

PARK COUNTY PLANNING & ZONING DEPARTMENT

Staff Report – Planning & Zoning Commission

Hoodoo Tower #2 – Public Hearing

Special Use Permit-265

Staff: Jennifer Cramer and Joy Hill

Hearing Date: May 8, 2024

Applicant: Horizon Tower, LLC

Tax ID#: 16490000123000

Planning Area: Meeteetse Local

Zoning District: GR-M

Application: Horizon Tower, LLC (applicant) submitted a Special Use Permit Application (attached), including payment, a written description, Survey, Tower Construction Drawings, a Geotechnical Report, and additional material on April 17, 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 to construct a 195-foot-tall, self-supported, un-guyed tower as part of a wireless communication facility to accommodate up to four wireless carriers.

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 proposed use is within the General Rural Meeteetse (GR-M) zoning district.** 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 the GR-M zoning district provided an SUP is approved.**

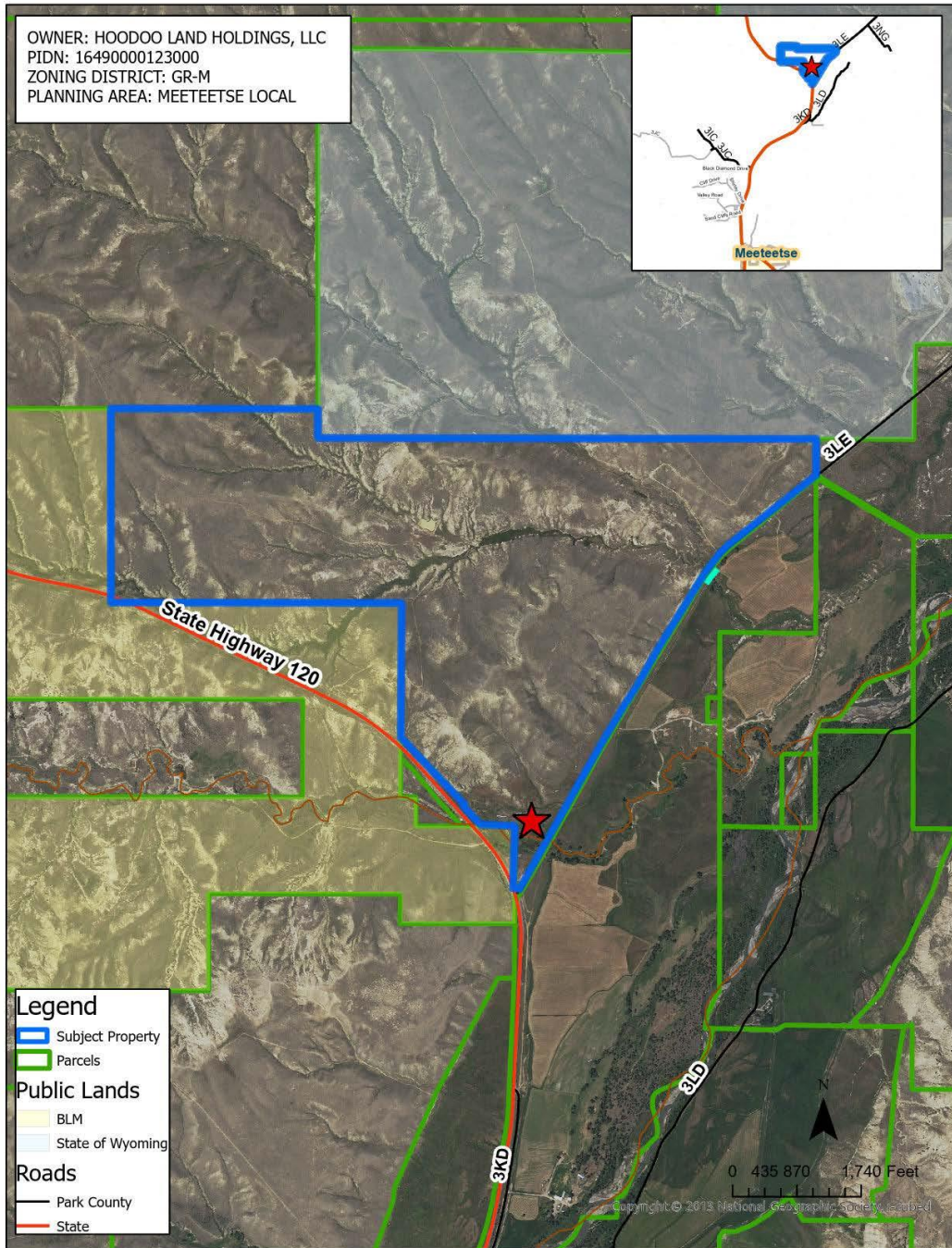
Ownership: Ownership is affirmed by Limited General Warranty Deed dated December 11, 2017 (Doc. #2018-30) to Hoodoo Land Holdings, LLC, a Delaware limited liability company from Hunt Oil Company, a Delaware corporation.

Legal Description: All of that part of Lot 78 lying northeasterly of the northeast boundary line of Wyoming State Highway 120 and that part of Lot 80 lying northeasterly of the northeast

51 boundary line of Wyoming State Highway 120, T49N, R100W, 6th P.M., Park County,
52 Wyoming.

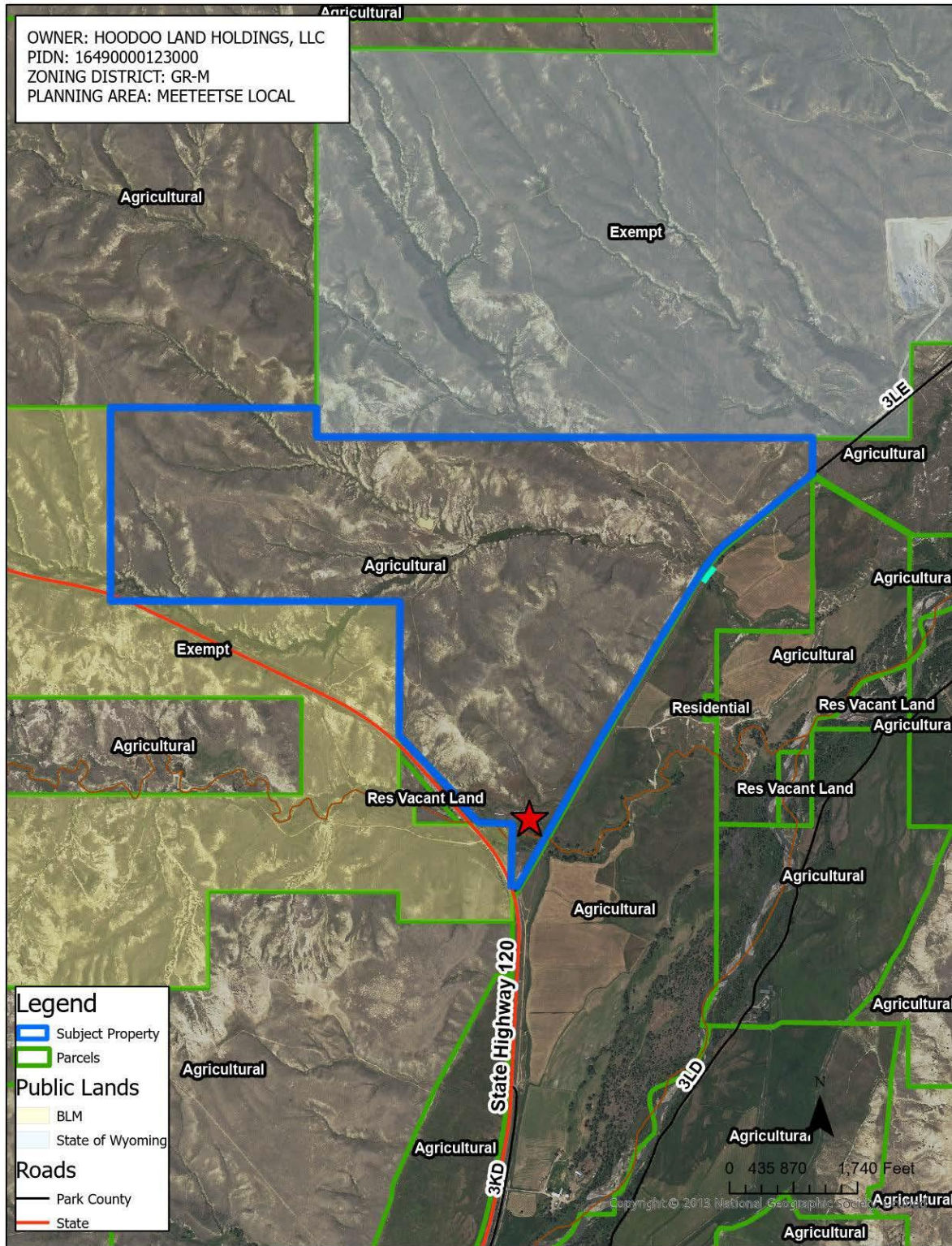
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54 **Location:** As shown in Figure 1, the tower site is approximately 20 miles southeast of Cody,
55 and approximately 5 miles north/northwest of Meeteetse, on the west side of Highway 120 S,
56 approximately 900 feet north of the intersection of County Road 3LE and Highway 120 S. The
57 site's latitude and longitude coordinates are: N44.240067, W-108.828694.



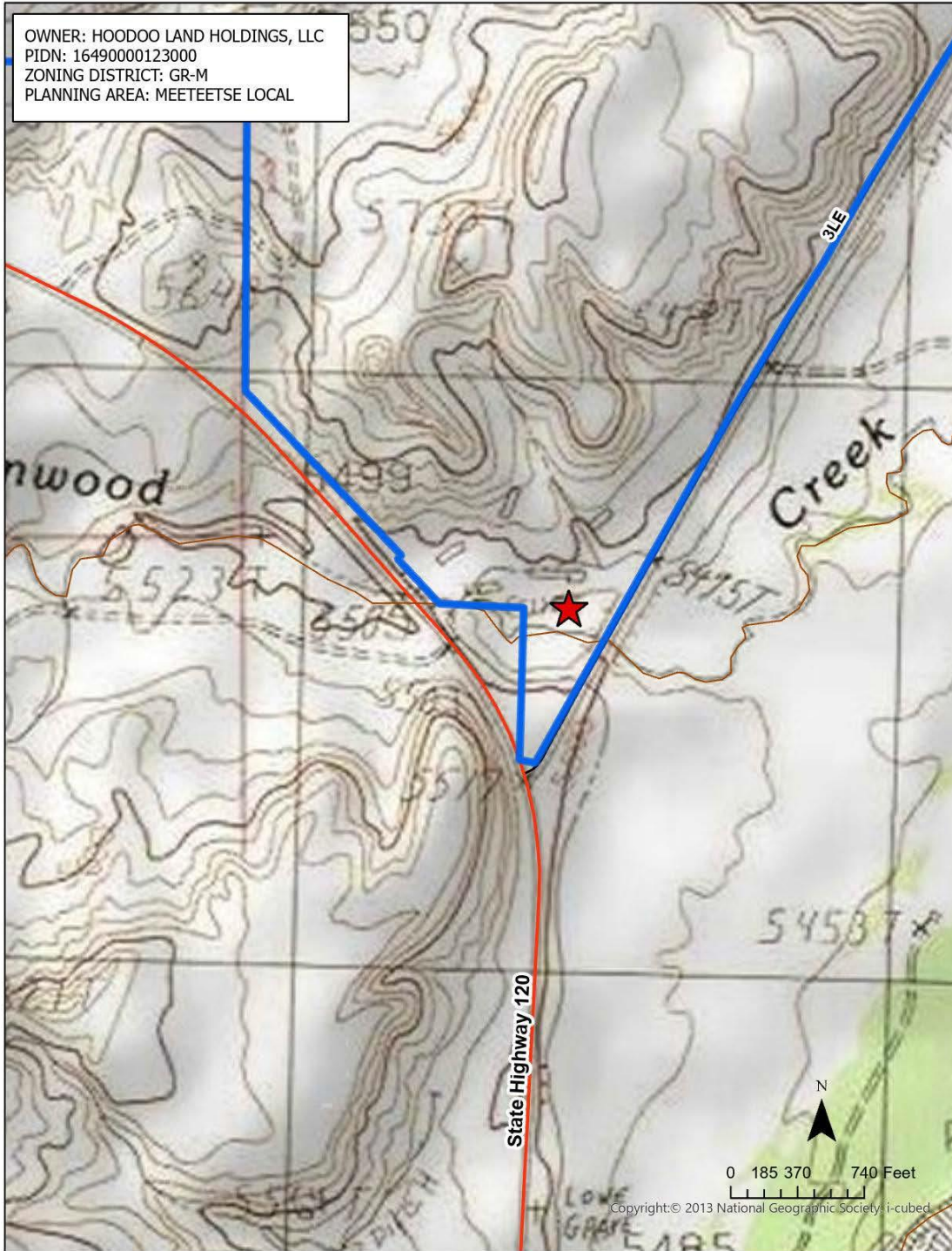
58 **Figure 1: Location Map (parcel outlined in blue and location of the proposed tower is**
59 **indicated by the red star)**

60 **Neighboring Land Use:** Neighboring lands are a combination of federal (BLM) and state-
61 owned exempt lands, agricultural lands, and a residential vacant parcel is situated to the
62 west of the proposed use, as shown in Figure 2.



