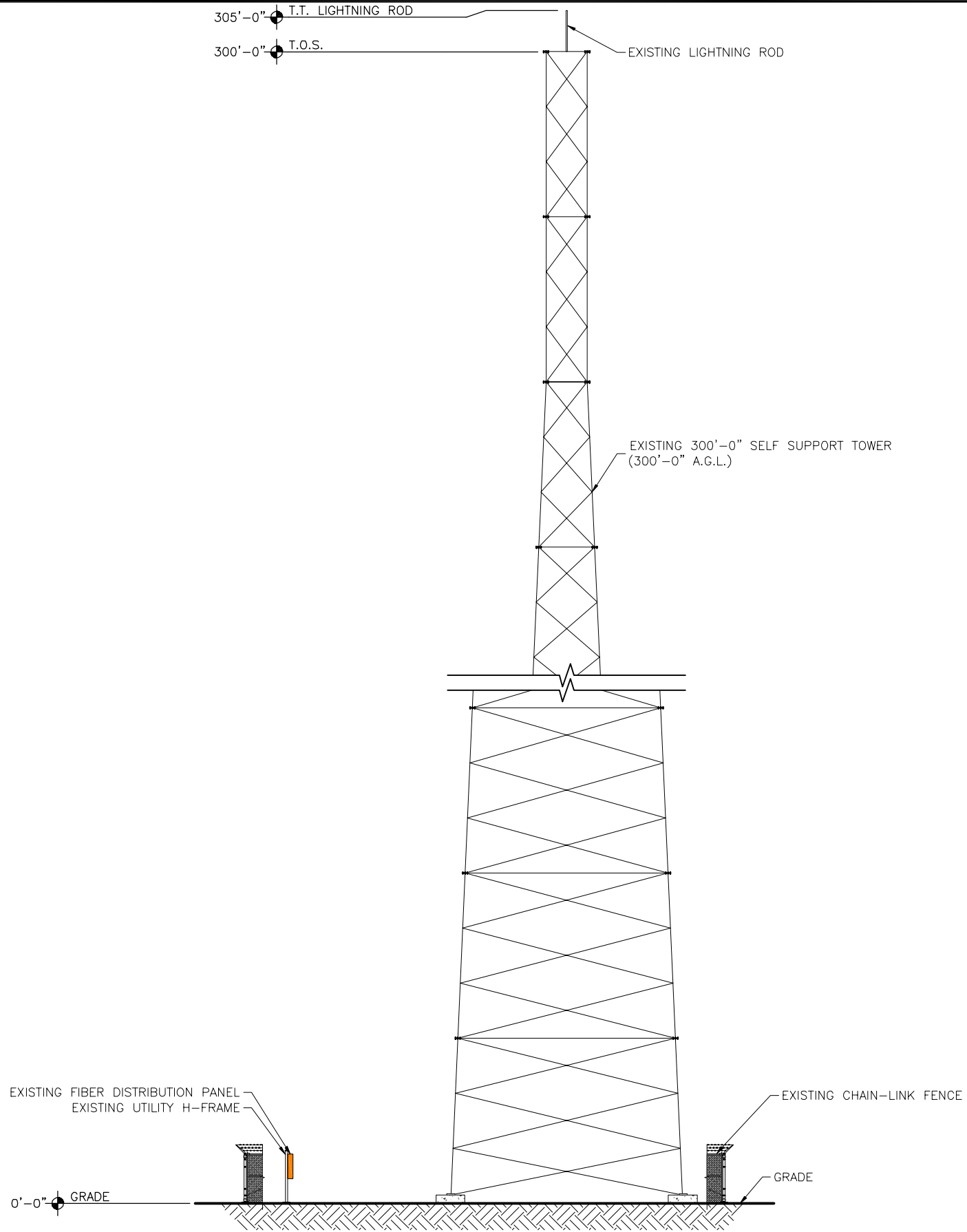
PROJECT ADDRESS:
 HIGHWAY 120 SOUTH
 CODY, WY 82414
 PARK COUNTY

SHEET TITLE:
SITE PLAN

SAVE DATE:
 11/29/2023 4:39 PM

SHEET NUMBER:
C1

HYBRID/COAX
POWER/GROUNDING
FIBER
ANTENNAS / MICROWAVE
RRH/MOVP
PENETRATIONS



EXISTING EAST ELEVATION
SCALE: N.T.S.

KEY:

| | |
|------------|----------------------|
| C.O.R. = | CENTER OF RADIATION |
| A.L. = | ATTACHMENT LEVEL |
| B.T. = | BOTTOM TIP LEVEL |
| T.T. = | TOP TIP LEVEL |
| A.G.L. = | ABOVE GRADE LEVEL |
| B.O.B.P. = | BOTTOM OF BASE PLATE |
| T.O.S. = | TOP OF STRUCTURE |

DESIGNED FOR:
verizon
2730 BOZEMAN AVE.
HELENA, MONTANA 59601

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| | | | | |
|--------------|------------------------------------|----------|-----|---|
| DESIGNED BY: | J5 INFRASTRUCTURE PARTNERS | | CHK | |
| | | | BY | |
| REV | DESCRIPTION — FOR LEASING & ZONING | DATE | | |
| | | | | |
| A | PRELIMINARY | 11/29/23 | MDA | - |

PRELIMINARY
FOR LEASING/ZONING

PROJECT NAME:
WY1 CODEETSE
EXISTING 300'-0" SELF SUPPORT TOWER
(OVERALL HEIGHT: 305'-0" A.G.L.)
COLLOCATION

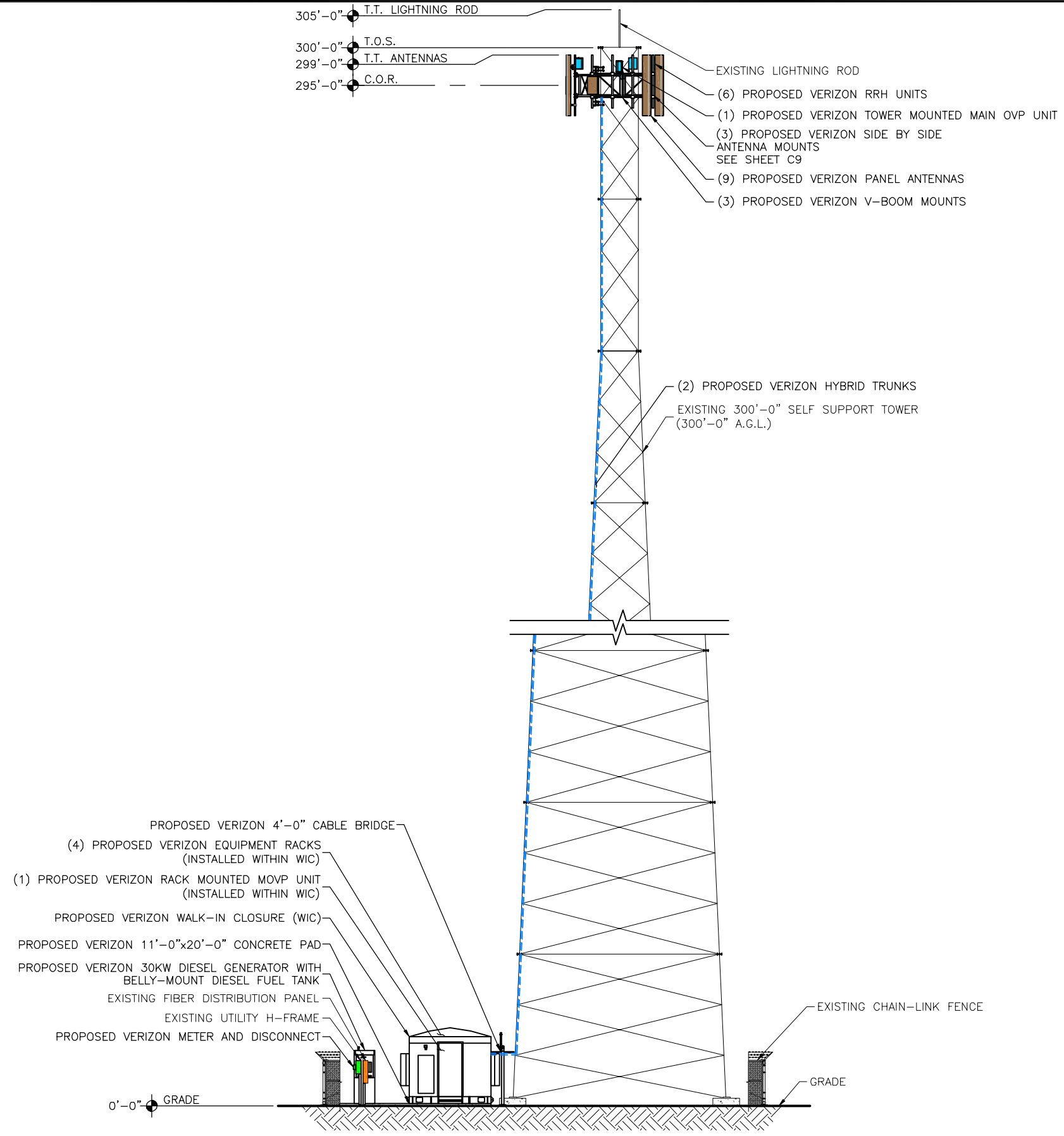
PROJECT ADDRESS:
HIGHWAY 120 SOUTH
CODY, WY 82414
PARK COUNTY

SHEET TITLE:
ELEVATIONS

SAVE DATE:
11/29/2023 4:39 PM

SHEET NUMBER:
C2

PENETRATIONS
 RRH/MOVP
 ANTENNAS / MICROWAVE
 FIBER
 POWER/GROUNDING
 HYBRID/COAX



PROPOSED EAST ELEVATION
 SCALE: N.T.S.