63 **Figure 2: Neighboring Lands (parcel outlined in blue and location of the proposed**
64 **tower is indicated by the red star)**

66 **Site Characteristics:** As shown in Figure 3, the tower location is in a relatively flat area,
67 near an existing two-track road. The property climbs gently from the tower location toward
68 County Road 3LE and also toward Highway 120 S. The terrain rises more steeply to the
69 north. Cottonwood Creek lies approximately 150 feet south of the tower. The tower center
70 point is at 5483 feet in elevation. The property is primarily rangeland and pasture, with
71 existing livestock corrals near the county roadway.



72 **Figure 3. Topography of Site and Surrounding Area (parcel outlined in blue and**
73 **location of the proposed tower is indicated by the red star)**

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

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84 **Agency Referrals:** Ch. IV, Sec. 4c specifies that discretionary applications be referred to any
85 local, state, or federal agency with relevant interests or expertise. Relevant agencies were
86 notified by staff on April 17, 2024.

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88 Big Horn REA: In an email dated April 9, 2024, Big Horn REA stated the project is within
89 their service area and they have the capability to serve the site. (Attached)

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91 Wyoming Department of Environmental Quality (DEQ): In an email dated April 17, 2024,
92 Eric Hargett provided agency contacts and information for permitting associated with
93 various construction activities. (Attached)

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95 FAA/FCC:

- 96 ➤ On April 17, 2024, the applicant provided a screen shot of the results they obtained
97 utilizing the FAA Notice Criteria Tool. Based on the tower location, elevation and
98 height the project does not exceed the notice criteria, and the applicant will not be
99 required to file with the FAA prior to construction. (Attached)
- 100 ➤ FCC TOWAIR results: On April 26, the applicant provided a screen shot of the
101 results they obtained utilizing the FCC TOWAIR online tool. Based on the tower
102 location, elevation and height the project does not require further action with the
103 FAA. (Attached)

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105 Wyoming Department of Transportation: In an email dated April 18, 2024, WYDOT stated
106 they have no concerns with the proposal, as the site will be accessed from County Road
107 3LE. (Attached)

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109 Wyoming Department of Fire Prevention/Electrical Safety:

- 110 ➤ In an email dated April 24, 2024, the State Electrical Inspector confirmed cell towers
111 are considered a serving utility and if utility power is going to be connected, a wiring
112 permit will be required by their department. (Attached)
- 113 ➤ In a separate email dated April 25, 2024, the Big Horn Basin Fire Inspector
114 confirmed no plan review is needed (regarding fire prevention.) (Attached)

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116 Park County Public Works: In an email dated April 24, 2024, Park County Public Works
117 stated the applicant will need a ROW permit from their office if they will need to improve
118 the existing access from County Road 3LE. Due to the small footprint of the disturbance
119 and the distance from neighbors and the county road, a drainage and erosion control plan
120 will not be required. (Attached) Note: In an email dated April 27, 2024 (previously attached
121 in the packet) the applicant stated that during construction they will implement erosion

122 control measures such as the silt fence shown on drawing Z-5 and re-seeding the
123 disturbance area with a native seed mix.

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

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128 Greybull Valley Irrigation District: In an email dated April 25, 2024, the District stated they
129 do not have any concern with the proposed tower and it will not impact their infrastructure.
130 (Attached)

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132 Wyoming Game & Fish (G&F): In an email dated April 25, 2024, G&F stated they are
133 working with the statewide Habitat Protection group to review the proposed tower and will
134 provide us with those comments once finalized. (Attached)

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136 Park County Fire District #2: Park County Fire District #2 has not responded. Meeteetse
137 Fire Department has not responded.

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139 Park County Weed & Pest (W&P): W&P has not responded.

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141 **Public Comments:** No public comments have been received.

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

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

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- **Applicant statement how compatibility will be achieved:**
- **The proposed, un-manned telecommunications tower is located on a large property that is agricultural.**
- **The tower will be an unmanned facility with no water or sewer needs.**
- **The proposed 50' x 50' fenced compound will host telecommunications base radios and equipment for up to four carriers.**
- **The proposed gravel road to the fenced compound will also facilitate parking outside of the compound's locked gate.**
- **The tower is under 200' tall, eliminating the requirement for top lighting. No blinking lights or strobe lights are likely to be required, unless the FAA determines this location will require lighting. Ground equipment will have work lighting directed by a timer while maintenance crews are present; no constant lighting on the ground or the tower is proposed.**
- **The compound will be equipped with a "Stymie Lock" to allow several locks to be placed for access by each respective carrier, power company and emergency services to allow access 24-7.**
- **No air impacts are known for this facility.**
- **Tower signage at the site will identify Horizon Tower's Site # and contact phone number. "Keep Out" and/or "No Trespassing" signs will be placed at the site as well.**

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- **Local traffic impact will be minimal and will typically include maintenance vehicle trips to the site, once or twice per month, year round.**
 - **Building Setbacks:** No building or structure shall be built within 20 feet of County road right-of-way. **The proposed facility will not be within 20 feet of a County road right-of-way.**
 - **Covenants:** Facility must comply with covenants, if any. **No covenants are proposed or existing.**
 - **Outdoor Lighting:** Proposed lighting, if any, must comply with County regulations. **No tower lighting is proposed, unless required by the FAA. Ground equipment will have work lighting directed by a timer while maintenance crews are present; no constant lighting on the ground or the tower is proposed.**
 - **Nonconformities:** Any nonconforming parcels, structures, or uses must comply with County regulations. **The property has no known nonconformities.**
 - **Nuisance-related:** County regulations define nuisances as any use or non-use of real or personal property that causes injury to others, or endangers life, health, or safety. **No nuisances have been reported.**
 - **Soil Conservation District:** A soil conservation district review, prepared by the local soil conservation district, or a professional soil engineer or geologist, is required when appropriate. **The applicant has provided a Geotechnical Report.**
2. **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
- **Access:** All parcels shall have legally enforceable access. **Access is proposed from County Road 3LE.**
 - **Domestic Water:** Evidence that an adequate water supply in terms of quantity, quality, and dependability for the use is, or will be available is required. **Domestic water is not proposed or required to serve the use.**
 - **Irrigation District:** If the development is located within the boundaries of an Irrigation District, the applicant shall establish a plan regarding the attached water rights and easements for irrigation facilities. **The parcel is located within the boundaries of Greybull Valley Irrigation District. The District confirmed their infrastructure will not be impacted by the proposed use.**
 - **Parking:** Parking regulations apply to multi-family housing and commercial uses. **Designated parking is not needed for the use; however, there is adequate space for parking maintenance vehicles outside of the proposed compound.**
 - **Sewage and wastewater disposal:** Adequate and sanitary sewage disposal systems must be provided when appropriate. **The proposed use will not produce sewage or wastewater. However, if a chemical toilet is used during construction, Park County will require it be properly anchored, and serviced while in place.**

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- **Utilities, public services and infrastructure:** Adequate utilities must exist, or be provided, for the proposed use. **Power will be supplied by Big Horn REA.**
 - **Signs:** Proposed signs, if any, must comply with County regulations. **If signage is proposed at the road, permitting may be required by the County.**
 - **Solid Waste:** Solid waste disposal, if any, must comply with County regulations. **Standard applies. Any solid waste generated at the site will need to be properly stored in bear proof waste receptacles and disposed of by a private company or other means to the County landfill.**
3. **Specific Criteria:** The use complies with all specific criteria stated in these regulations for the use. **No specific criteria are identified for this use.**
4. **Overlay Districts:** The use complies with additional requirements of overlay districts, if applicable. **The use is not located in an overlay district.**

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

240 **Site Plan Review**

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

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

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262 **Staff Findings:**

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1. Horizon Tower, LLC (applicant) submitted a Special Use Permit Application, including payment, a written description, Survey, Tower Construction Drawings, a Geotechnical Report, and additional material on April 17, 2024;
2. The application was signed by J.D. Radakovich, agent representing the property owner;
3. The applicant requests review and approval of a Special Use Permit to construct a 195-foot-tall, self-supported, un-guyed tower as part of a wireless communication facility to accommodate up to four wireless carriers;
4. Applicable regulations are the *Park County, Wyoming, 2015 Development Standards and Regulations*, adopted September 15, 2015;
5. This communication tower is classified as a major utility use;
6. The property is within the General Rural Meeteetse (GR-M) zoning district;
7. A major utility use is allowed in the GR-M zoning district with an approved SUP;
8. Ownership is affirmed by Limited Warranty Deed dated December 11, 2017 (Doc. #2018-30) to Hoodoo Land Holdings, LLC, a Delaware limited liability company;
9. The parcel upon which the proposed development will occur is described as all of that part of Lot 78 lying northeasterly of the northeast boundary line of Wyoming State Highway 120 and that part of Lot 80 lying northeasterly of the northeast boundary line of Wyoming State Highway 120, T49N, R100W, 6th P.M., Park County, Wyoming;
10. The tower site is approximately 20 miles southeast of Cody, and approximately 5 miles north/northwest of Meeteetse, on the west side of Highway 120 S, approximately 900 feet north of the intersection of County Road 3LE and Highway 120 S;
11. Neighboring lands are a combination of federal (BLM) and state-owned exempt lands, agricultural lands, and a residential vacant parcel is situated to the west of the proposed use;
12. The tower location is in a relatively flat area, near an existing two-track road. The property climbs gently from the tower location toward County Road 3LE and also toward Highway 120 S. The terrain rises more steeply to the north. Cottonwood Creek lies approximately 150 feet south of the tower. The tower center point is at 5483 feet in elevation. The property is primarily rangeland and pasture, with existing livestock corrals near the county roadway;
13. Notice requirements have been met;
14. Relevant agencies were notified on April 17, 2024;
15. Big Horn REA can provide electric service to the proposed use;
16. Wyoming DEQ provided agency contacts and information for permitting associated with various construction activities;

- 304 17. Based on the FAA online Notice Criteria Tool and the FCC TOWAIR online
305 tool, the applicant will not be required to file with the FAA prior to construction;
- 306 18. WYDOT confirmed the applicant proposes access from a county road,
307 therefore they have no concern with the project;
- 308 19. The State Electrical Inspector confirmed cell towers are considered a serving
309 utility and if utility power is going to be connected, a wiring permit will be
310 required by their department;
- 311 20. Plan submission and approval is not required by the State Fire Inspector with
312 regard to fire prevention;
- 313 21. Park County Public Works stated the applicant will need a ROW permit from
314 their office if they need to improve the existing access from County Road 3LE.
315 Due to the small footprint of the disturbance and the distance from neighbors
316 and the county road, a drainage and erosion control plan will not be required;
- 317 22. The applicant has stated that during construction they will implement erosion
318 control measures such as the silt fence shown on drawing Z-5, and re-seeding
319 the disturbance area with a native seed mix;
- 320 23. The Park County Treasurer confirmed property taxes have been paid in full;
- 321 24. Greybull Valley Irrigation District does not have concern with the proposed
322 project and they have confirmed it will not impact and District infrastructure;
- 323 25. The Wyoming Game & Fish Department is working with the statewide Habitat
324 Protection group to review the proposed tower and will provide those
325 comments once finalized;
- 326 26. Neither Park County Fire District # 2 nor the Meeteetse Fire District have
327 provided comment;
- 328 27. Park County Weed & Pest has not provided comment;
- 329 28. No public comments have been received;
- 330 29. The applicant provided a statement on how compatibility will be achieved:
- 331 ○ The proposed un-manned telecommunications tower is located on a large
332 property that is agricultural.
- 333 ○ The tower will be an unmanned facility with no water or sewer needs.
- 334 ○ The proposed 50' x 50' fenced compound will host telecommunications
335 base radios and equipment for up to four carriers.
- 336 ○ The proposed gravel road to the fenced compound will also facilitate
337 parking outside of the compound's locked gate.
- 338 ○ The tower is under 200' tall, eliminating the requirement for top lighting. No
339 blinking lights or strobe lights are likely to be required, unless the FAA
340 determines this location will require lighting. Ground equipment will have
341 work lighting directed by a timer while maintenance crews are present; no
342 constant lighting on the ground or the tower is proposed.
- 343 ○ The compound will be equipped with a "Stymie Lock" to allow several locks
344 to be placed for access by each respective carrier, power company and
345 emergency services to allow access 24-7.
- 346 ○ No air impacts are known for this facility.