KEY:

| | |
|------------|----------------------|
| C.O.R. = | CENTER OF RADIATION |
| A.L. = | ATTACHMENT LEVEL |
| B.T. = | BOTTOM TIP LEVEL |
| T.T. = | TOP TIP LEVEL |
| A.G.L. = | ABOVE GRADE LEVEL |
| B.O.B.P. = | BOTTOM OF BASE PLATE |
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DESIGNED FOR:
verizon
 2730 BOZEMAN AVE.
 HELENA, MONTANA 59601

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| | | |
|--------------|------------------------------------|-------------------------------------|
| DESIGNED BY: | J5 INFRASTRUCTURE PARTNERS | |
| | REV | DESCRIPTION |
| A | PRELIMINARY - FOR LEASING & ZONING | DATE: 11/29/23 BY: MDA CHK: - |

PRELIMINARY
 FOR LEASING/ZONING

PROJECT NAME:
 WY1 CODEETSE
 EXISTING 300'-0" SELF SUPPORT TOWER
 (OVERALL HEIGHT: 305'-0" A.G.L.)
 COLLOCATION

PROJECT ADDRESS:
 HIGHWAY 120 SOUTH
 CODY, WY 82414
 PARK COUNTY

SHEET TITLE:
 ELEVATIONS

SAVE DATE:
 11/29/2023 4:39 PM

SHEET NUMBER:
 C3

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- 4.3) Subsurface Water
- 4.4) Frost

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- 5.2) Drilled Shaft Foundation
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- 5.3) Modulus of Subgrade Reaction

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7) SOIL RESISTIVITY

8) CONSTRUCTION CONSIDERATIONS - SHALLOW FOUNDATION

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- 8.2) Dewatering/Foundation Evaluation/Subgrade Preparation
- 8.3) Fill Placement and Compaction
- 8.4) Reuse of Excavated Soil

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APPENDIX A

Boring Layout

APPENDIX B

Boring Log



1) PROJECT DESCRIPTION

It is understood a self supporting tower is being planned for construction at the above referenced site. The structure loads can be obtained from the tower manufacturer.

2) SITE EXPLORATION

The field exploration included the performance of one soil test boring (B-1). The boring was advanced to the auger refusal depth of 25.7 feet below ground surface (bgs) at the approximate location of the proposed self supporting tower. The boring was performed by a track-mounted drill rig using continuous flight hollow stem augers to advance the hole. Split-spoon samples and Standard Penetration Test (SPT) resistance values (N-values) were obtained in accordance with ASTM D1586 at a frequency of four samples in the top 10 feet and two samples in every 10 feet thereafter.

The Split-spoon samples were transported to the TEP laboratory where they were classified by a qualified representative of the Geotechnical Engineer in general accordance with the Unified Soil Classification System (USCS), using visual-manual identification procedures (ASTM D2488).

A boring location plan showing the approximate boring location and the boring log presenting the subsurface information obtained, accompanied with a brief guide to interpreting the boring log, are included in Appendix A and B, respectively.

3) SITE CONDITIONS

The site is located at Highway 120 South in Cody, Park County, Wyoming. The proposed tower and compound are to be located in scrubland. The ground topography is moderately sloping downward to the east.

4) SUBSURFACE CONDITIONS

The following description of subsurface conditions is brief and general. For more detailed information, the individual boring log contained in Appendix B may be consulted.

4.1) Soil

The USCS classification of the soils encountered in the boring is CL. The Standard Penetration Resistance ("N" Values) recorded in the subsurface materials range from 8 blows per foot of penetration to 50 blows with 1 inch of penetration.

4.2) Rock

Decomposed sandstone was encountered at a depth of 2.5 feet (bgs), transitioning to decomposed mudstone at 5 feet (bgs) in the boring. Weathered sandstone was encountered at a depth of 15 feet (bgs), transitioning to weathered mudstone at a depth of 20 feet (bgs) in the boring. Refusal of auger advancement was encountered at a depth of 25.7 feet (bgs) in the boring.

4.3) Subsurface Water

Subsurface water was not encountered in the boring at the time of drilling. It should be noted the subsurface water level will fluctuate during the year due to seasonal variations, precipitation events and construction activity in the area.

4.4) Frost

The Telecommunications Industry Association (TIA) frost depth for Park County, Wyoming is 60 inches.



5) TOWER FOUNDATION ANALYSIS

Based on the boring data, it is the opinion of TEP that a pier for each leg extending to a single large mat foundation, an individual pier and spread footing for each leg or a single drilled shaft for each leg can be used to support the new tower. If the drilled shaft foundation option is utilized, design of the foundation should ensure termination in a known material. The following presents TEP’s conclusions and recommendations regarding the foundation types.

5.1) Shallow Foundation

Based on preliminary site information, the site is located on moderately sloping ground with approximately 22 feet of elevation change across the planned 80-foot lease area. It is recommended that foundation designs account for site grades being raised with excavation spoils or that foundation drawings specify minimum embedment depths based on existing site elevations and factor in ground slopes.

The following values may be used for design of a shallow foundation. The foundation should bear a minimum of 60 inches below the ground surface to penetrate the frost depth and with sufficient depth to withstand overturning of the tower. To resist the overturning moment, the weight of the concrete and any soil directly above the foundation can be used. The values provided in Table 1 consider ground surface elevation at the time of the subsurface exploration and undisturbed, native materials. Due to the construction process disturbing the in-situ soils and reducing the soil densities above the new foundation from those provided in Table 1, TEP recommends that the foundation designer specify a minimum depth and unit weight for compacted backfill to resist overturning of the new shallow foundation.

Table 1 – Shallow Foundation Design Parameters

| Depth | | Subsurface Material | Gross Ultimate Bearing ^{1,2} (psf) | Cohesion ¹ (psf) | Friction Angle ¹ (degrees) | Effective Unit Weight (pcf) | Friction Factor |
|-------|--------|-------------------------------------|---|-----------------------------|---------------------------------------|-----------------------------|-----------------|
| Top | Bottom | | | | | | |
| 0 | 2.5 | CL ³ | 5850 | 975 | - | 110 | 0.30 |
| 2.5 | 5 | Decomposed Sandstone ^{3,4} | 6300 | - | 28 | 120 | 0.34 |
| 5 | 7.5 | Decomposed Mudstone ⁴ | 28550 | - | 38 | 120 | 0.47 |
| 7.5 | 10 | Decomposed Mudstone ⁴ | 36050 | - | 38 | 120 | 0.47 |
| 10 | 15 | Decomposed Mudstone ⁴ | 58350 | - | 38 | 120 | 0.47 |

Notes:

- 1) These values should be considered ultimate soil parameters.
- 2) Bearing values consider a foundation width ranging from 8 to 40 feet and less than 1 inch of total settlement. Slope effects have been applied considering a maximum estimated slope of 15 degrees at and below the tower foundation.
- 3) Values have been modified to account for strength losses due to freeze/thaw cycles.
- 4) Due to the decomposed nature of the rock, cohesion of the rock cannot be relied upon for strength parameters. The indicated layer has been evaluated as a granular material.

Bearing above the seasonal frost depth may lead to settlement and rotation, settlement of the base, and potential and progressive movement downhill. Foundations bearing above the frost depth may experience fluctuations in vertical movements with the annual frost/thaw. If tower foundation bears above frost depth, more frequent maintenance visits should be made.



5.2) Drilled Shaft Foundation

The following values may be used for design of a drilled shaft foundation. TEP recommends the side frictional and lateral resistance values developed in the top section of the caisson for a depth equal to half the diameter of the caisson or the frost depth, whichever is greater, be neglected in design calculations. The values presented in Table 2 are based on the ground surface elevation at the time of the subsurface exploration.

Table 2 – Drilled Shaft Foundation Design Parameters

| Depth | | Subsurface Material | Gross Ultimate Bearing ¹ (psf) | Ultimate Side Frictional Resistance ¹ (psf) | Cohesion ¹ (psf) | Friction Angle ¹ (degrees) | Effective Unit Weight (pcf) |
|-------|--------|-------------------------------------|---|--|-----------------------------|---------------------------------------|-----------------------------|
| Top | Bottom | | | | | | |
| 0 | 2.5 | CL ² | 2125 | 530 | 975 | - | 110 |
| 2.5 | 5 | Decomposed Sandstone ^{2,3} | 1775 | 160 | - | 28 | 120 |
| 5 | 7.5 | Decomposed Mudstone ³ | 15750 | 390 | - | 38 | 120 |
| 7.5 | 10 | Decomposed Mudstone ³ | 22575 | 550 | - | 38 | 120 |
| 10 | 15 | Decomposed Mudstone ³ | 29475 | 800 | - | 38 | 120 |
| 15 | 20 | Weathered Sandstone | 65950 | 1330 | 100 | 42 | 125 |
| 20 | 25 | Weathered Mudstone | 79275 | 1670 | 200 | 40 | 125 |
| 25 | 25.7 | Weathered Mudstone | 113000 | 2040 | 500 | 40 | 125 |

Notes:

- 1) These values should be considered ultimate soil parameters.
- 2) Values have been modified to account for strength losses due to freeze/thaw cycles.
- 3) Due to the decomposed nature of the rock, cohesion of the rock cannot be relied upon for strength parameters. The indicated layer has been evaluated as a granular material.

Relying on soil strengths above the seasonal frost depth may lead to settlement and rotation, and settlement of the base. Where analysis of foundations relies on strengths of soils above the frost depth, more frequent maintenance visits should be made to check plumb and verify vertical movements of the foundation have not occurred.