- 347 ○ Tower signage at the site will identify Horizon Tower's Site # and contact
348 phone number. "Keep Out" and/or "No Trespassing" signs will be placed
349 at the site as well.
350 ○ Local traffic impact will be minimal and will typically include maintenance
351 vehicle trips to the site, once or twice per month, year round.
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353 30. The proposed facility will not be within 20 feet of a County road right-of-way;
354 31. No covenants are proposed or existing;
355 32. No tower lighting is proposed, unless required by the FAA. Ground equipment
356 will have work lighting directed by a timer while maintenance crews are
357 present; no constant lighting on the ground or the tower is proposed;
358 33. This property has no known nonconformities;
359 34. No nuisances on the property have been reported;
360 35. The applicant has provided a Geotechnical Report;
361 36. Access is proposed from County Road 3LE;
362 37. Domestic water is not proposed or required to serve the use;
363 38. Designated parking is not needed for the use, however, there is adequate
364 space for parking outside of the tower compound;
365 39. The proposed use will not produce sewage or wastewater, however if a
366 chemical toilet is used during construction of the site, it is required to be
367 properly anchored and serviced while in place;
368 40. If signage is proposed at the road, permitting may be required by the County;
369 41. Any solid waste generated at the site will need to be properly stored in bear
370 proof waste receptacles and disposed of by a private company or other means
371 to the County landfill;
372 42. No specific criteria are identified for this use;
373 43. The use is not located in an overlay district; and
374 44. Site Plan Review is not required.
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376 **Staff Recommendation:** Should the Commission choose to recommend approval of this use,
377 staff recommends the following conditions of approval.
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- 379 1. Park County noise, lighting, and other nuisance regulations shall apply;
380 2. Prior to the Board's review of the application, the applicant shall provide comments
381 from the following agencies to the Planning and Zoning Department:
382 ➤ Park County Weed & Pest;
383 ➤ Wyoming Game & Fish Department; and
384 ➤ Park County Fire District #2 or the Meeteetse Fire Department;
385 3. If a chemical toilet is used during tower and site construction, it shall be adequately
386 anchored and serviced while in place;
387 4. If signage is proposed at the county road, the applicant shall obtain the necessary
388 permit(s) from the Planning & Zoning Department prior to sign placement;

- 389 5. Any solid waste generated at the site shall be properly stored in bearproof waste
390 receptacles and disposed of by a private company or other means to the County
391 landfill; and
- 392 6. The applicant shall otherwise comply with standards in the *Park County*
393 *Development Standards and Regulations*.

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

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Photo 1. Photo taken near the intersection of County Road 3LE and Highway 120 S, Photographer facing Northwest showing proposed Tower Site.



Photo 2. Photographer facing Northwest toward the proposed Tower Site access.



447 **Photo 3. Photographer facing Northwest showing proposed Tower Site.**
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SUP-265



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: ELD
 Date: 4/17/24
 Receipt #: 24045/ck#1021
 App. #: SUPA 20240417-1

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>Horizon Tower LLC</u>	Name: <u>Hoodoo Land Holdings LLC</u>
Mailing Address: <u>117 Town & Country Drive Suite A</u> <u>Danville, CA 94526</u>	Mailing Address: <u>Mr. JD Radakovich</u> <u>PO Box 850 Cody, WY 82414</u>
Phone: <u>(925) 314-1113 (Trevor Crow 303-905-5346)</u>	Phone: <u>307-899-6221</u>
Email: <u>TC@hossconsulting.com</u>	Email: <u>JDRadakovich@gmail.com</u>

PROPERTY INFORMATION:
 Physical Address: Tower Location: 44 240067, -108 828994 Not addressed
 Property ID # or Deed Recording #: 16490000123000
 Subdivision Name (if applicable*): _____ Lot #: _____
 *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 type="checkbox"/> NO	<input checked="" 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	0		sq. ft.
4. # acres to be utilized for the use			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 checked="" type="checkbox"/> YES		<input type="checkbox"/> NO
11. What are the planned days/hours of operation?	24/7/365 - full-time		
12. How much material will be removed (for mines)			cu. ft. <input checked="" 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.)*

Written Description of the Proposed Use is inserted as a separate page to this Application, located

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

Park County, Wyoming – Planning & Zoning

Special Use Permit Application

Horizon Tower – Hoodoo Land Holdings: Frontier Telecommunications Tower

Written Description of the Proposed Use:

This proposal for a telecommunications tower & compound is on a location currently zoned Agricultural. This Telecommunications Tower would be an unmanned facility with no water or sewer needs. The 50'x50' fenced compound would host telecommunications base radios and equipment for up to four Carriers. The proposed gravel road to the fenced compound would also facilitate parking outside of the compound's locked gate.

This proposed communication tower & facility is designed to be under 200' tall to eliminate the need/requirement for tower top lighting. Because tower is less than 200' tall, no blinking lights nor strobe lights are known to be required, unless determined by the FAA to be required for this location. There are also no known air impacts for this facility.

This proposed 195' tall self-support communication tower is located north of Highway 120 S & Road 3LE. Ground equipment would have work lighting that would be directed by a timer while maintenance crews visit; there will be no constant lighting on the ground nor the tower. The Compound for the Tower would have Stymie Lock to allow several locks to be placed to access the inside of the Compound for the respective carriers, power company, and emergency services to access twenty-four hours every day.

Tower signage would show Horizon Tower's Site # and contact phone number. Tower signage would also illustrate "keep out" and/or "no trespassing". There are no anticipated adverse effects to adjacent properties.

There will be no impact to the local traffic or pedestrian circulation other than occasional visit by maintenance vehicles to visit the Site, which is anticipated to occur on average once or twice every month, year-round. There are no anticipated negative impacts to permitted uses in the area.

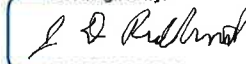
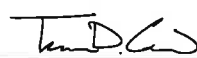
For further information, please contact:

Trevor Crow
303-905-5346
tc@hossconsulting.com

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.*

Mr. JD Radakovich	<small>DocuSigned by:</small>  <small>7499B9EC8A33449</small>	4/15/2024
_____ Owner's Name (required)	_____ Owner's Signature (required)	_____ Date
Trevor D. Crow		4/15/2024
_____ 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: Meeteetse 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: _____

Park County, Wyoming – Planning & Zoning

Special Use Permit Application

Horizon Tower – Hoodoo Land Holdings: Frontier Telecommunications Tower

Written Description of the Proposed Use:

This proposal for a telecommunications tower & compound is on a location currently zoned Agricultural. This Telecommunications Tower would be an unmanned facility with no water or sewer needs. The 50'x50' fenced compound would host telecommunications base radios and equipment for up to four Carriers. The proposed gravel road to the fenced compound would also facilitate parking outside of the compound's locked gate.

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There will be no impact to the local traffic or pedestrian circulation other than occasional visit by maintenance vehicles to visit the Site, which is anticipated to occur on average once or twice every month, year-round. There are no anticipated negative impacts to permitted uses in the area.

For further information, please contact:

Trevor Crow
303-905-5346
tc@hossconsulting.com

From: [Trevor D. Crow](#)
To: [Jennifer Cramer](#)
Cc: [Patrick Kelly](#)
Subject: Re: Hoodoo Tower SUP-265
Date: Friday, April 26, 2024 5:07:41 PM
Attachments: [PastedGraphic1.png](#)
[Screenshot 2024-04-26 at 4.57.02 PM.png](#)

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

Hello Jenny,

Thanks for your time today and for the questions below. You may see my responses in [blue](#).

Also, attached you will find the FCC TOWAIR Determination Results; no required registration with the FCC.

Hope you have a nice weekend, and I will be in touch next week.

Regards,
Trevor

Trevor D. Crow
Hoss Consulting Inc.
303.905.5346
tc@hossconsulting.com



https://wireless2.fcc.gov/UlsApp/AsrSearch/towairResult.jsp%3BJSESSIONID_ASRSEARCH=IPwcnEVGzPw...

FCC Home | Search | Updates | E-Filing | Initiatives | For Consumers | Find People

FCC home page

Antenna Structure Registration

FCC > WTB > ASR > Online Systems > TOWAIR FCC Site Map

TOWAIR Determination Results

[New Search](#) [Printable Page](#) [HELP](#)

***** NOTICE *****

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results	
Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.	
Your Specifications	
NAD83 Coordinates	
Latitude	44-14-24.2 north
Longitude	108-49-43.3 west
Measurements (Meters)	
Overall Structure Height (AGL)	59.4
Support Structure Height (AGL)	59.4
Site Elevation (AMSL)	1671.2
Structure Type	
LTOWER - Lattice Tower	

Tower Construction Notifications
Notify Tribes and Historic Preservation Officers of your plans to build a tower.

ASR Help	ASR License Glossary - FAQ - Online Help - Documentation - Technical Support
ASR Online Systems	TOWAIR - CORES - ASR Online Filing - Application Search - Registration Search
About ASR	Privacy Statement - About ASR - ASR Home

FCC | Wireless | ULS | CORES [Help](#) | [Tech Support](#)

Federal Communications Commission
45 L Street NE
Washington, DC 20554 Phone: 1-877-480-3201
TTY: 1-717-338-2824
[Submit Help Request](#)

On Apr 26, 2024, at 3:28 PM, Jennifer Cramer <Jennifer.Cramer@parkcounty-wy.gov> wrote:

Hi Trevor,

I'm just checking back in! I told you not to rush, but I realized Monday is when we need to have the staff report finalized. I also have a bit more information since I sent the email and list of questions below, so here they are with updates in red:

- The FCC tool is: [TOWAIR Determination \(fcc.gov\)](#) – could you please run the TOWAIR determination and send us the results? **We still need this if possible.** [FCC TOWAIR Determination Results attached.](#) **Being 195' tall, the proposed tower structure does not require further action than the**
- Do you have a letter from the USFWS or the Wyoming Game & Fish Department? I've reached out to G&F, but they haven't responded. If you have something already, that would be great. **Game & Fish may have reached out to you already, but if not, please contact them. The location is within sage grouse core area and they will need more details and probably some additional information, mitigation efforts?** **Thank you, I will contact the Wyoming Game & Fish Department on Monday.**

Since it is a self-support tower – there will not be any guy wires, is that right? **Still need this information. No guy wires, so no footprint larger than the proposed 50'x50' Compound.**

- Do you have a drainage and erosion control plan? I'm not sure it would be required, but if you already have one put together please let me know. **The county will not likely require a drainage and erosion control plan. We do not have a drainage and erosion control plan, but rather will be utilizing erosion control during construction, such as the Silt Fence shown on Z-5 of the ZDs. We will also be spreading native seeds after construction, as directed by Park County.**

If you could answer the questions you can Monday morning, that will be great! Thanks so much!