5.3) Modulus of Subgrade Reaction

A vertical modulus of subgrade reaction and a horizontal modulus of subgrade reaction may be derived using the following equations and soil parameters for analysis of foundations.

$$k_{s-v} = 12 \cdot SF \cdot q_a$$

$$k_{s-h} = k_{s-v} \cdot B$$

Where;

q_a = Allowable Bearing Capacity (ksf)

SF = Factor of Safety

B = Base width (ft), use 1 if $B < 1$ ft.

k_{s-v} = Vertical Modulus of Subgrade Reaction (kcf)

k_{s-h} = Horizontal Modulus of Subgrade Reaction (ksf)



6) SEISMIC SITE CLASS

The Site Class, per Section 1613.2.2 of the 2018 International Building Code (2018 IBC) and Chapter 20 of ASCE 7 (2016), based on the site soil conditions is Site Class C.

7) SOIL RESISTIVITY

A soil resistivity test was performed at the TEP laboratory in accordance with ASTM G57 (Standard Test Method for Measurement of Soil Resistivity Using the Four Electrode Soil Box Method). The test result indicates a resistivity of 1,900 ohms-cm. It should be noted that soil resistivity will fluctuate during the year due to seasonal variations, precipitation events and depth below surface.



8) CONSTRUCTION CONSIDERATIONS - SHALLOW FOUNDATION

The following recommendations pertain to the newly proposed tower foundation only. Should additional recommendations be required for lightly loaded support structures, such as the equipment shelter, TEP can provide these, at the client's request, for an additional fee.

8.1) Excavation

The boring data indicates excavation to the expected subgrade level for the shallow foundation will extend through clay, decomposed sandstone and potentially decomposed mudstone. A large, tracked excavator should be able to remove the materials with moderate to high difficulty. Rock teeth and/or a pneumatic hammer may be necessary to remove the decomposed rock materials. TEP anticipates the depth to the surface of the rock will vary outside of the boring location.

Excavations should be sloped or shored in accordance with local, state and federal regulations, including OSHA (29 CFR Part 1926) excavation trench safety standards. It is the responsibility of the contractor for site safety. This information is provided as a service and under no circumstance should TEP be assumed responsible for construction site safety.

8.2) Dewatering/Foundation Evaluation/Subgrade Preparation

As subsurface water was not encountered during the subsurface exploration, dewatering will not likely be required. However, should subsurface water be encountered during construction, it can likely be controlled with the use of a sump and pump system and/or trenches. Dewatering components should be placed to not interfere with the placement of backfill materials and/or concrete foundations and should be utilized to keep the localized water table below the bottom of any excavation.

After excavation to the design elevation for the footing, the materials should be evaluated by a Geotechnical Engineer or a representative of the Geotechnical Engineer prior to reinforcement and concrete placement. This evaluation should include probing, shallow hand auger borings and dynamic cone penetrometer testing (ASTM STP 399) to help verify that suitable residual material lies directly under the foundation and to determine the need for any undercut and replacement of unsuitable materials. Loose surficial material should be compacted in the excavation prior to reinforcement and concrete placement to stabilize surface soil that may have become loose during the excavation process. TEP recommends a 6-inch layer of compacted dense-graded stone be placed just after excavation to aid in surface stability.

8.3) Fill Placement and Compaction

Backfill materials placed above the shallow foundation to the design subgrade elevation should not contain more than 5 percent by weight of organic matter, waste, debris or any otherwise deleterious materials. To be considered for use, backfill materials should have a maximum dry density of at least 100 pounds per cubic foot as determined by standard Proctor (ASTM D698), a Liquid Limit no greater than 40, a Plasticity Index no greater than 20, a maximum particle size of 4 inches, and 20 percent or less of the material having a particle size between 2 and 4 inches. Because small handheld or walk-behind compaction equipment will most likely be used, backfill should be placed in thin horizontal lifts not exceeding 6 inches (loose).

Fill placement should be monitored by a qualified Materials Technician working under the direction of a Geotechnical Engineer. In addition to the visual evaluation, a sufficient amount of in-place field density tests should be conducted to confirm the required compaction is being attained.



8.4) Reuse of Excavated Soil

The low-plasticity clay, decomposed sandstone and decomposed mudstone that meets the above referenced criteria can be utilized as backfill based on dry soil and site conditions at the time of construction.

9) CONSTRUCTION CONSIDERATIONS - DRILLED SHAFTS

Based on TEP's experience, a conventional drilled shaft rig (Hughes Tool LDH, or equivalent) can be used to excavate to the auger refusal depth of TEP's boring. An earth auger can typically penetrate the materials encountered to the auger refusal depth of the boring with moderate to high difficulty. Materials below the auger refusal depth may require a coring bit or roller-bit to remove. Special excavation equipment may be necessary for a shaft greater than 60-inches in diameter.

The following are general procedure recommendations in drilled shaft construction using the "dry" method:

- 1) Drilling equipment should have cutting teeth to result in a hole with little or no soil smeared or caked on the sides; a spiral like corrugated side should be produced. The shaft diameter should be at least equal to the design diameter for the full depth.
- 2) The drilled shaft should be drilled to satisfy a plumbness tolerance of 1.5 to 2 percent of the length and an eccentricity tolerance of 2 to 3 inches from plan location.
- 3) Refer to Section 4.3) for subsurface water information. Water will fluctuate during the year and during rain events. Any subsurface water should be removed by pumping, leaving no more than 3 inches in the bottom of the shaft excavation.
- 4) A removable steel casing may be installed in the shaft to prevent caving of the excavation sides due to soil relaxation. Loose soils in the bottom of the shaft should be removed.
- 5) The drilled shaft should be evaluated by the Geotechnical Engineer or their representative to confirm suitable end bearing conditions and to verify the proper diameter and bottom cleanliness. The shaft should be evaluated immediately prior to and during concrete operations.
- 6) The drilled shaft should be concreted as soon as practical after excavation to reduce the deterioration of the supporting soils due to caving and subsurface water intrusion.
- 7) The slump of the concrete is critical for the development of side shear resistance. TEP recommends a concrete mix having a slump of 6 to 8 inches be used with the minimum compressive strength specified by the structural engineer. A mix design incorporating super plasticizer will likely be required to obtain this slump.
- 8) The concrete may be allowed to fall freely through the open area in the reinforcing steel cage provided it is not allowed to strike the reinforcing steel or the casing prior to reaching the bottom of the shaft excavation.
- 9) The protective steel casing should be extracted as concrete is placed. A head of concrete should be maintained above the bottom of the casing to prevent soil and water intrusion into the concrete below the casing.



The contractor may elect to utilize the “slurry” method for shaft construction. The following are general procedure recommendations in drilled shaft construction using the “slurry” method:

- 1) Slurry drilled shafts are constructed by conventional caisson drill rigs excavating beneath a drilling mud slurry. Typically, the slurry is introduced into the excavation after the water table has been penetrated and/or the soils on the sides of the excavation are observed to be caving-in. When the design shaft depth is reached, fluid concrete is placed through a tremie pipe at the bottom of the excavation.
- 2) The slurry level should be maintained at a minimum of 5 feet or one shaft diameter, whichever is greater, above the subsurface water level.
- 3) Inspection during excavation should include verification of plumbness, maintenance of sufficient slurry head, monitoring the specific gravity, pH and sand content of the drilling slurry, and monitoring any changes in the depth of the excavation between initial approval and prior to concreting.
- 4) A removable steel casing may be installed in the shaft to prevent caving of the excavation sides due to excavation disturbance and soil relaxation. Loose soils in the bottom of the shaft should be removed.
- 5) The specific gravity or relative density of the drilling mud slurry should be monitored from the initial mixing to the completion of the excavation. An increase in the specific gravity or density of the drilling slurry by as much as 10 percent is indicative of soil particles settling out of the slurry onto the bottom of the excavation. This settling will result in a reduction of the allowable bearing capacity of the bottom of the drilled shaft.
- 6) After approval, the drilled shaft should be concreted as soon as practical using a tremie pipe.
- 7) For slurry drilled shafts, the concrete should have a 6- to 8-inch slump prior to discharge into the tremie. The bottom of the tremie should be set at about one tremie pipe diameter above the excavation. A closure flap at the bottom of the tremie should be used, or a sliding plug introduced into the tremie before the concrete, to reduce the potential for the concrete being contaminated by the slurry. The bottom of the tremie must be maintained in concrete during placement, which should be continuous.
- 8) The protective steel casing should be extracted as concrete is placed. A head of concrete should be maintained above the bottom of the casing to prevent soil and water intrusion into the concrete below the casing.

If variability in the subsurface materials is encountered, a representative of the Geotechnical Engineer should verify that the design parameters are valid during construction. Modification to the design values presented above may be required in the field.

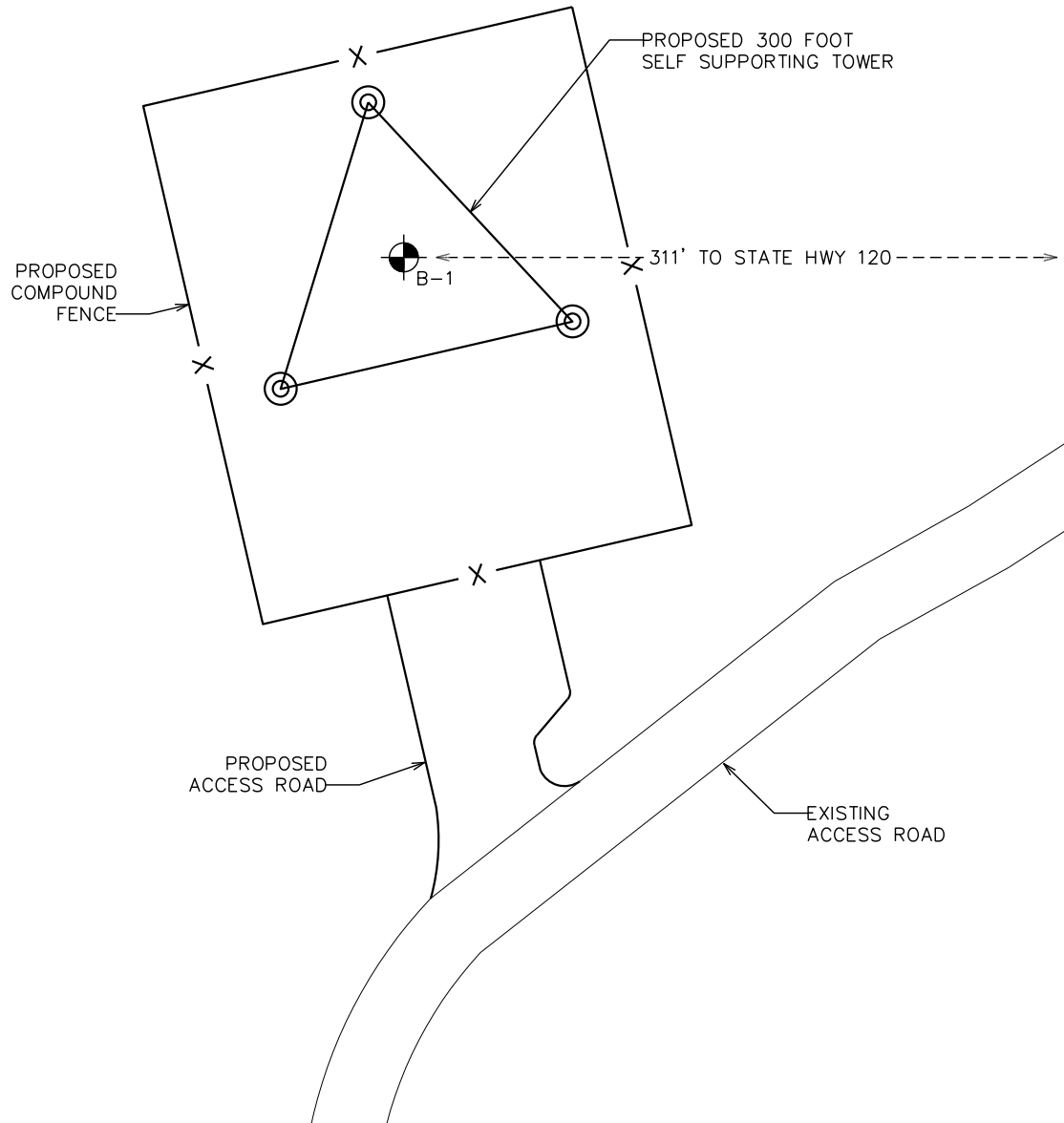


APPENDIX A
BORING LAYOUT





← OPEN
BRUSH
AREA →



BORING LAYOUT

SCALE: N.T.S.

PREPARED BY:

TOWER ENGINEERING PROFESSIONALS
326 TRYON ROAD
RALEIGH, NC 27603
(919) 661-6351
www.tepgroup.net

PREPARED FOR:


BRIDGER TOWER
CORPORATION
1951 EAST 400TH RD
LECOMPTON, KS 66050
(785) 764-6682

PROJECT INFORMATION:

HOODOO RANCH
SITE :# US-WY-5062

HIGHWAY 120 SOUTH
CODY, WY 82414
(PARK COUNTY)

REVISION: 0

TEP JOB #:334054.885763

SHEET NUMBER:

C-1

APPENDIX B
BORING LOG





TEP Engineering Canada, ULC
 168 Lexington Court
 Waterloo, ON N2J 4R9
 Telephone: 519.885.3806
 Email: geotech@tepgroup.net

LOG OF BORING B-1

PROJECT: **Hoodoo Ranch** SITE ID: **US-WY-5062** TEP NO.: **334054**

| | | | | |
|---|---|-----------------------------------|-------------------------------------|---|
| DATE STARTED 3/15/2024 | DRILLING METHOD Hollow Stem Auger | HOLE SIZE 3.25 inches | CITY, STATE Cody, Wyoming | |
| DATE COMPLETE 3/15/2024 | HAMMER WEIGHT/FALL 140lbs / 30in | HAMMER TYPE Auto Hammer | TOTAL DEPTH 25.7 FT | DRILL RIG TYPE CME 55 |
| GROUND EL. | LOGGED BY KWG | CHECKED BY AES | BACKFILL Cuttings | DEPTH/EL. GROUNDWATER Not Encountered |
| BORING LOCATION At the approximate location of the proposed tower | | | | |

| SAMPLE NUMBER | SAMPLE LENGTH (INCHES) | BLOW COUNTS (N) REC% / RQD% | ELEVATION (FEET) | DEPTH (FEET) | SAMPLE GRAPHIC | USCS GRAPHIC | DESCRIPTION AND CLASSIFICATION | REMARKS | POCKET PEN TSF | UNCONFINED STRENGTH, PSF | UNIT WEIGHT PCF |
|---------------|------------------------|--------------------------------|------------------|--------------|----------------|--------------|---|---|----------------|--------------------------|-----------------|
| S1 | 18 | 2-3-5 (8) | | | | | 0.0-2.5: Medium stiff, brown, lean CLAY (CL), few gravel, trace rootlets, moist | | 2.8 | | |
| S2 | 18 | 16-9-16 (25) | | | | | 2.5-5.0: Medium dense, brown, decomposed SANDSTONE, moist | Driller Note: Clay with sandstone layer at 2.5 feet bgs. | | | |
| S3 | 18 | 6-9-13 (22) | | 5 | | | 5.0-7.5: Medium dense, gray, decomposed MUDSTONE, moist | Driller Note: Weathered claystone from 5 to 15 feet bgs. | | | |
| S4 | 18 | 11-18-17 (35) | | | | | 7.5-10.0: to dense, grayish brown | | | | |
| S5 | 18 | 20-36-40 (76) | | 10 | | | 10.0-15.0: to very dense | | | | |
| S6 | 5 | 50/5" | | 15 | | | 15.0-20.0: Very dense, reddish brown, weathered SANDSTONE, moist | Driller Note: Claystone with layers of sandstone from 15 feet bgs to the end of the boring. | | | |
| S7 | 4 | 50/4" | | 20 | | | 20.0-25.7: Very dense, gray, weathered MUDSTONE, moist | | | | |
| S8 | 1 | 50/1" | | 25 | | | 25.7: Boring Terminated - Auger Refusal | | | | |



Tower Engineering Professionals, Inc.
 326 Tryon Road
 Raleigh, NC 27603
 Telephone: 919-661-6351
 Email: Geotech@tepgroup.net

Key to Soil Symbols and Terms

TERMS DESCRIBING CONSISTENCY OR CONDITION

COARSE-GRAINED SOILS (major portions retained on No. 200 sieve): includes (1) clean gravel and sands and (2) silty or clayey gravels and sands. Condition is rated according to relative density as determined by laboratory tests or standard penetration resistance tests.

| <u>Descriptive Terms</u> | <u>SPT Blow Count</u> |
|--------------------------|-----------------------|
| Very Loose | < 4 |
| Loose | 4 to 10 |
| Medium Dense | 11 to 30 |
| Dense | 31 to 50 |
| Very Dense | > 50 |

FINE-GRAINED SOILS (major portions passing on No. 200 sieve): includes (1) inorganic and organic silts and clays (2) gravelly, sandy, or silty clays, and (3) clayey silts. Consistency is rated according to shearing strength, as indicated by penetrometer readings, SPT blow count, or unconfined compression tests.

| <u>Descriptive Terms</u> | <u>SPT Blow Count</u> |
|--------------------------|-----------------------|
| Very Soft | < 2 |
| Soft | 2 to 4 |
| Medium Stiff | 5 to 8 |
| Stiff | 9 to 15 |
| Very Stiff | 16 to 30 |
| Hard | > 30 |

GENERAL NOTES

1. Classifications are based on the Unified Soil Classification System and include consistency, moisture, and color. Field descriptions have been modified to reflect results of laboratory tests where deemed appropriate.

2. Surface elevations are based on topographic maps and estimated locations and should be considered approximate.

3. Descriptions on these boring logs apply only at the specific boring locations and at the time the borings were made. They are not guaranteed to be representative of subsurface condition at other locations or times.

| Group Symbols | Typical Names | Sampler Symbols |
|---------------|---|--|
| | GW Well-graded gravels, gravel-sand mixtures, little or no fines | <input type="checkbox"/> Split Spoon <input checked="" type="checkbox"/> Standard Penetration Test (SPT) <input checked="" type="checkbox"/> Pushed Shelby Tube <input checked="" type="checkbox"/> Auger Cuttings <input checked="" type="checkbox"/> Grab Sample <input checked="" type="checkbox"/> Dynamic Cone Penetrometer <input checked="" type="checkbox"/> Hand Auger <input checked="" type="checkbox"/> Rock Core |
| | GP Poorly-graded gravels, little or no fines/sands | |
| | GM Silty gravels, gravel-sand-silt mixtures | |
| | GC Clayey gravels, gravel-sand-silt mixtures | |
| | SW Well-graded sands, gravelly sands, little or no fines | |
| | SP Poorly-graded sands, little or no fines/sands/gravels | |
| | SM Silty sands, sand-silt mixtures | |
| | SC Clayey sands, sand-clay mixtures | |
| | ML Inorganic silts and very fine sands, rock floor, silty or clayey fine sands or clayey silts with slight plasticity | |
| | CL Inorganic clays of low to medium plasticity, gravelly clays, sandy clays, silty clays, lean clays | |
| | OL Organic silts and organic silty clays of low plasticity | |
| | MH Inorganic silts, micaceous or distomaceous fine sandy or silty soils, elastic silts | |
| | CH Inorganic clays of high plasticity, fat clays | |
| | OH Organic clays of medium to high plasticity, organic silts | |
| | PT Peat and other highly organic soils | |

Information Regarding This Subsurface Exploration Report

The information contained in this report has been specifically tailored to the needs of the client at the time the report was provided, for the specific purpose of the project named in this report. The attached report may not address the needs of contractors, civil engineers, or structural engineers. Anyone other than the named client should consult with the geotechnical engineer prior to utilizing the information contained in the report.