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: Jennifer Cramer
Sent: Wednesday, April 24, 2024 3:15 PM
To: 'Trevor D. Crow' <tc@hossconsulting.com>
Subject: Hoodoo Tower SUP-265

Hi Trevor,

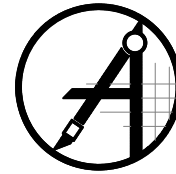
I am putting together the staff report and have a few questions for you:

- The FCC tool is: [TOWAIR Determination \(fcc.gov\)](https://www.fcc.gov/towair) – could you please run the TOWAIR determination and send us the results?
- Do you have a letter from the USFWS or the Wyoming Game & Fish Department? I've reached out to G&F, but they haven't responded. If you have something already, that would be great.
- Since it is a self-support tower – there will not be any guy wires, is that right?
- Do you have a drainage and erosion control plan? I'm not sure it would be required, but if you already have one put together please let me know.

That's all I have so far! Just let me know when you have time – not a rush! 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



4645 S. LAKESHORE DR. #14
TEMPE, ARIZONA 85282
PH. (480) 659-4072
www.ambitconsulting.us

ambit consulting

1-A ACCURACY CERTIFICATION

C/O Horizon Tower, LLC

Date of Survey: 12/06/2023
Date of Issue: 03/14/2024

Site Name: FRONTIER
Site Type: Raw Land
Site Location: State Highway 120 and Road 3LE
Meeteetse WY, 82433
Park County



I, Jason D. Levanen, hereby certify the following coordinates:

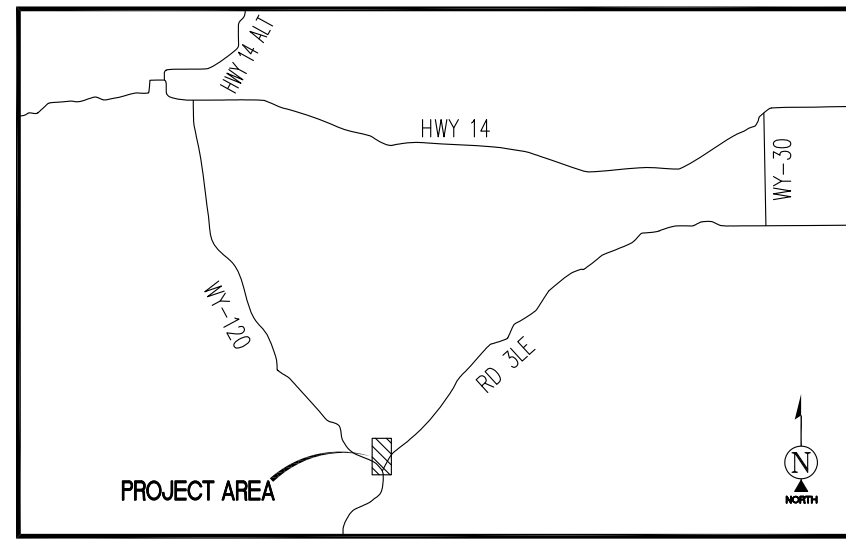
Centroid of Geodetic Coordinates (NAD83) (NORTH AMERICAN DATUM 1983, NAD83)

Latitude: 44 Degrees 14 Minutes 24.24 Seconds North
Longitude: 108 Degrees 49 Minutes 43.30 Seconds West

And further certify that the elevation calls produced hereon are ABOVE MEAN SEA LEVEL (A.M.S.L.).
NORTH AMERICAN DATUM 1988 (NAVD88)

Elevation at Base of **Proposed** Structure = 5483.4 Feet (A.M.S.L.) (NAVD88)

The horizontal accuracy of the latitude and longitude at the center of each sector falls within twenty (20) feet. The elevations (NAVD88) of the ground and fixtures fall within three (3) feet. The measured heights (A.G.L.) are within +/- one (1) foot vertically.



VICINITY MAP
N.T.S.

SURVEY DATE

10/09/2023 AND 12/06/2023

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON THE WYOMING ZONE WEST CENTRAL STATE PLANE COORDINATE SYSTEM BASED ON THE NORTH AMERICAN DATUM OF 1983(2011), DETERMINED BY RAW STATIC GLOBAL POSITIONING SYSTEM EQUIPMENT ON THE NGS OPUS WEBSITE.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 18' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY RAW STATIC GPS DATA PROCESSED ON THE NGS OPUS WEBSITE. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

GRID-TO-GROUND SCALE FACTOR NOTE

ALL BEARINGS AND DISTANCES ARE BASED ON THE WYOMING CENTRAL STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99993799

FLOOD_ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #56029C3475D, DATED 6/18/2010

UTILITY NOTES

SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT 811 AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

SURVEYOR'S NOTES

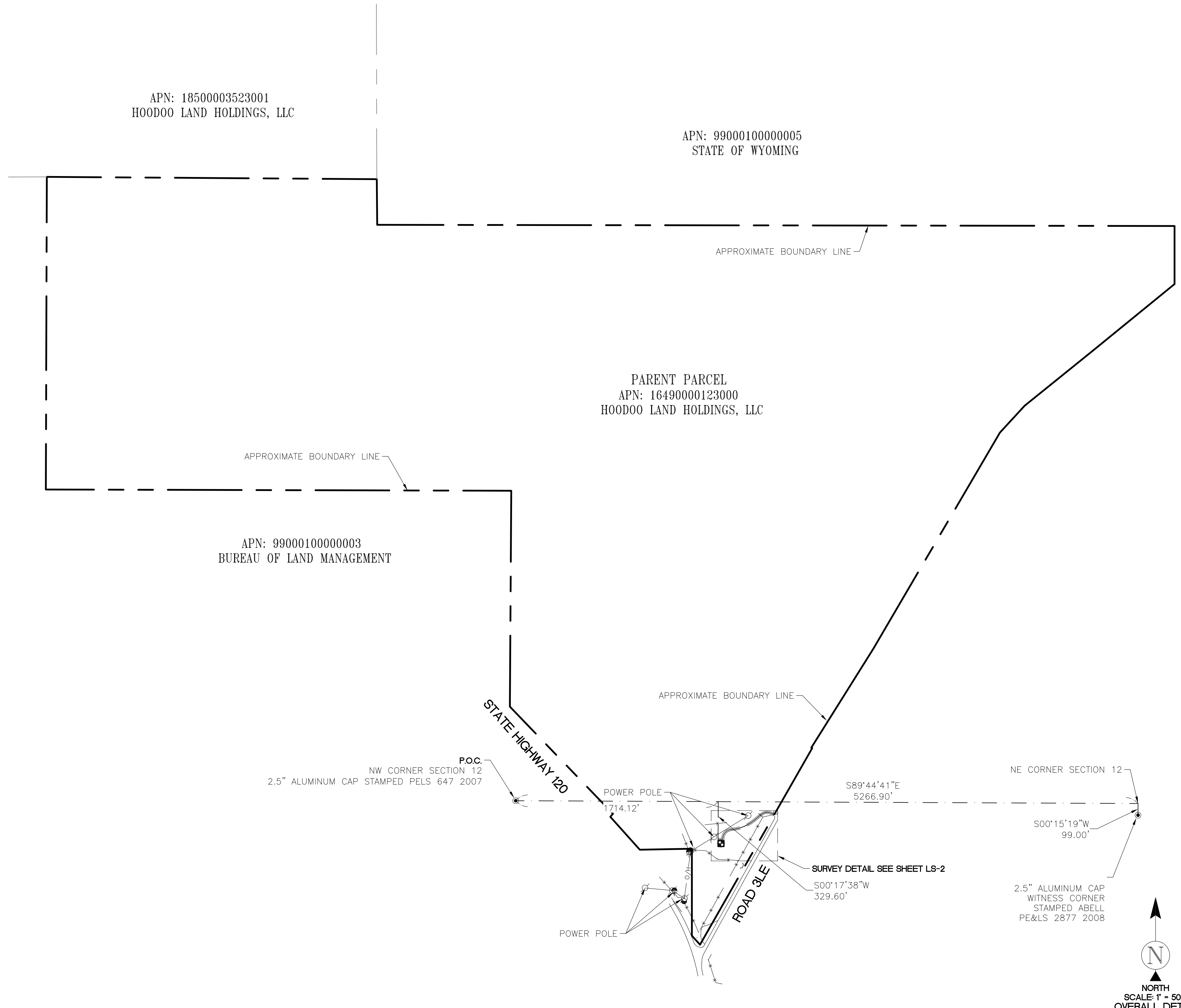
CONTOURS DERIVED FROM DIRECT FIELD OBSERVATIONS AND FOLLOW THE CURRENT NATIONAL MAP STANDARDS FOR VERTICAL ACCURACY.

THE BOUNDARY SHOWN HEREON IS PLOTTED FROM RECORD INFORMATION AND DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE PROPERTY.

ALL DISTANCES SHOWN HEREON ARE GRID DISTANCES.

SURVEYOR HAS NOT PERFORMED A SEARCH OF PUBLIC RECORDS TO DETERMINE ANY DEFECT IN TITLE ISSUED.

LEGEND	
AP	ASPHALT
NG	NATURAL GRADE
P.O.C.	POINT OF COMMENCEMENT
P.O.B.	POINT OF BEGINNING
P.O.T.	POINT OF TERMINUS
	UTILITY POLE
	GUY WIRE
	POSITION OF GEODETIC COORDINATES
	SPOT ELEVATION
	BARBED WIRE FENCE
	OVERHEAD LINES
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	LEASE AREA LIMITS
	MAJOR CONTOUR INTERVAL
	MINOR CONTOUR INTERVAL



HORIZON TOWER, LLC

117 TOWN & COUNTRY DR, SUITE A
DANVILLE, CA 94526

PROJECT INFORMATION:

FRONTIER
STATE HIGHWAY 120 & ROAD 3LE
MEETEETSE, WY 82433
PARK COUNTY

ORIGINAL ISSUE DATE:

10/11/2023

REV.:	DATE:	DESCRIPTION:	BY:
0	10/11/23	PRELIMINARY	CK
1	10/25/23	TITLE ITEM 12(C)	CK
2	12/14/23	ADD'L TOPO (C)	SB
3	2/12/24	DESIGN (C)	CK
4	2/22/24	DESIGN (C)	AC
5	2/28/24	DESIGN (C)	MF
6	3/28/24	FINAL (C)	NS

PLANS PREPARED BY:

CONSULTANT:

1229 CORNWALL AVE.
SUITE 301
BELLINGHAM, WA 98225
PH. (480) 659-4072
www.ambitconsulting.us

ambit consulting

DRAWN BY: CK CHK.: NS APV.: JL

LICENSER:

SHEET TITLE:

SITE SURVEY

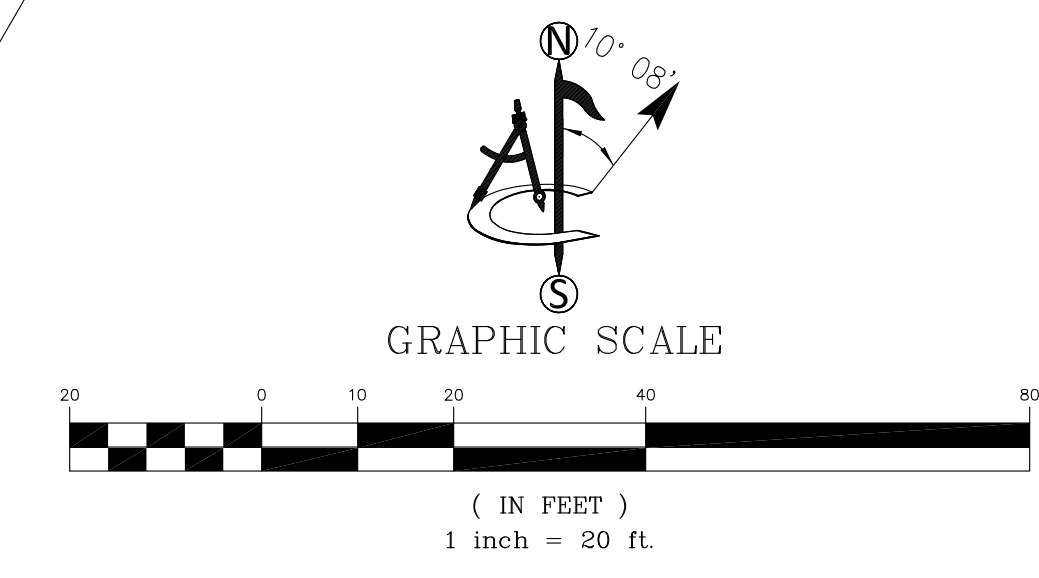
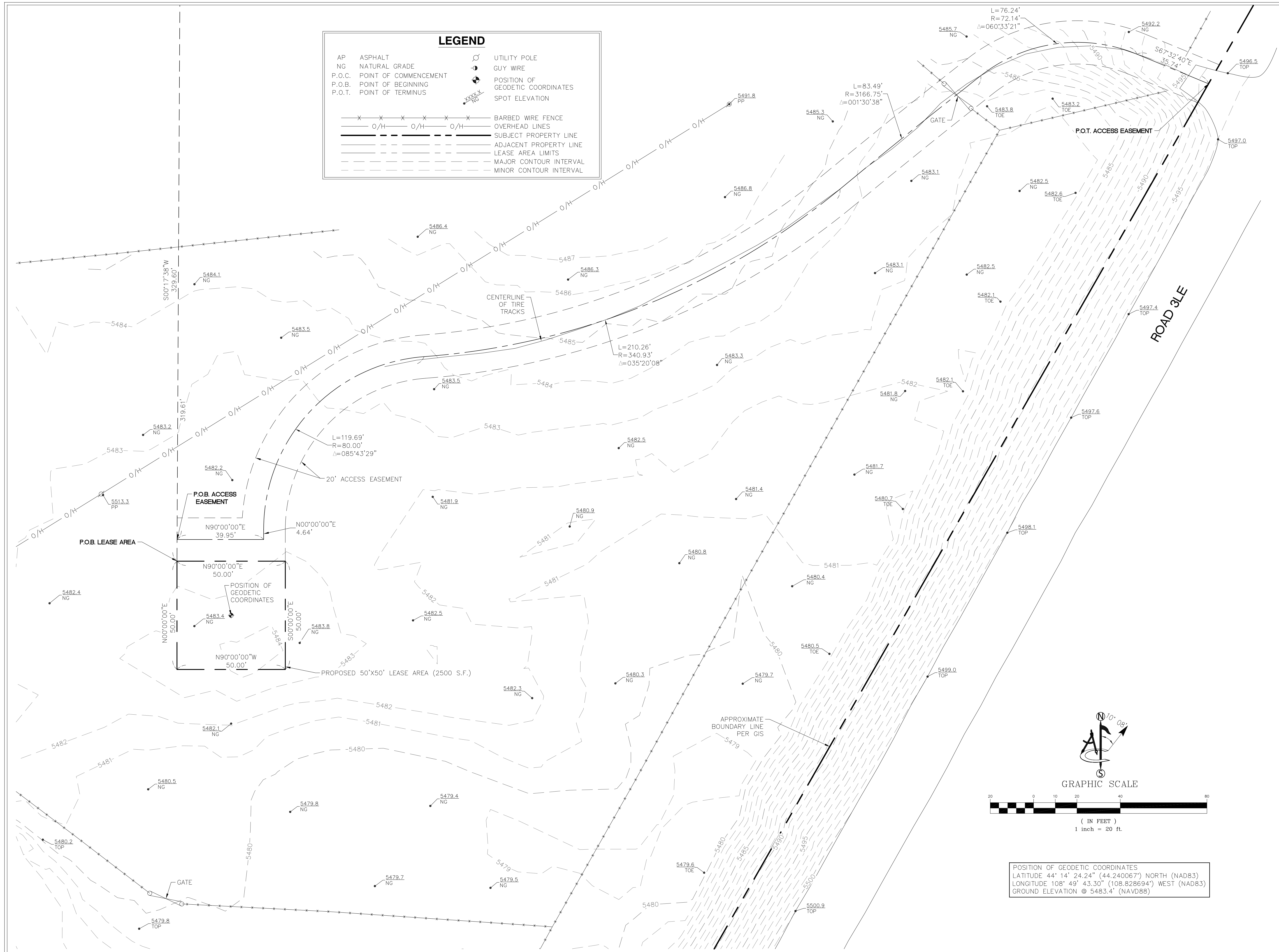
SHEET NUMBER:

LS-1

LEGEND

AP	ASPHALT		UTILITY POLE
NG	NATURAL GRADE		GUY WIRE
P.O.C.	POINT OF COMMENCEMENT		POSITION OF GEODETIC COORDINATES
P.O.B.	POINT OF BEGINNING		SPOT ELEVATION
P.O.T.	POINT OF TERMINUS		

	BARBED WIRE FENCE
	OVERHEAD LINES
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	LEASE AREA LIMITS
	MAJOR CONTOUR INTERVAL
	MINOR CONTOUR INTERVAL



POSITION OF GEODETIC COORDINATES
 LATITUDE 44° 14' 24.24" (44.240067°) NORTH (NAD83)
 LONGITUDE 108° 49' 43.30" (108.828694°) WEST (NAD83)
 GROUND ELEVATION @ 5483.4' (NAVD88)

HORIZON TOWER, LLC

117 TOWN & COUNTRY DR., SUITE A
 DANVILLE, CA 94526

PROJECT INFORMATION:

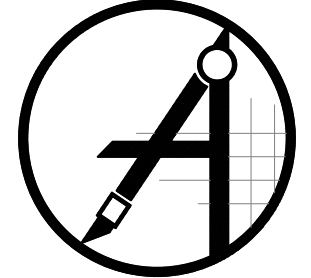
FRONTIER
 STATE HIGHWAY 120 & ROAD 3LE
 MEETEETSE, WY 82433
 PARK COUNTY

ORIGINAL ISSUE DATE: 10/11/2023

REV.:	DATE:	DESCRIPTION:	BY:
0	10/11/23	PRELIMINARY	CK
1	10/25/23	TITLE ITEM 12(C)	CK
2	12/14/23	ADD'L TOPO (C)	SB
3	2/12/24	DESIGN (C)	CK
4	2/22/24	DESIGN (C)	AC
5	2/28/24	DESIGN (C)	MF
6	3/28/24	FINAL (C)	NS

PLANS PREPARED BY:


CONSULTANT:



1229 CORNWALL AVE.
 SUITE 301
 BELLINGHAM, WA 98225
 PH. (480) 659-4072
 www.ambitconsulting.us

DRAWN BY: CK CHK.: NS APV.: JL

LICENSER:



SHEET TITLE: SURVEY DETAIL

SHEET NUMBER: LS-2

LESSOR'S LEGAL DESCRIPTION

TOWNSHIP 49 NORTH, RANGE 100 WEST OF THE 6TH P. M., RESURVEY

SECTION 1: THE SW¼NW¼, LOTS 2, 3, 4, 5 AND ALL THAT PART OF LOT 6 LYING NORTHEASTERLY OF THE NORTHEAST BOUNDARY LINE OF WYOMING STATE HIGHWAY 120 AS DESCRIBED IN DEED DATED MARCH 16, 1961 AND RECORDED JULY 6, 1961 IN BOOK 258 AT PAGE 64, PARK COUNTY, WYOMING RECORDS.

SECTION 2: LOTS 1, 2,3, THE S½NE¼, AND ALL THAT PART OF THE SE¼NW¼ LYING NORTHEASTERLY OF THE NORTHEAST BOUNDARY LINE OF WYOMING STATE HIGHWAY 120 AS DESCRIBED IN DEED DATED JUNE 10, 1964 AND RECORDED JUNE 23, 1964 IN BOOK 289 AT PAGE 276 OF PARK COUNTY, WYOMING RECORDS.

LOT 78: ALL OF THAT PART OF LOT 78 LYING NORTHEASTERLY OF THE NORTHEAST BOUNDARY LINE OF WYOMING STATE HIGHWAY 120 AS DESCRIBED IN DEED DATED MARCH 16, 1961 AND RECORDED JULY 6, 1961 IN BOOK 258 AT PAGE 64 OF PARK COUNTY, WYOMING RECORDS AND LYING NORTHWESTERLY OF THE NORTHWEST BOUNDARY LINE OF PARK COUNTY ROAD 3LE AS DESCRIBED IN DEED DATED DECEMBER 30, 1966 AND RECORDED JANUARY 14, 1975 IN BOOK 395 AT PAGE 395 OF PARK COUNTY, WYOMING RECORDS.

LOT 79: ALL OF THAT PART OF LOT 79 LYING NORTHWESTERLY OF THE NORTHWEST BOUNDARY LINE OF PARK COUNTY ROAD 3LE AS DESCRIBED IN DEED DATED DECEMBER 30, 1966 AND RECORDED JANUARY 14, 1975 IN BOOK 395 AT PAGE 395 OF PARK COUNTY, WYOMING RECORDS.

LOT 80: ALL OF THAT PART OF LOT 80 LYING NORTHEASTERLY OF THE NORTHEAST BOUNDARY LINE OF WYOMING STATE HIGHWAY 120 AS DESCRIBED IN DEED DATED MARCH 16, 1961 AND RECORDED JULY 6, 1961 IN BOOK 258 AT PAGE 64 OF THE PARK COUNTY, WYOMING RECORDS, AND LYING NORTHWESTERLY OF THE NORTHWEST BOUNDARY LINE OF PARK COUNTY ROAD 3LE AS DESCRIBED IN DEED DATED DECEMBER 30, 1966 AND RECORDED JANUARY 14, 1975 IN BOOK 395 AT PAGE 395 OF PARK COUNTY, WYOMING RECORDS.

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #22-4739-1, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED DECEMBER 6, 2022. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

ITEMIZED NOTES:

1. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION NOT SHOWN BY THE PUBLIC RECORDS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

2. EASEMENTS OR CLAIMS OF EASEMENTS NOT SHOWN BY THE PUBLIC RECORDS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

3. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, ENCROACHMENTS, OVERLAPS, VARIATIONS OR SHORTAGE IN AREA OR CONTENT, PARTY WALLS AND ANY OTHER MATTERS THAT WOULD BE DISCLOSED BY A CORRECT SURVEY AND/OR PHYSICAL INSPECTION OF THE LAND. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORD. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

5. ANY WATER OR WELL RIGHTS, OR RIGHTS OR TITLE TO WATER OR CLAIMS THEREOF, IN, ON OR UNDER THE LAND. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

6. UNPATENTED MINING CLAIMS; RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN THE ACTS AUTHORIZING THE ISSUANCE OF SAID PATENTS. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

7. ALL TAXES, ASSESSMENTS, LEVIES AND CHARGES WHICH CONSTITUTE LIENS OR ARE DUE OR PAYABLE INCLUDING UNREDEEMED TAX SALES. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

8. TAXES FOR THE YEAR 2022 FOR TAX PARCEL NO. R0014344 IN THE AMOUNT OF \$238.17. FIRST HALF TAXES ARE DELINQUENT IN THE AMOUNT OF \$119.09 PLUS INTEREST AND PENALTIES. SECOND HALF TAXES ARE DUE MAY 10, 2023 IN THE AMOUNT OF \$119.08. (EXCEPTION IS A STANDARD EXCEPTION AND NOT THE TYPE TO BE SHOWN HEREON)