It is always recommended that the full report be read. While certain aspects of the report may seem unnecessary or irrelevant; just as each project and site are unique, so are the subsurface investigation reports and the information contained in them. Several factors can influence the contents of these reports, and the geotechnical engineer has taken into consideration the specific project, the project location, the client's objectives, potential future improvements, etc. If there is any question about whether the attached report pertains to your specific project or if you would like to verify that certain factors were considered in the preparation of this report, it is recommended that you contact the geotechnical engineer.

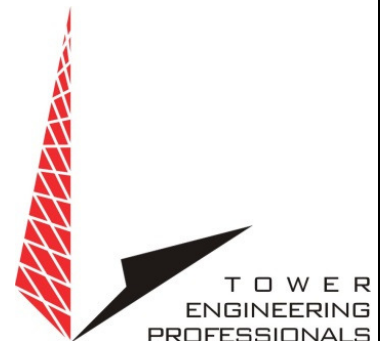
Geotechnical subsurface investigations often are prepared during the preliminary stages of a project and aspects of the project may change later on. Some changes may require a report revision or additional exploration. Some changes that often need to be brought to the attention of the geotechnical engineer include changes in location, size and/or type of structure, modifications to existing structures, grading around the project site, etc. Some naturally occurring changes can also develop that impact the information contained in this geotechnical report such as earthquakes, landslides, floods, subsurface water levels changing, etc. It is always recommended that the geotechnical be informed of known changes at the project site.

Subsurface exploration reports are generated based on the analysis and professional opinions of a geotechnical engineer based on the results of field and laboratory data. Often subsurface conditions can vary – sometimes significantly – across a site and over short distances. It often is helpful to retain the geotechnical engineer's services during the construction process. Otherwise, the geotechnical cannot assume responsibility or liability for report recommendations which may have needed to change based on changing site conditions or misinterpretation of recommendations.

Geotechnical engineers assemble testing and/or boring logs based on their interpretation of field and laboratory data. Testing and/or boring logs should always be coupled with the subsurface exploration report. The geotechnical engineer and Tower Engineering Professionals cannot be held reliable for interpretations, analyses, or recommendations based solely on the testing and/or boring log if it is independent of the prepared report.

The scope of the subsurface exploration report does not include an assessment or analysis of environmental conditions, determination of the presence or absence of wetlands or hazardous or toxic materials on or below the ground surface. Any notes regarding odors, fill, debris, or anything of that nature are offered as general information for the client, often to help identify or delineate natural soil boundaries.

For additional information, please contact the geotechnical engineer named in the attached report.





United States Department of the Interior



FISH AND WILDLIFE SERVICE
Wyoming Ecological Services Field Office
334 Parsley Boulevard
Cheyenne, WY 82007-4178
Phone: (307) 772-2374 Fax: (307) 772-2358
Email Address: wyominges@fws.gov

In Reply Refer To:
Project Code: 2024-0049883
Project Name: Hoodoo Ranch (US-WY-5062)

February 15, 2024

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through IPaC by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)

(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at: <https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf>

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see [Migratory Bird Permit | What We Do | U.S. Fish & Wildlife Service \(fws.gov\)](#).

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see <https://www.fws.gov/library/collections/threats-birds>.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit <https://www.fws.gov/partner/council-conservation-migratory-birds>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Wyoming Ecological Services Field Office

334 Parsley Boulevard

Cheyenne, WY 82007-4178

(307) 772-2374

PROJECT SUMMARY

Project Code: 2024-0049883

Project Name: Hoodoo Ranch (US-WY-5062)

Project Type: Communication Tower New Construction

Project Description: The proposed tower is to be located west of a portion of Wyoming Highway 120, north of the Town of Meeteetse, south of the city of Cody, within the southeastern portion of Park County, Wyoming. The potential area of disturbance associated with the proposed project includes a includes the aforementioned tower within a proposed tower compound lease area measuring 80-ft x 80-ft, a parking and turnaround area measuring approximately 20-ft x 30-ft, an access & utility easement measuring approximately 30-ft x 1,285-ft; these areas are herein referred to as the direct Area of Potential Effects (APE) and totals approximately 6,400-ft² (~0.147-acres). The proposed tower will be located on a rangeland hill side. The parent property is primarily surrounded by rangeland and a highway.

Project Location:

The approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/@44.31840595,-108.940724725,14z>



Counties: Park County, Wyoming

ENDANGERED SPECIES ACT SPECIES

There is a total of 3 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries¹, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

-
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

| NAME | STATUS |
|---|------------|
| Grizzly Bear <i>Ursus arctos horribilis</i> Population: U.S.A., conterminous (lower 48) States, except where listed as an experimental population There is proposed critical habitat for this species. Species profile: https://ecos.fws.gov/ecp/species/7642 | Threatened |

INSECTS

| NAME | STATUS |
|--|-----------|
| Monarch Butterfly <i>Danaus plexippus</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9743 | Candidate |

FLOWERING PLANTS

| NAME | STATUS |
|---|------------|
| Ute Ladies'-tresses <i>Spiranthes diluvialis</i> No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/2159 | Threatened |

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

IPAC USER CONTACT INFORMATION

Agency: Tower Engineering Professionals

Name: Amindra Estrada

Address: 4200 Dahlia St

City: Denver

State: CO

Zip: 80216

Email: aaestrada@tepgroup.net

Phone: 7204858597

From: [Eric Hargett](#)
To: [Jennifer Cramer](#)
Cc: [Jason Brost](#); [Jack Hoffman](#); [Todd Frost](#); [Anne Lawler](#); [Ben McDonald](#); [Brian Edwards](#); [Game and Fish - Corey Class](#); [Game and Fish - Jason Burckhardt](#); [Game and Fish - Laura Burckhardt](#); [Game and Fish - Sam Hochhalter](#); [Game and Fish - Tony Mong](#); [Mary McKinney](#); [Jerry Parker](#); [mfire@tctwest.net](#); [larryfr@tctwest.net](#); [Matt Thomas-Rocky Mountain Power](#); [patrick.street@wyo.gov](#); [Tiffanie May](#); [Shawn Christopherson](#); [Rumsey](#); [joebobwagers@icloud.com](#); [Mayor Yetter](#)
Subject: Re: Agency Notice - Hoodoo Tower #1 SUP-263
Date: Tuesday, April 16, 2024 10:52:47 AM

CAUTION: This email originated from outside of Park County Government.

Jennifer,

If the development on this property is anticipated to result in the discharge of dredged or fill material, stormwater, or other pollutant into a surface water (stream, river, wetland, lake, pond, reservoir, ditch), please consult the following information:

For any dredged or fill activity associated with the proposed project that occurs on a water of the United States, the project proponent may need to secure a 404 permit from the U.S. Army Corps of Engineers and a 401 water quality certification from the Wyoming DEQ. For more information on determining whether a 404 permit and 401 water quality certification may be needed, the project proponent can click on 'How to Apply for a 401 Water Quality Certification for USACE Section 404 Permits' at <https://deq.wyoming.gov/water-quality/watershed-protection/cwa-section-401-turbidity-wetland/401-water-quality-certification/>.

If the dredged or fill activity occurs on a stream or wetland that is not considered a water of the United States, then the project proponent would need to work with the Wyoming DEQ to secure proper coverage for the activity.

For activities that will clear, grade or otherwise disturb 1 or more acres of land and there is a potential for discharge of storm water to surface waters of the state, coverage under a stormwater permit must be obtained from the Wyoming DEQ. More information regarding stormwater permits can be found at <https://deq.wyoming.gov/water-quality/wypdes/discharge-permitting/storm-water-permitting/>.

For any point source discharge to surface waters not related to stormwater runoff or dredged/fill material such as discharges from gravel crushing and washing operations, cofferdam or site dewatering, vehicle or machinery washing, drilling fluids or cuttings, or other material processing operations, coverage under a Wyoming DEQ WYPDES temporary discharge permit may be required. More information on temporary discharge permits can be found at <https://deq.wyoming.gov/water-quality/wypdes/discharge-permitting/>.

Eric

On Tue, Apr 16, 2024 at 10:41 AM Jennifer Cramer <Jennifer.Cramer@parkcounty-wy.gov> wrote:

| Good Morning,

Attached is an application, as well as an application letter, site plan, survey and Fish & Wildlife letter for a 300' self-support cell tower (major utility use). Bridger Tower Corporation proposes to site the tower on an 86.11-acre parcel owned by the Hoodoo Land Holdings, LLC. The proposed tower site is located approximately 12 miles south/southeast of Cody, and approximately 11 miles north/northwest of Meeteetse, on the west side of Highway 120S, approximately ½ mile south of the intersection of County Road 3FK and Highway 120S. The property is within Tract 56, T50N, R101W of the 6th P.M., Park County, Wyoming. The property is within the GR-35 and the GR-M zoning districts, in the Lower Southfork, Meeteetse Local, and Sage Creek planning areas. The use will be within the bounds of GR-35 and the Lower Southfork Planning Area (see attached zoning/planning area map).

The Latitude/ Longitude of the proposed tower: 44°19'05.99"N, -108°56'26.79"W

The PIDN is 15500105603001. Here is a link to the parcel on the Park County Mapserver: [Park County, Wyoming, MapServer \(greenwoodmap.com\)](http://greenwoodmap.com)

This Special Use Permit public hearing will likely be scheduled to be heard by the Planning & Zoning Commission on Wednesday, May 8th, and if possible, please send any comments or concerns by ***Monday, Monday, April 22nd***.

Thank you!

Jenny Cramer

Planner I

Park County Planning & Zoning

1002 Sheridan Avenue, Suite 109

Cody, WY 82414

Phone: 307-527-8540

Fax: 307-527-8515

Email: jennifer.cramer@parkcounty-wy.gov

Website: www.parkcounty-wy.gov

--

Eric Hargett
Monitoring Program Assistant Supervisor
Wyoming Department of Environmental Quality
Water Quality Division
200 W. 17th St.
Cheyenne, Wyoming 82002
(307) 777-6701
eric.hargett@wyo.gov

E-Mail to and from me, in connection with the transaction of public business, is subject to the Wyoming Public Records Act and may be disclosed to third parties.

From: [Jerry Parker](#)
To: [Jennifer Cramer](#)
Subject: RE: Agency Notice - Hoodoo Tower #1 SUP-263
Date: Tuesday, April 16, 2024 10:54:21 AM

Jenny,
Park County Fire District #2 has no comment.

Thank You

Jerry Parker
Administrator/Fire Warden
Park County Fire Protection District #2
1125 11th Street
Cody, WY 82414
307-527-8551
jerry.parker@parkcounty-wy.gov

From: Jennifer Cramer
Sent: Tuesday, April 16, 2024 10:41 AM
To: Jason Brost <jason.brost1@wyo.gov>; Jack Hoffman <jack.hoffman@wyo.gov>; Todd Frost <todd.frost@wyo.gov>; Anne Lawler <Anne.Lawler@parkcounty-wy.gov>; Ben McDonald <Ben.McDonald@parkcounty-wy.gov>; Brian Edwards <Brian.Edwards@parkcounty-wy.gov>; Game and Fish - Corey Class <corey.class@wyo.gov>; Game and Fish - Jason Burckhardt <jason.burckhardt@wyo.gov>; Game and Fish - Laura Burckhardt <laura.burckhardt@wyo.gov>; Game and Fish - Sam Hochhalter <sam.hochhalter@wyo.gov>; Game and Fish - Tony Mong <tony.mong@wyo.gov>; Eric Hargett <eric.hargett@wyo.gov>; Mary McKinney <Mary.McKinney@parkcounty-wy.gov>; Jerry Parker <Jerry.Parker@parkcounty-wy.gov>; mfire@tctwest.net; larryfr@tctwest.net; Matt Thomas-Rocky Mountain Power <Matthew.Thomas@pacificorp.com>; patrick.street@wyo.gov; Tiffanie May <tiffanielmay@gmail.com>; Shawn Christopherson <shawn_cowboys@hotmail.com>; Rumsey <mjrumsey@tctwest.net>; joebobwagers@icloud.com; Mayor Yetter <bymy2003@yahoo.com>
Subject: Agency Notice - Hoodoo Tower #1 SUP-263

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This Special Use Permit public hearing will likely be scheduled to be heard by the Planning & Zoning Commission on Wednesday, May 8th, and if possible, please send any comments or concerns by *Monday, Monday, April 22nd*.

Thank you!

Jenny Cramer

Planner I

Park County Planning & Zoning

1002 Sheridan Avenue, Suite 109

Cody, WY 82414

Phone: 307-527-8540

Fax: 307-527-8515

Email: jennifer.cramer@parkcounty-wy.gov

Website: www.parkcounty-wy.gov

From: [Patrick Street](#)
To: [Jennifer Cramer](#)
Subject: Re: Agency Notice - Hoodoo Tower #1 SUP-263
Date: Tuesday, April 16, 2024 11:19:39 AM

CAUTION: This email originated from outside of Park County Government.

Jennifer,

In conversation with plan review, cell towers are considered a serving utility, as it were. If utility power is to be connected, a wiring permit would be required. Other than that we have no authority.

Pat Street
State Electrical Inspector
307-421-0437

On Tue, Apr 16, 2024 at 10:41 AM Jennifer Cramer <Jennifer.Cramer@parkcounty-wy.gov> wrote:

Good Morning,

Attached is an application, as well as an application letter, site plan, survey and Fish & Wildlife letter for a 300' self-support cell tower (major utility use). Bridger Tower Corporation proposes to site the tower on an 86.11-acre parcel owned by the Hoodoo Land Holdings, LLC. The proposed tower site is located approximately 12 miles south/southeast of Cody, and approximately 11 miles north/northwest of Meeteetse, on the west side of Highway 120S, approximately ½ mile south of the intersection of County Road 3FK and Highway 120S. The property is within Tract 56, T50N, R101W of the 6th P.M., Park County, Wyoming. The property is within the GR-35 and the GR-M zoning districts, in the Lower Southfork, Meeteetse Local, and Sage Creek planning areas. The use will be within the bounds of GR-35 and the Lower Southfork Planning Area (see attached zoning/planning area map).

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The PIDN is 15500105603001. Here is a link to the parcel on the Park County Mapserver: [Park County, Wyoming, MapServer \(greenwoodmap.com\)](#)

This Special Use Permit public hearing will likely be scheduled to be heard by the Planning

th

& Zoning Commission on Wednesday, May 8 , and if possible, please send any comments or concerns by *Monday, Monday, April 22nd* .

Thank you!

Jenny Cramer

Planner I

Park County Planning & Zoning

[1002 Sheridan Avenue, Suite 109](#)

[Cody, WY 82414](#)

Phone: 307-527-8540

Fax: 307-527-8515

Email: jennifer.cramer@parkcounty-wy.gov

Website: www.parkcounty-wy.gov

E-Mail to and from me, in connection with the transaction of public business, is subject to the Wyoming Public Records Act and may be disclosed to third parties.

From: [Jason Brost](#)
To: [Jennifer Cramer](#)
Subject: Re: Agency Notice - Hoodoo Tower #1 SUP-263
Date: Tuesday, April 16, 2024 11:17:03 AM

CAUTION: This email originated from outside of Park County Government.

Jennifer, please disregard my last email, no plan review is needed

.
Jason Brost
Fire Inspector I , Big Horn Basin
Department of Fire Prevention/Electrical Safety
307-431-1976
Jason.brost1@wyo.gov

On Tue, Apr 16, 2024 at 10:41 AM Jennifer Cramer <Jennifer.Cramer@parkcounty-wy.gov> wrote:

Good Morning,

Attached is an application, as well as an application letter, site plan, survey and Fish & Wildlife letter for a 300' self-support cell tower (major utility use). Bridger Tower Corporation proposes to site the tower on an 86.11-acre parcel owned by the Hoodoo Land Holdings, LLC. The proposed tower site is located approximately 12 miles south/southeast of Cody, and approximately 11 miles north/northwest of Meeteetse, on the west side of Highway 120S, approximately ½ mile south of the intersection of County Road 3FK and Highway 120S. The property is within Tract 56, T50N, R101W of the 6th P.M., Park County, Wyoming. The property is within the GR-35 and the GR-M zoning districts, in the Lower Southfork, Meeteetse Local, and Sage Creek planning areas. The use will be within the bounds of GR-35 and the Lower Southfork Planning Area (see attached zoning/planning area map).

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or concerns by *Monday, Monday, April 22nd* .

Thank you!

Jenny Cramer

Planner I

Park County Planning & Zoning

1002 Sheridan Avenue, Suite 109

Cody, WY 82414

Phone: [307-527-8540](tel:307-527-8540)

Fax: [307-527-8515](tel:307-527-8515)

Email: jennifer.cramer@parkcounty-wy.gov

Website: www.parkcounty-wy.gov

E-Mail to and from me, in connection with the transaction of public business, is subject to the Wyoming Public Records Act and may be disclosed to third parties.

From: [Jack Hoffman](#)
To: [Jennifer Cramer](#)
Cc: [Todd Frost](#)
Subject: Re: Agency Notice - Hoodoo Tower #1 SUP-263
Date: Tuesday, April 16, 2024 8:02:04 PM

CAUTION: This email originated from outside of Park County Government.

Jenny,

It appears as though they will be using an existing highway access, and the proposed use does not require a change in use application.

WYDOT has no concerns with the proposal.

Thank you,

On Tue, Apr 16, 2024, 10:41 AM Jennifer Cramer <Jennifer.Cramer@parkcounty-wy.gov> wrote:

Good Morning,

Attached is an application, as well as an application letter, site plan, survey and Fish & Wildlife letter for a 300' self-support cell tower (major utility use). Bridger Tower Corporation proposes to site the tower on an 86.11-acre parcel owned by the Hoodoo Land Holdings, LLC. The proposed tower site is located approximately 12 miles south/southeast of Cody, and approximately 11 miles north/northwest of Meeteetse, on the west side of Highway 120S, approximately ½ mile south of the intersection of County Road 3FK and Highway 120S. The property is within Tract 56, T50N, R101W of the 6th P.M., Park County, Wyoming. The property is within the GR-35 and the GR-M zoning districts, in the Lower Southfork, Meeteetse Local, and Sage Creek planning areas. The use will be within the bounds of GR-35 and the Lower Southfork Planning Area (see attached zoning/planning area map).

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This Special Use Permit public hearing will likely be scheduled to be heard by the Planning

& Zoning Commission on Wednesday, May 8th, and if possible, please send any comments or concerns by *Monday, Monday, April 22nd*.

Thank you!