9. RESERVATIONS TO THE UNITED STATES OF AMERICA, ALL THE OIL AND GAS IN THE LANDS SO PATENTED, AND TO IT OR PERSON AUTHORIZED BY IT, THE RIGHT TO PROSPECT FOR, MINE, AND REMOVE SUCH DEPOSITS FROM THE SAME UPON COMPLIANCE WITH THE CONDITIONS AND SUBJECT TO THE PROVISIONS AND LIMITATIONS OF THE ACT OF JULY 17, 1914, SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING, OR OTHER PURPOSES AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS; BUT EXCEPTING NEVERTHELESS, AND RESERVING UNTO THE UNITED STATES, RIGHTS-OF-WAY OVER, ACROSS, AND THROUGHOUT SAID LANDS FOR CANALS AND DITCHES CONSTRUCTED, OR TO BE CONSTRUCTED BY ITS AUTHORITY, ALL THE MANNER PRESCRIBED AND DIRECTED BY THE ACT OF CONGRESS APPROVED AUGUST 30, 1890. PATENTS RECORDED IN MARCH 2, 1911 IN BOOK 15 AT PAGE 3, JUNE 7, 1912 IN BOOK 16 AT PAGE 217, FEBRUARY 15, 1923 IN BOOK 46 AT PAGE 221, PARK COUNTY, WYOMING RECORDS. (BLANKET IN NATURE)

10. RIGHT OF WAY CONTRACT TO STANOLIND PIPE LINE COMPANY, RECORDED AUGUST 21, 1944 IN BOOK 119 AT PAGE 158, PARK COUNTY, WYOMING RECORDS. (DOES NOT AFFECT PARENT PARCEL)

11. WARRANTY DEED TO THE STATE OF WYOMING RECORDED JULY 6, 1963, PARK COUNTY, WYOMING RECORDS. (NO DOCUMENT PROVIDED - NOT PLOTTED)

12. ASSIGNMENT AND ASSUMPTION OF RIGHT OF WAY AGREEMENTS TO TCT WEST, INC., RECORDED NOVEMBER 10, 1994 IN MF BOOK 257 AT PAGE 328, PARK COUNTY, WYOMING RECORDS. (NOTHING TO PLOT)

13. AGREEMENT FOR PURCHASE OF MATERIALS TO PARK COUNTY, WYOMING RECORDED AUGUST 7, 1996 AS DOCUMENT NO. 1996-4645, PARK COUNTY, WYOMING RECORDS. (NOTHING TO PLOT)

14. TRAILING PERMIT AND ACCESS EASEMENT RECORDED JULY 22, 2003 AS DOCUMENT NO. 2003-6638, PARK COUNTY, WYOMING RECORDS. (DOES NOT AFFECT PARENT PARCEL)

15. ROAD RIGHT OF WAY EASEMENT RECORDED DECEMBER 16, 2003 AS DOCUMENT NO. 2003-11796, PARK COUNTY, WYOMING RECORDS. (DOES NOT AFFECT PARENT PARCEL)

16. THIS IS VACANT LAND. (NOTHING TO PLOT)

LEASE AREA LEGAL DESCRIPTION

A PORTION OF LOT 78 LYING NORTHEASTERLY OF THE NORTHEAST BOUNDARY LINE OF WYOMING STATE HIGHWAY 120 AS DESCRIBED IN DEED DATED MARCH 16, 1961 AND RECORDED JULY 6, 1961 IN BOOK 258 AT PAGE 64 OF PARK COUNTY, WYOMING RECORDS AND LYING NORTHWESTERLY OF THE NORTHWEST BOUNDARY LINE OF PARK COUNTY ROAD 3LE AS DESCRIBED IN DEED DATED DECEMBER 30, 1966 AND RECORDED JANUARY 14, 1975 IN BOOK 395 AT PAGE 395 OF PARK COUNTY, WYOMING RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

NOTE: ALL BEARINGS AND DISTANCES ARE BASED ON THE WYOMING CENTRAL STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99993799

COMMENCING AT A 2.5" ALUMINUM CAP STAMPED PELS 647 2007 AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 49 NORTH, RANGE 12 WEST, FROM WHICH A 2.5" ALUMINUM CAP WITNESS CORNER TO THE NORTHEAST CORNER OF SAID SECTION 12 BEARS SOUTH 89°44'41" EAST, 5266.90 FEET; THENCE SOUTH 00°15'19" WEST, 99.00 FEET;

THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 89°44'41" EAST ALONG THE NORTH LINE OF SAID SECTION 12, 1714.12 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°17'38" WEST, 329.60 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST, 50.00 FEET; THENCE SOUTH 00°00'00" EAST, 50.00 FEET; THENCE NORTH 90°00'00" WEST, 50.00 FEET; THENCE NORTH 00°00'00" EAST, 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2500 SQUARE FEET (0.057 ACRES) OF LAND, MORE OR LESS.

ACCESS EASEMENT LEGAL DESCRIPTION

A PORTION OF LOT 78 LYING NORTHEASTERLY OF THE NORTHEAST BOUNDARY LINE OF WYOMING STATE HIGHWAY 120 AS DESCRIBED IN DEED DATED MARCH 16, 1961 AND RECORDED JULY 6, 1961 IN BOOK 258 AT PAGE 64 OF PARK COUNTY, WYOMING RECORDS AND LYING NORTHWESTERLY OF THE NORTHWEST BOUNDARY LINE OF PARK COUNTY ROAD 3LE AS DESCRIBED IN DEED DATED DECEMBER 30, 1966 AND RECORDED JANUARY 14, 1975 IN BOOK 395 AT PAGE 395 OF PARK COUNTY, WYOMING RECORDS, BEING A STRIP OF LAND 20.00 FEET WIDE, LYING 10.00 FEET ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

NOTE: ALL BEARINGS AND DISTANCES ARE BASED ON THE WYOMING CENTRAL STATE PLANE COORDINATE ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.99993799

COMMENCING AT A 2.5" ALUMINUM CAP STAMPED PELS 647 2007 AT THE NORTHWEST CORNER OF SECTION 12, TOWNSHIP 49 NORTH, RANGE 12 WEST, FROM WHICH A 2.5" ALUMINUM CAP WITNESS CORNER TO THE NORTHEAST CORNER OF SAID SECTION 12 BEARS SOUTH 89°44'41" EAST, 5266.90 FEET; THENCE SOUTH 00°15'19" WEST, 99.00 FEET;

THENCE FROM SAID POINT OF COMMENCEMENT SOUTH 89°44'41" EAST ALONG THE NORTH LINE OF SAID SECTION 12, 1714.12 FEET; THENCE DEPARTING SAID NORTH LINE SOUTH 00°17'38" WEST, 319.61 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 90°00'00" EAST, 39.95 FEET; THENCE NORTH 00°00'00" EAST, 4.64 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT HAVING A RADIUS OF 80.00 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 85°43'29" AN ARC DISTANCE OF 119.69 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 340.93 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 35°20'08" AN ARC DISTANCE OF 210.26 FEET TO A POINT OF REVERSE CURVE HAVING A RADIUS OF 3166.75 FEET; THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°30'38" AN ARC DISTANCE OF 83.49 FEET TO A POINT OF COMPOUND CURVE HAVING A RADIUS OF 72.14 FEET; THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 60°33'21" AN ARC DISTANCE OF 76.24 FEET; THENCE SOUTH 67°32'40" EAST, 35.74 FEET MORE OR LESS TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY OF ROAD 3LE AND THE POINT OF TERMINUS;

THE SIDELINES OF SAID STRIP OF LAND ARE TO INTERSECT AT ALL ANGLE POINTS TO PROVIDE THE SPECIFIED WIDTH THROUGHOUT SO AS TO NOT CAUSE ANY GAPS OR OVERLAPS IN SAID EASEMENT AND ARE TO BE LENGTHENED OR SHORTENED TO TERMINATE ON SAID NORTHWEST LINE OF ROAD 3LE.



117 TOWN & COUNTRY DR, SUITE A DANVILLE, CA 94526

PROJECT INFORMATION:

FRONTIER
STATE HIGHWAY 120 & ROAD 3LE
MEETEETSE, WY 82433
PARK COUNTY

ORIGINAL ISSUE DATE:

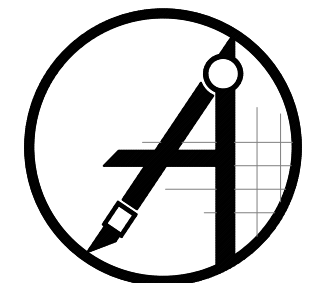
10/11/2023

REV.: -DATE: DESCRIPTION: BY:

REV.	DATE	DESCRIPTION	BY
0	10/11/23	PRELIMINARY	CK
1	10/25/23	TITLE ITEM 12(C)	CK
2	12/14/23	ADD'L TOPO (C)	SB
3	2/12/24	DESIGN (C)	CK
4	2/22/24	DESIGN (C)	AC
5	2/28/24	DESIGN (C)	MF
6	3/28/24	FINAL (C)	NS

PLANS PREPARED BY:

CONSULTANT:



1229 CORNWALL AVE.
SUITE 301
BELLINGHAM, WA 98225
PH. (480) 659-4072
www.ambitconsulting.us

DRAWN BY: CHK.: APV.:

CK	NS	JL
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LICENSER:



SHEET TITLE:

NOTES

SHEET NUMBER:

LS-3

Date: **March 26, 2024**



Suzie Densmore
Horizon Tower, LLC
117 Town & Country Dr., Ste. A
Danville, CA 94526
(925) 314-1113

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

Subject: Subsurface Exploration Report

Horizon Tower Designation: **Site Name:** *Frontier*

Engineering Firm Designation: **TEP Project Number:** *337602.935054*

Site Data: **State Hwy 120 & Rd 3LE, Meeteetse, WY 82433 (Park County)**
Latitude N44° 14' 23.7", Longitude W108° 49' 43.3"
195 Foot – Proposed Self Supporting Tower

Suzie Densmore,

Tower Engineering Professionals, Inc. (TEP) is pleased to submit this “**Subsurface Exploration Report**” to evaluate subsurface conditions in the tower area as they pertain to providing support for the tower foundation.

This report has been prepared in accordance with generally accepted geotechnical engineering practice for specific application to this project. The conclusions in this report are based on the applicable standards of TEP’s practice in this geographic area at the time this report was prepared. No other warranty, expressed or implied, is made.

TEP assumes the current ground surface elevation, tower location and subsequent centerline provided are correct and are consistent with the elevation and centerline to be used for construction of the structure. Should the ground surface elevation be altered and/or the tower location be moved or shifted TEP should be contacted to determine if additional borings are necessary.

The analyses and recommendations submitted herein are based, in part, upon the data obtained from the subsurface exploration. The soil conditions may vary from what is represented in the boring log. While some transitions may be gradual, subsurface conditions in other areas may be quite different. Should actual site conditions vary from those presented in this report, TEP should be provided the opportunity to amend its recommendations, as necessary.

We at *Tower Engineering Professionals, Inc.* appreciate the opportunity of providing our continuing professional services to you and Horizon Tower. If you have any questions or need further assistance on this or any other project, please give us a call.

Report Prepared/Reviewed by: Anna Shafiq, P.Eng. / John D. Longest, P.E.

Respectfully submitted by:

Andrew R. Berglund, P.E.

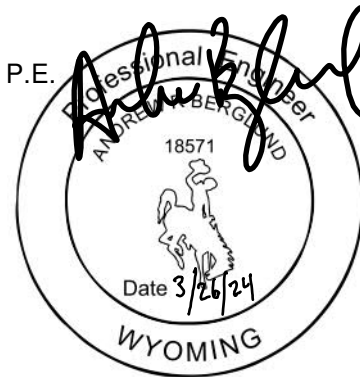


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APPENDIX A

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 37.5 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 State Hwy 120 & Rd 3LE in Meeteetse, Park County, Wyoming. The proposed tower and compound are to be located in an open grassy area north of the "Y" intersection of State Highway 120 and Road 3LE. The ground topography is relatively level.

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 include SM and GM. The Standard Penetration Resistance ("N" Values) recorded in the subsurface materials range from 3 blows per foot of penetration to 50 blows with 1 inch of penetration.

4.2) Rock

Rock was not encountered in the boring. Refusal of auger advancement was encountered at a depth of 37.5 feet (bgs) in the boring.

4.3) Subsurface Water

Subsurface water was encountered at a depth of 24 feet (bgs) in the boring at the time of drilling, rising to 23 feet (bgs) after 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 relatively level ground with approximately 2 feet of elevation change across the planned 50-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		Soil	Gross Ultimate Bearing ^{1,2} (psf)	Cohesion ¹ (psf)	Friction Angle ¹ (degrees)	Effective Unit Weight (pcf)	Friction Factor
Top	Bottom						
0	2.5	SM ³	2825	-	26	104	0.31
2.5	5	SM ³	7800	-	28	110	0.34
5	7.5	SM	20900	-	45	116	0.50
7.5	10	SM	22325	-	37	114	0.46
10	15	SM	23750	-	45	118	0.50

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.
- 3) Values have been modified to account for strength losses due to freeze/thaw cycles.

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		Soil	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	SM ²	375	40	-	26	104
2.5	5	SM ²	1650	150	-	28	110
5	7.5	SM	23325	450	-	45	116
7.5	10	SM	19425	500	-	37	114
10	15	SM	48550	930	-	45	118
15	20	SM	70850	1330	-	45	118
20	23	GM	93375	1650	-	45	120
23	25	GM	102475	1800	-	45	57
25	30	SM	106750	1930	-	45	55
30	35	SM	100600	2120	-	45	55
35	37.5	SM	83825	1890	-	39	55

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.

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 D.

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 5,600 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 silty sand. A large tracked excavator should be able to remove the materials with minimal to moderate difficulty.

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 observed at a depth of 23 feet (bgs) following 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 silty sand 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 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.

Due to the subsurface water, noted cave-in depth and the sandy/gravelly soil, the contractor should 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 should 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.



The contractor may elect to utilize the “dry” method for shaft construction. 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 should 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.

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.



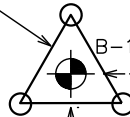
APPENDIX A
BORING LAYOUT





← OPEN
GRASSED
AREA →

PROPOSED 195 FOOT
SELF SUPPORTING TOWER



----- 344' TO ROAD 3LE ----->

----- 592' TO ROAD 3LE -----↓

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:

HORIZON  TOWER, LLC
117 TOWN & COUNTRY DRIVE SUITE A
DANVILLE, CA 94526
(925) 314-1113

PROJECT INFORMATION:

FRONTIER
STATE HIGHWAY 120 & ROAD 3LE
MEETEETSE, WY 82433
(PARK COUNTY)

REVISION: 0

TEP JOB #: 3337602.935054

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

1 OF 1

PROJECT	Frontier	SITE ID:	TEP NO.:
			337602

DATE STARTED	DRILLING METHOD	HOLE SIZE	CITY, STATE	
3/14/2024	Hollow Stem Auger	3.25 inches	Meeteetse, Wyoming	
DATE COMPLETE	HAMMER WEIGHT/FALL	HAMMER TYPE	TOTAL DEPTH	DRILL RIG TYPE
3/14/2024	140lbs / 30in	Auto Hammer	37.5 FT	CME 55
GROUND EL.	LOGGED BY	CHECKED BY	BACKFILL	DEPTH/EL. GROUNDWATER
	KWG	AES	Cuttings	24.0/ ATD
BORING LOCATION				
At the approximate location of the proposed tower				23.0/ AD

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	1-1-2 (3)					0.0-2.5: Very loose, brown, fine to medium, silty SAND (SM), moist	Driller Note: All alluvial soils			
S2	18	1-2-6 (8)					2.5-5.0: to loose, fine to coarse, few gravel				
S3	18	9-22-23 (45)		5			5.0-7.5: to dense, with gravel				
S4	18	5-10-14 (24)					7.5-10.0: to medium dense				
S5	18	16-21-31 (52)		10			10.0-15.0: to very dense, reddish brown				
S6	3	50/3"		15			15.0-20.0: to light brown				
S7	7	46-50/1"		20			20.0-25.0: Very dense, brown, fine to coarse, silty GRAVEL (GM) with sand, wet				
S8	18	17-40-43 (83)		25			25.0-35.0: Very dense, brown, fine to coarse, silty SAND (SM) with gravel, wet				
S9	18	30-38-31 (69)		30			30.0-37.5: to dense, trace clay				
S10	18	3-11-31 (42)		35			35.0-37.5: to dense, trace clay				
							37.5: Boring Terminated - Auger Refusal				
				40							



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.



From: Randy Theasmeyer randy@bighornrea.com
Subject: Re: Big Horn REA: Horizon Tower (Frontier / Meeteetse) Site: Requesting Confirmation of Power Availability
Date: April 9, 2024 at 3:33 PM
To: Trevor D. Crow tc@hossconsulting.com

I have reviewed your drawings and can confirm that this project is in the Bighorn service area and that we have the capability to serve this site. Please let us know if you need more information Thank You

On Tue, Apr 9, 2024 at 3:15 PM Trevor D. Crow <tc@hossconsulting.com> wrote:

Hello Randy,

Thank you for your time...

We are seeking confirmation of power availability for a planned telecommunications tower to be located just north of the intersection of Hwy 120 and Rd 3LE. This is relatively north of Meeteetse, WY. We would be accessing the location from Road 3LE. The specific location is at:

44.240067, -108.828694

Regarding our power needs, we are asking for 800 amps (200 amps per carrier for a total of four carriers) to a 4-Gang Meter. My understanding is this requirement warrants a 75 kVa transformer.

Attached is our Survey for the site as well as the 1A, for your file and reference.

Park County's Planning & Zoning Department is requiring us to provide affirmation of ability to serve this Site; **will you reply and confirm this availability?** We will also be submitting a formal power application relatively soon.

Appreciate your response in advance, and I look forward to working with BHREA.

Regards,
Trevor

Trevor D. Crow
Hoss Consulting Inc.
303.905.5346
tc@hossconsulting.com

--

Randy Theasmeyer
Line Superintendent
Big Horn REA
307-568-2419

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](#); [Jeff Umphlett](#); [patrick.street@wyo.gov](#); [Tiffanie May](#); [Rumsey](#); [joebobwagers@icloud.com](#); [Mayor Yetter](#); [John Lundberg](#); [todd@bighornrea.com](#); [Erika Decker](#)
Subject: Re: Agency Notice - Hoodoo Tower #2 SUP-265
Date: Wednesday, April 17, 2024 6:33:06 PM

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 Wed, Apr 17, 2024 at 5:36 PM Jennifer Cramer <Jennifer.Cramer@parkcounty-wy.gov> wrote:

| Good Afternoon,



Obstruction Evaluation
Version 2023-SEP.7

Notice Criteria Tool

faa.gov Tools: Print this page

- Home
 - FAA OE/AAA Offices
 - View Determined Cases
 - View Interim Cases
 - View Proposed Cases
 - View Supplemental Notices (Form 7460-2)
 - View Circularized Cases
 - Search Archives
 - Download Archives
 - Download Correspondence
 - Circle Search for Cases
 - Circle Search for Airports
 - General FAQs
 - 5G FAQs
 - Wind Turbine FAQs
 - Discretionary Review FAQs
 - Notice Criteria Tool
 - Distance Calculation Tool
-
- OE/AAA Account**
 - Portal Page
 - My Cases (Off Airport)
 - My Cases (On Airport)
 - My Sponsors
 - My Circ Comments
 - Add New Case (Off Airport)
 - Add New Case (On Airport)
 - Add Supplemental Notice

[Notice Criteria Tool - Desk Reference Guide V_2018.2.0](#)

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference [CFR Title 14 Part 77.9](#).

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the [FAA Co-location Policy](#)
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the [Air Traffic Areas of Responsibility map](#) for Off Airport construction, or contact the [FAA Airports Region / District Office](#) for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

*** Structure Type:** TOWER | Tower ⌵
Please select structure type and complete location point information.

Latitude: 44 Deg 14 M 24.24 S N ⌵

Longitude: 108 Deg 49 M 43.30 S W ⌵

Horizontal Datum: NAD83 ⌵

Site Elevation (SE): 5483 (nearest foot)

Structure Height : 195 (nearest foot)

Is structure on airport: No Yes

Submit

Results

You do not exceed Notice Criteria.

From: [Trevor D. Crow](#)
To: [Jennifer Cramer](#)
Cc: [Patrick Kelly](#)
Subject: Re: Hoodoo Tower SUP-265
Date: Friday, April 26, 2024 5:07:41 PM
Attachments: [PastedGraphic1.png](#)
[Screenshot 2024-04-26 at 4:57:02 PM.png](#)

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

Hello Jenny,

Thanks for your time today and for the questions below. You may see my responses in [blue](#).

Also, attached you will find the FCC TOWAIR Determination Results; no required registration with the FCC.

Hope you have a nice weekend, and I will be in touch next week.

Regards,
Trevor

Trevor D. Crow
Hoss Consulting Inc.
303.905.5346
tc@hossconsulting.com



https://wireless2.fcc.gov/UlsApp/AsrSearch/towairResult.jsp%3BJSESSIONID_ASRSEARCH=IPwcnEVGzPw...

FCC Home | Search | Updates | E-Filing | Initiatives | For Consumers | Find People

FCC home page

Antenna Structure Registration

FCC > WTB > ASR > Online Systems > TOWAIR FCC Site Map

TOWAIR Determination Results

[New Search](#) [Printable Page](#) [HELP](#)

***** NOTICE *****

TOWAIR's findings are not definitive or binding, and we cannot guarantee that the data in TOWAIR are fully current and accurate. In some instances, TOWAIR may yield results that differ from application of the criteria set out in 47 C.F.R. Section 17.7 and 14 C.F.R. Section 77.13. A positive finding by TOWAIR recommending notification should be given considerable weight. On the other hand, a finding by TOWAIR recommending either for or against notification is not conclusive. It is the responsibility of each ASR participant to exercise due diligence to determine if it must coordinate its structure with the FAA. TOWAIR is only one tool designed to assist ASR participants in exercising this due diligence, and further investigation may be necessary to determine if FAA coordination is appropriate.

DETERMINATION Results	
Structure does not require registration. There are no airports within 8 kilometers (5 miles) of the coordinates you provided.	
Your Specifications	
NAD83 Coordinates	
Latitude	44-14-24.2 north
Longitude	108-49-43.3 west
Measurements (Meters)	
Overall Structure Height (AGL)	59.4
Support Structure Height (AGL)	59.4
Site Elevation (AMSL)	1671.2
Structure Type	
LTOWER - Lattice Tower	

Tower Construction Notifications
Notify Tribes and Historic Preservation Officers of your plans to build a tower.

ASR Help	ASR License Glossary - FAQ - Online Help - Documentation - Technical Support
ASR Online Systems	TOWAIR - CORES - ASR Online Filing - Application Search - Registration Search
About ASR	Privacy Statement - About ASR - ASR Home

FCC | [Wireless](#) | [ULS](#) | [CORES](#) [Help](#) | [Tech Support](#)

Federal Communications Commission
45 L Street NE
Washington, DC 20554 Phone: 1-877-480-3201
TTY: 1-717-338-2824
[Submit Help Request](#)

On Apr 26, 2024, at 3:28 PM, Jennifer Cramer <Jennifer.Cramer@parkcounty-wy.gov> wrote:

Hi Trevor,

I'm just checking back in! I told you not to rush, but I realized Monday is when we need to have the staff report finalized. I also have a bit more information since I sent the email and list of questions below, so here they are with updates in red:

- The FCC tool is: [TOWAIR Determination \(fcc.gov\)](#) – could you please run the TOWAIR determination and send us the results? **We still need this if possible.** [FCC TOWAIR Determination Results attached.](#) **Being 195' tall, the proposed tower structure does not require further action than the**
- Do you have a letter from the USFWS or the Wyoming Game & Fish Department? I've reached out to G&F, but they haven't responded. If you have something already, that would be great. **Game & Fish may have reached out to you already, but if not, please contact them. The location is within sage grouse core area and they will need more details and probably some additional information, mitigation efforts?** **Thank you, I will contact the Wyoming Game & Fish Department on Monday.**

Since it is a self-support tower – there will not be any guy wires, is that right? **Still need this information. No guy wires, so no footprint larger than the proposed 50'x50' Compound.**

- Do you have a drainage and erosion control plan? I'm not sure it would be required, but if you already have one put together please let me know. **The county will not likely require a drainage and erosion control plan. We do not have a drainage and erosion control plan, but rather will be utilizing erosion control during construction, such as the Silt Fence shown on Z-5 of the ZDs. We will also be spreading native seeds after construction, as directed by Park County.**

If you could answer the questions you can Monday morning, that will be great! Thanks so much!