Jenny Cramer

Planner I

Park County Planning & Zoning

1002 Sheridan Avenue, Suite 109

Cody, WY 82414

Phone: 307-527-8540

Fax: 307-527-8515

Email: jennifer.cramer@parkcounty-wy.gov

Website: www.parkcounty-wy.gov

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WYOMING GAME AND FISH DEPARTMENT

5400 Bishop Blvd. Cheyenne, WY 82006

Phone: (307) 777-4600 Fax: (307) 777-4699
wgfd.wyo.gov

GOVERNOR

Mark Gordon

DIRECTOR

Brian R. Nesvik

COMMISSIONERS

Richard Ladwig, President
Mark Jolovich, Vice President
Ashlee Lundvall
Kenneth D. Roberts
John Masterson
Rusty Bell
Ralph Brokaw

April 22, 2024

WER 51396.00a
Park County Planning & Zoning
Bridger Tower Corporation
Hoodoo Communication Tower
App. #20240403-1
Park County

Jenny Cramer
Park County Planning & Zoning
1002 Sheridan Avenue, Suite 109
Cody, WY 82414
jennifer.cramer@parkcounty-wy.gov

Dear Ms. Cramer,

The staff of the Wyoming Game and Fish Department (Department) has reviewed the proposed Park County Planning & Zoning Special Use Application #20240403-1. The proposed application will authorize the siting of a 300-foot (305-foot with appurtenances) self-supporting communications tower facility located on private land in SE1/4, Section 12, T50N, R101W in Park County. The Department is statutorily charged with managing and protecting all Wyoming wildlife (W.S. 23-1-103). Pursuant to our mission, we offer the following comments for your consideration.

State of Wyoming's Sage Grouse Executive Order 2019-3 (SGEO) – The proposed communication tower is sited in the Oregon Basin Core Population Area for sage-grouse and, due to the tower's overall height, may be within the line-of-sight of multiple occupied Core area sage-grouse leks. Tall anthropogenic structures on the landscape have been shown to negatively impact lek trends and sage-grouse will often avoid previously used habitat once these projects are constructed. These structures may also provide perching and nesting opportunities for raptors and corvids which prey on sage-grouse and their nests.

The proponent entered the project into the Density and Disturbance Calculation Tool (DDCT) on March 6, 2024 to assess compliance with the SGEO. Preliminary calculations show the project assessment area is over the 5% disturbance threshold and would require an Exception to the SGEO. On March 11, 2024, the proponent was notified additional steps were required to complete the DDCT process. To ensure compliance with the SGEO, we recommend:

Jenny Cramer
April 22, 2024
Page 2 of 2 – WER 51396.00a

- The proponent complete the DDCT providing all information requested including meaningful avoidance and minimization strategies to mitigate project impacts to sage-grouse.
- The proponent coordinate with Tony Mong, Cody District Biologist, at 307-586-2870, to explore less impactful areas to site the proposed communication tower.

Other Avian Concerns – The Department commends the proponent for providing the U.S Fish and Wildlife Service (Service) consultation letter with the proposed application. However, it appears the project description entered for consultation only detailed disturbance on the ground and did not include mention of the overall 305-foot tower height. Communication towers which exceed the Service’s standard recommendation of a total height of 199 feet or less often result in increased avian mortality, specifically for night-migrating songbirds. As the Service’s letter was generated through the IPaC automated online process and pertinent project information appears to be lacking, additional consultation based on the tower height and possible FAA lighting requirements may be warranted for avian species protected by federal law.

Thank you for the opportunity to comment. If you have any questions or concerns please contact Chris Henkel, Habitat Protection Biologist, at 307-777-2533.

Sincerely,



Will Schultz
Habitat Protection Supervisor

WS/ch/kgb

cc: U.S. Fish and Wildlife Service
Chris Wichmann, Wyoming Department of Agriculture

Exhibit 2 Rocky Mtn Power Correspondence

Rocky Mtn Power/Pacificorp has power facilities already on the property. They will not design the actual power delivery until we have been issued an E911 Address. Park County won't issue an address until the final stages of permitting. We have a cart before the horse scenario and would accept a condition of final approval being a signed contract with Rocky Mtn Power. Such contract cannot be issued until an E911 address has been received from Park County. Copy of E911 Address application included.

REQUEST FOR ADDRESS ASSIGNMENT

| | | | |
|---|-------------------------------------|--------------------|--------|
| Return to: Public Works Dept. 1131 Eleventh Street Cody, WY 82414 (307) 527-8520 or (307) 754-8520 | RECEIPT # | | |
| | ROAD NAME SIGN | \$ | 150.00 |
| | NEW ADDRESS & ADDRESS MARKER | \$ | 150.00 |
| | REPLACEMENT ADDRESS MARKER | \$ | 50.00 |
| | CORRECTION OF SELF-ASSIGNED ADDRESS | \$ | 250.00 |
| FAILURE TO PROPERLY MARK DRIVEWAY | \$ | 50.00 plus mileage | |

DATE: 3/27/2024

NAME OF PROPERTY OWNER(S): Hoodoo Land Holdings

LEGAL DESCRIPTION: A strip of land, over and across Lot 56 located in portions of Section 12 and Section 13, Township 50 North, Range 101 West, 6th P.M., Park County, Wyoming

DIRECTIONS TO PROPERTY (if difficult to locate): From Cody, south on WY 120 for 14.4 Miles
N 44 19 05.99, W -108 56 26.79

IS DRIVEWAY IN? Yes No IS DRIVEWAY FLAGGED? Yes No

If no, date lath will be placed: existing drive
*Driveway **must be** flagged (use a lath printed with last name).*

REQUESTING PARTY: Derek Dye Bridger Tower Corp PHONE: 785-764-6682

MAILING ADDRESS: 1951 E 400 Road Lecompton, KS 66050

DISCLAIMER: Address assignment by the Park County Public Works Department (Public Works) does not guarantee full or unrestrictive legal access to the property being addressed. Public Works also cannot guarantee emergency response to addressed property if road name signs and address markers are not properly installed, maintained and clearly visible; and/or if the road is not properly built and maintained.

Signature: *Derek Dye* Date: 3/27/24

ALL applicable county permits must be approved before any address can be issued.

FOR OFFICE USE

ADDRESS ASSIGNED: _____ ZIP: _____

ZONING _____ SWW _____ ROW _____

COMMENTS: _____

NOTIFY REQUESTING PARTY: Yes No SENT TO SIGN TECH: _____

CONTACT INFO: _____ Date Notified: _____

FOR FIELD USE

DATE ROAD NAME SIGN PLACED: _____ Initial: _____

DATE ADDRESS MARKER PLACED: _____ Initial: _____

From: [Anne Lawler](#)
To: [Jennifer Cramer](#)
Subject: RE: Agency Notice - Hoodoo Tower #1 SUP-263
Date: Wednesday, April 24, 2024 9:21:15 AM

Also paid in full

Anne Lawler
1st Deputy
Park County Treasurer
307-527-8630

-

Please note new e-mail

Anne.Lawler@parkcounty-wy.gov

From: Jennifer Cramer <Jennifer.Cramer@parkcounty-wy.gov>
Sent: Tuesday, April 16, 2024 10:41 AM
To: Jason Brost <jason.brost1@wyo.gov>; Jack Hoffman <jack.hoffman@wyo.gov>; Todd Frost <todd.frost@wyo.gov>; Anne Lawler <Anne.Lawler@parkcounty-wy.gov>; Ben McDonald <Ben.McDonald@parkcounty-wy.gov>; Brian Edwards <Brian.Edwards@parkcounty-wy.gov>; Game and Fish - Corey Class <corey.class@wyo.gov>; Game and Fish - Jason Burckhardt <jason.burckhardt@wyo.gov>; Game and Fish - Laura Burckhardt <laura.burckhardt@wyo.gov>; Game and Fish - Sam Hochhalter <sam.hochhalter@wyo.gov>; Game and Fish - Tony Mong <tony.mong@wyo.gov>; Eric Hargett <eric.hargett@wyo.gov>; Mary McKinney <Mary.McKinney@parkcounty-wy.gov>; Jerry Parker <Jerry.Parker@parkcounty-wy.gov>; mfire@tctwest.net; larryfr@tctwest.net; Matt Thomas-Rocky Mountain Power <Matthew.Thomas@pacificorp.com>; patrick.street@wyo.gov; Tiffanie May <tiffanielmay@gmail.com>; Shawn Christopherson <shawn_cowboys@hotmail.com>; Rumsey <mjrumsey@tctwest.net>; joebobwagers@icloud.com; Mayor Yetter <bymy2003@yahoo.com>
Subject: Agency Notice - Hoodoo Tower #1 SUP-263

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Thank you!

Jenny Cramer

Planner I

Park County Planning & Zoning

1002 Sheridan Avenue, Suite 109

Cody, WY 82414

Phone: 307-527-8540

Fax: 307-527-8515

Email: jennifer.cramer@parkcounty-wy.gov

Website: www.parkcounty-wy.gov



Mail Processing Center
 Federal Aviation Administration
 Southwest Regional Office
 Obstruction Evaluation Group
 10101 Hillwood Parkway
 Fort Worth, TX 76177

Aeronautical Study No.
 2023-ANM-7415-OE

Issued Date: 01/23/2024

Richard Hickey
 Bridger Cell Assets, LLC
 750 Park of Commerce Dr.
 Suite 200
 Boca Raton, FL 33487

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure: Antenna Tower US-WY-5062 Hoodoo
 Location: meeteetse, WY
 Latitude: 44-19-05.99N NAD 83
 Longitude: 108-56-26.79W
 Heights: 5752 feet site elevation (SE)
 310 feet above ground level (AGL)
 6062 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Emissions from this site must be in compliance with the parameters set by collaboration between the FAA and telecommunications companies and reflected in the FAA 5G C band compatibility evaluation process (such as power, frequencies, and tilt angle). Operational use of this frequency band is not objectionable provided the Wireless Providers (WP) obtain and adhere to the parameters established by the FAA 5G C band compatibility evaluation process. **Failure to comply with this condition will void this determination of no hazard.**

As a condition to this Determination, the structure is to be marked/lighted in accordance with FAA Advisory circular 70/7460-1 M, Obstruction Marking and Lighting, a med-dual system-Chapters 4,8(M-Dual),&15.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Air Missions (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

- At least 10 days prior to start of construction (7460-2, Part 1)
- Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

See attachment for additional condition(s) or information.