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: Jennifer Cramer
Sent: Wednesday, April 24, 2024 3:15 PM
To: 'Trevor D. Crow' <tc@hossconsulting.com>
Subject: Hoodoo Tower SUP-265

Hi Trevor,

I am putting together the staff report and have a few questions for you:

- The FCC tool is: [TOWAIR Determination \(fcc.gov\)](https://www.fcc.gov/towair) – could you please run the TOWAIR determination and send us the results?
- Do you have a letter from the USFWS or the Wyoming Game & Fish Department? I've reached out to G&F, but they haven't responded. If you have something already, that would be great.
- Since it is a self-support tower – there will not be any guy wires, is that right?
- Do you have a drainage and erosion control plan? I'm not sure it would be required, but if you already have one put together please let me know.

That's all I have so far! Just let me know when you have time – not a rush! 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

From: [Jack Hoffman](#)
To: [Jennifer Cramer](#); [Todd Frost](#)
Subject: Re: Agency Notice - Hoodoo Tower #2 SUP-265
Date: Thursday, April 18, 2024 10:18:56 AM

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

Jenny,

As the site will be accessed off of County Road 3LE, WYDOT has no concerns with the proposed tower site.

Thank you,

Jack T. Hoffman, P.E.
WYDOT District 5 Traffic Engineer
P.O. Box 461
Basin, WY 82410
Phone: (307) 568-3424
Cell: (307) 431-2342

On Wed, Apr 17, 2024 at 5:36 PM Jennifer Cramer <Jennifer.Cramer@parkcounty-wy.gov> wrote:

Good Afternoon,

Attached is an application with letter, as well as site plans for a 195' self-support communication tower (major utility use). Horizon Tower, LLC proposes to site the tower on a 641.62-acre parcel owned by the Hoodoo Land Holdings, LLC. The proposed tower site is located approximately 20 miles southeast of Cody, and approximately 5 miles north/northeast of Meeteetse, approximately 900 feet north of the intersection of County Road 3LE and Highway 120S. The applicant intends to access the tower from County Road 3LE. The property is within Tract 80 and Tract 78, Resurvey, T49N, R100W of the 6th P.M., Park County, Wyoming. The property is within the GR-M zoning district, in the Meeteetse Local planning area.

The Latitude/ Longitude of the proposed tower: 44°14'24.24"N, -108°49'43.30"W

The PIDN is 16490000123000. Here is a link to the parcel on the Park County Mapserver:

From: [Patrick Street](#)
To: [Jennifer Cramer](#)
Subject: Re: FW: Agency Notice - Hoodoo Tower #2 SUP-265
Date: Wednesday, April 24, 2024 5:19:48 PM

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

Hello Miss Jenny,
Yes the previous statements apply as to the electrical side.

Pat Street
State Electrical Inspector
307-421-0437

On Wed, Apr 24, 2024 at 4:49 PM Jennifer Cramer <Jennifer.Cramer@parkcounty-wy.gov> wrote:

Hi Jason and Pat!

This is a separate tower application (I sent another one for a different Hoodoo site the other day). This one is near the intersection of County Road 3LE and Highway 120 and it is also a cell tower, but only 195'.

I think the first tower responses will also apply here? Would you just confirm (or correct) the following apply to this project:

- cell towers are considered a serving utility and if utility power is going to be connected, a wiring permit will be required from the State Electrical Inspector
- no plan review is needed (regarding fire prevention.)

Thank you both! Have a great evening!

Jenny Cramer

Planner II

Park County Planning & Zoning

[1002 Sheridan Avenue, Suite 109](#)

[Cody, WY 82414](#)

From: [Jason Brost](#)
To: [Jennifer Cramer](#)
Subject: Re: FW: Agency Notice - Hoodoo Tower #2 SUP-265
Date: Thursday, April 25, 2024 8:49:42 AM

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

Good morning Jennife, no plan review is needed from the fire side.

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

On Wed, Apr 24, 2024 at 4:49 PM Jennifer Cramer <Jennifer.Cramer@parkcounty-wy.gov> wrote:

Hi Jason and Pat!

This is a separate tower application (I sent another one for a different Hoodoo site the other day). This one is near the intersection of County Road 3LE and Highway 120 and it is also a cell tower, but only 195'.

I think the first tower responses will also apply here? Would you just confirm (or correct) the following apply to this project:

- cell towers are considered a serving utility and if utility power is going to be connected, a wiring permit will be required from the State Electrical Inspector
- no plan review is needed (regarding fire prevention.)

Thank you both! Have a great evening!

Jenny Cramer

Planner II

Park County Planning & Zoning

1002 Sheridan Avenue, Suite 109

Cody, WY 82414

From: [Ben McDonald](#)
To: [Jennifer Cramer](#)
Cc: [Brian Edwards](#)
Subject: RE: Agency Notice - Hoodoo Tower #2 SUP-265
Date: Wednesday, April 24, 2024 4:19:54 PM
Attachments: [image001.png](#)

Jenny,

If it is an existing access that doesn't require any improvement, they should be good to go.

Considering the small footprint of disturbance, the distance from the County Road and the distance from any adjacent neighbors, I don't believe an erosion control plan would be required.

Sincerely,

Ben McDonald
Project Manager

Park County Public Works Department

1131 11th Street
Cody, WY 82414
(307) 527-8527

[Public Works - Park County Wyoming \(parkcounty-wy.gov\)](http://parkcounty-wy.gov)

PLEASE BE ADVISED THAT MY EMAIL HAS CHANGED TO ben.mcdonald@parkcounty-wy.gov



From: Jennifer Cramer <Jennifer.Cramer@parkcounty-wy.gov>
Sent: Wednesday, April 24, 2024 3:17 PM
To: Ben McDonald <Ben.McDonald@parkcounty-wy.gov>
Subject: FW: Agency Notice - Hoodoo Tower #2 SUP-265

Hi Ben! Just a couple of initial questions on this tower. They propose access from Road 3LE and it looks like an existing access point. Will they need to get an access permit from the county?

And will an erosion control plan be required?

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

From: Jennifer Cramer

Sent: Wednesday, April 17, 2024 5:36 PM

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' <mfire@tctwest.net>; 'larryfr@tctwest.net' <larryfr@tctwest.net>; 'Jeff Umphlett' <jeff@bighornrea.com>; 'patrick.street@wyo.gov' <patrick.street@wyo.gov>; 'Tiffanie May' <tiffaniemay@gmail.com>; 'Rumsey' <mjrumsey@tctwest.net>; 'joebobwagers@icloud.com' <joebobwagers@icloud.com>; Mayor Yetter <bymy2003@yahoo.com>; John Lundberg <truebluehunter@gmail.com>; 'todd@bighornrea.com' <todd@bighornrea.com>

Cc: Erika Decker <Erika.Decker@parkcounty-wy.gov>

Subject: Agency Notice - Hoodoo Tower #2 SUP-265

Good Afternoon,

Attached is an application with letter, as well as site plans for a 195' self-support communication tower (major utility use). Horizon Tower, LLC proposes to site the tower on a 641.62-acre parcel owned by the Hoodoo Land Holdings, LLC. The proposed tower site is located approximately 20 miles southeast of Cody, and approximately 5 miles north/northeast of Meeteetse, approximately 900 feet north of the intersection of County Road 3LE and Highway 120S. The applicant intends to access the tower from County Road 3LE. The property is within Tract 80 and Tract 78, Resurvey, T49N, R100W of the 6th P.M., Park County, Wyoming. The property is within the GR-M zoning district, in the Meeteetse Local planning area.

From: [Anne Lawler](#)
To: [Jennifer Cramer](#)
Subject: RE: Agency Notice - Hoodoo Tower #2 SUP-265
Date: Wednesday, April 24, 2024 9:18:20 AM

Sorry for the late response!! I just got back from vacation. But these taxes are paid in full!!

Thank you,

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: Wednesday, April 17, 2024 5:36 PM
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; Jeff Umphlett <jeff@bighornrea.com>; patrick.street@wyo.gov; Tiffanie May <tiffanielmay@gmail.com>; Rumsey <mjrumsey@tctwest.net>; joebobwagers@icloud.com; Mayor Yetter <bymy2003@yahoo.com>; John Lundberg <>truebluehunter@gmail.com>; todd@bighornrea.com
Cc: Erika Decker <Erika.Decker@parkcounty-wy.gov>
Subject: Agency Notice - Hoodoo Tower #2 SUP-265

Good Afternoon,

Attached is an application with letter, as well as site plans for a 195' self-support communication tower (major utility use). Horizon Tower, LLC proposes to site the tower on a 641.62-acre parcel owned by the Hoodoo Land Holdings, LLC. The proposed tower site is located approximately 20 miles southeast of Cody, and approximately 5 miles north/northeast of Meeteetse, approximately 900 feet north of the intersection of County Road 3LE and

From: gvid@greybullvalleyid.com
To: [Jennifer Cramer](#)
Subject: RE: Agency Notice - Hoodoo Tower #2 SUP-265
Date: Thursday, April 25, 2024 7:19:45 AM

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

Hi Jenny,

Greybull Valle Irrigation

District does not have any issue with the tower, it is not going to impact our infrastructure.

Thanks,

Melissa Leonhardt
District Manager
Greybull Valley Irrigation District
307-762-3555
307-272-7668

From: Jennifer Cramer <Jennifer.Cramer@parkcounty-wy.gov>
Sent: Wednesday, April 24, 2024 2:47 PM
To: gvid@greybullvalleyid.com
Subject: FW: Agency Notice - Hoodoo Tower #2 SUP-265

Good Afternoon!

I just realized this project is within your irrigation district boundaries, and I didn't include you in the initial agency notice. Below and attached are more details (cell tower near intersection of Road 3LE and Hwy 120). Could you please take a look and let us know if you have any concerns with the proposed tower construction and access road – will they impact any of your infrastructure?

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

From: [Corey Class](#)
To: [Jennifer Cramer](#); [Tony Mong](#)
Subject: Re: Agency Notice - Hoodoo Tower #2 SUP-265
Date: Thursday, April 25, 2024 3:23:31 PM

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

Jennifer, we are working with our statewide Habitat Protection group on these comments with the proponents but will include you on the comments once finalized. Thanks.

Corey Class
Cody Wildlife Management Coordinator
Wyoming Game and Fish Department
2 Tilden Trail
Cody, WY 82414
Office:(307)586-2858
Cell: (307)399-9241
corey.class@wyo.gov



wgfd.wyo.gov

On Wed, Apr 17, 2024 at 5:36 PM Jennifer Cramer <Jennifer.Cramer@parkcounty-wy.gov> wrote:

Good Afternoon,

Attached is an application with letter, as well as site plans for a 195' self-support communication tower (major utility use). Horizon Tower, LLC proposes to site the tower on a 641.62-acre parcel owned by the Hoodoo Land Holdings, LLC. The proposed tower site is located approximately 20 miles southeast of Cody, and approximately 5 miles north/northeast of Meeteetse, approximately 900 feet north of the intersection of County Road 3LE and Highway 120S. The applicant intends to access the tower from County Road 3LE. The property is within Tract 80 and Tract 78, Resurvey, T49N, R100W of the 6th P.M., Park County, Wyoming. The property is within the GR-M zoning district, in the Meeteetse Local planning area.