This determination expires on 07/23/2025 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

If construction or alteration is dismantled or destroyed, you must submit notice to the FAA within 5 days after the construction or alteration is dismantled or destroyed.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (206) 231-2993, or lynette.farrell@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2023-ANM-7415-OE.

Signature Control No: 606963922-610313851

Lynnette Farrell
Technician

(DNE)

Additional information for ASN 2023-ANM-7415-OE

Part 77 authorizes the FAA to evaluate a structure or object's potential electromagnetic effects on air navigation, communication facilities, and other surveillance systems. It also authorizes study of impact on arrival, departure, and en route procedures for aircraft operating under visual or instrument flight rules, as well as the impact on airport traffic capacity at existing public use airports. Broadcast in the 3.7 to 3.98 GHz frequency (5G C band) currently causes errors in certain aircraft radio altimeters and the FAA has determined they cannot be relied upon to perform their intended function when experiencing interference from wireless broadband operations in the 5G C band. The FAA has adopted Airworthiness Directives for all transport and commuter category aircraft equipped with radio altimeters that prohibit certain operations when in the presence of 5G C band.

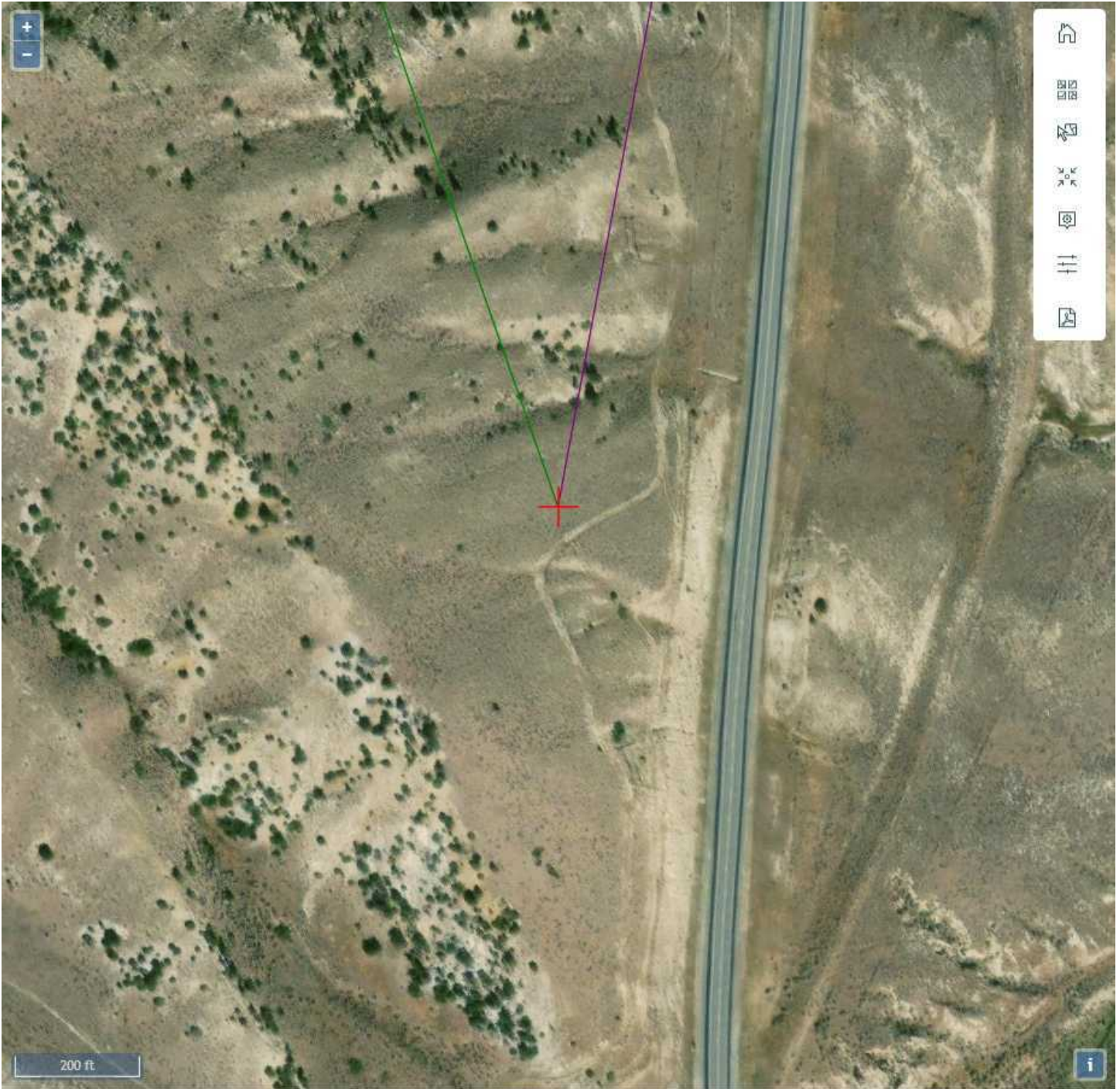
This determination of no hazard is based upon those mitigations implemented by the FAA and operators of transport and commuter category aircraft, and helicopters operating in the vicinity of your proposed location. It is also based on telecommunication industry and FAA collaboration on acceptable power levels and other parameters as reflected in the FAA 5G C band evaluation process.

The FAA 5G C band compatibility evaluation is a data analytics system used by FAA to evaluate operational hazards related to aircraft design. The FAA 5G C band compatibility evaluation process refers to the process in which the telecommunication companies and the FAA have set parameters, such as power output, locations, frequencies, and tilt angles for antenna that mitigate the hazard to aviation. As the telecommunication companies and FAA refine the tools and methodology, the allowable frequencies and power levels may change in the FAA 5G C band compatibility evaluation process. Therefore, your proposal will not have a substantial adverse effect on the safe and efficient use of the navigable airspace by aircraft provided the equipment and emissions are in compliance with the parameters established through the FAA 5G C band compatibility evaluation process.

Any future changes that are not consistent with the parameters listed in the FAA 5G C band compatibility evaluation process will void this determination of no hazard.

Frequency Data for ASN 2023-ANM-7415-OE

| LOW FREQUENCY | HIGH FREQUENCY | FREQUENCY UNIT | ERP | ERP UNIT |
|--------------------------|---------------------------|---------------------------|------------|---------------------|
| 6 | 7 | GHz | 55 | dBW |
| 6 | 7 | GHz | 42 | dBW |
| 10 | 11.7 | GHz | 55 | dBW |
| 10 | 11.7 | GHz | 42 | dBW |
| 17.7 | 19.7 | GHz | 55 | dBW |
| 17.7 | 19.7 | GHz | 42 | dBW |
| 21.2 | 23.6 | GHz | 55 | dBW |
| 21.2 | 23.6 | GHz | 42 | dBW |
| 614 | 698 | MHz | 2000 | W |
| 614 | 698 | MHz | 1000 | W |
| 698 | 806 | MHz | 1000 | W |
| 806 | 901 | MHz | 500 | W |
| 806 | 824 | MHz | 500 | W |
| 824 | 849 | MHz | 500 | W |
| 851 | 866 | MHz | 500 | W |
| 869 | 894 | MHz | 500 | W |
| 896 | 901 | MHz | 500 | W |
| 901 | 902 | MHz | 7 | W |
| 929 | 932 | MHz | 3500 | W |
| 930 | 931 | MHz | 3500 | W |
| 931 | 932 | MHz | 3500 | W |
| 932 | 932.5 | MHz | 17 | dBW |
| 935 | 940 | MHz | 1000 | W |
| 940 | 941 | MHz | 3500 | W |
| 1670 | 1675 | MHz | 500 | W |
| 1710 | 1755 | MHz | 500 | W |
| 1850 | 1910 | MHz | 1640 | W |
| 1850 | 1990 | MHz | 1640 | W |
| 1930 | 1990 | MHz | 1640 | W |
| 1990 | 2025 | MHz | 500 | W |
| 2110 | 2200 | MHz | 500 | W |
| 2305 | 2360 | MHz | 2000 | W |
| 2305 | 2310 | MHz | 2000 | W |
| 2345 | 2360 | MHz | 2000 | W |
| 2496 | 2690 | MHz | 500 | W |
| 3700 | 3980 | MHz | 3280 | W |



From: [Harris, Barbara](#)
To: [Planning](#)
Cc: [Wiitanen, Ross](#); [Olsen, Jonathan](#)
Subject: FW: Please read Special Use Permit Comments (Tower)
Date: Friday, April 26, 2024 7:59:00 AM
Attachments: [image001.png](#)
[image002.png](#)
[20240403 APPLICATION Hoodoo Tower #1 SUP-263.pdf](#)

CAUTION: This email originated from outside of Park County Government.

Dear Park County Planning & Zoning,

The Western Area Power Administration owns and operates its Thermopolis-Big George 230-kV transmission line, currently operating at 115-kV, in Park County, Wyoming. We received notice of a proposed Tower to be installed approximately 158' west of our high voltage transmission line. Although our easement rights are only 80' (40' on either side of the centerline) we have serious concerns of the possibility of the tower falling into the transmission line. To protect our transmission line and prevent customer outages we would like to suggest Bridger Tower Corporation consider relocating the tower at least 325' west of the transmission line. It's vital to protect the safety and integrity of the transmission line and the citizens from any possible power outage.



Please contact me if you need additional information.

Best Regards,

Barbara Harris | Realty Specialist

Western Area Power Administration | Rocky Mountain Region | Loveland, CO

(M) 970-218-7288 | (O) 970-461-7284 | BMHarris@wapa.gov

