



LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

Planning • Building

MEMORANDUM

TO: Laramie County Planning Commission

FROM: Cate Cundall, Associate Planner

DATE: December 11, 2025

TITLE: Review and Action on a Class B Conditional Use Permit for the PBA Junction Cell Tower, located in a portion of Section 28, Township 17 North, Range 60 West, Laramie County, WY.

EXECUTIVE SUMMARY

Rocky Mountain Towers, on behalf of Hayco, LLC, has submitted Class B Conditional Use and Site Plan applications for the PBA Junction Cell Tower project. The project is the installation of a 199' lattice tower and ground mounted telecommunications equipment within a 60' x 60' lease area located at 2817 State Highway 215, Albin, WY. The tower is designed to support up to four wireless carriers.

BACKGROUND

The subject property is in the Land Use (LU) zone district. The parcel consists of 400 acres with several pivots. The site will be set in the NE corner outside the pivot and farming range. The surrounding area is farmland.

This area of Laramie County was determined to be lacking in wireless carriers. First responders and emergency service providers will benefit from having increased network coverage, and the facility will improve the ability of residents of the area to make calls.

The Site Plan will be approved Administratively and is included in this report for informational purposes only.

Pertinent Laramie County Land Use Regulations or Statutory Provisions include:

- Section 2-3-102(d)(ii) governing the Conditional Use Type B permitting process.
- Section 2-4-104 governing the LU – Land Use Zone District.
- Section 1-3-100 governing public notice.
- Section 3-1-109 governing commercial projects
- Section 3-1-113(c-d) governing wireless communication towers.

DISCUSSION

The setback requirement to all property lines for towers shall be the height of the tower. This project has a setback of 200 feet which meets this requirement. No marking or lighting will be required at the site, there will be no increase in traffic, and the tower will not emit any noise or odor. A commercial building permit will be required for the construction of the tower.

A Phase 1 Environmental Site Assessment that identifies potential contamination risks associated with the project will be completed along with a National Environmental Policy Act (NEPA) report to ensure that federal agencies give proper consideration to the environment when reviewing projects that may significantly impact the environment. FAA and FCC approval is also required.

The Laramie County Comprehensive Plan identifies the area as Ag and Range Land (AGR), which are removed from the providers of public services. Their primary uses are agricultural and residential uses. This parcel lies outside the PlanCheyenne area.

Agency review comments are being addressed. WY Game and Fish comments were received regarding the site being in sharp-tailed grouse range and habitat, with known lek sites in the vicinity. These comments will be made a condition of the permit.

Public notice was provided, and one phone inquiry was received about the proposed development. They had no opposition to the project.

A conditional use is given to land use meant to be beneficial to the permitted uses or those similar within a zoning district with conditions; or it requires conditions to mitigate impacts it may have on the surrounding area. Land use or land use proposal similar in nature, intensity and community impact which requires a conditional use permit has probable impacts and is required to meet all LCLUR conditions. It was determined that a Class B Conditional Use Permit would be required along with a Simple Site Plan. Class B conditional uses are those meant to be beneficial to an area and are permissible in their zoning district.

Section 2-3-102 (a) of the Laramie County Land Use Regulations requires that the Laramie County Planning Commission find that the proposed use is permitted and is in conformance with all applicable development standards. Staff find this application is in conformance with the plans and policies of Laramie County.

In accordance with the FCC U.S. Code 332, Title 47, when considering an application for a communication tower or other wireless facility service the environmental effects of radio frequency emissions cannot be considered as a basis for denial to the extent that such facilities comply with the FCC regulations concerning such emissions. If the Planning Commission denies a wireless facility tower it must be in writing and supported by substantial evidence contained in a written record.

RECOMMENDATION and FINDINGS

Based on evidence provided, staff finds that:

- a. This application meets the criteria for a Class B Conditional Use permit pursuant to section 2-3-102 of the 2025 Laramie County Land Use Regulations (LCLUR); and,
- b. This application is in conformance with section 3-1-113 (c-d) of the 2025 LCLUR governing wireless communication towers; and,
- c. This application is in conformance with section 2-4-104 of the 2025 LCLUR governing the LU – Land Use Zone District.

and that the Planning Commission may approve the Class B Conditional Use Permit for the PBA Junction Cell Tower with the following conditions:

- a. **Comply with WY G&F comments to:**
 1. **Avoid construction and other development related activities at the site between March 15 and June 30**
 2. **Use the minimum number of guy wires necessary.**
 3. **Incorporating daytime visual markers or bird flight diverters on guy wires to prevent sharp-tailed grouse collisions.**

PROPOSED MOTION

I move to approve the Class B Conditional Use Permit for the PBA Junction Cell Tower, and adopt the findings of facts a, b, and c of the staff report with one condition:

- b. **Comply with WY G&F comments to:**
 1. **Avoid construction and other development related activities at the site between March 15 and June 30**
 2. **Use the minimum number of guy wires necessary.**
 3. **Incorporating daytime visual markers or bird flight diverters on guy wires to prevent sharp-tailed grouse collisions.**

ATTACHMENTS

- Attachment 1: Location Map
- Attachment 2: Project Narrative
- Attachment 3: Design Analysis
- Attachment 4: MOU and Ground Lease Agreement
- Attachment 5: Landscape and Drainage Waiver Request
- Attachment 6: TOWAIR Results
- Attachment 7: Title 47 of the FCC Code 332
- Attachment 8: Civil Design Plans
- Attachment 9: Agency Review Comments and Responses

Attachment 10: WY Game & Fish Department
Attachment 11: Class B Conditional Use Permit Resolution
Attachment 12: Exhibit A - Site Plan



Nov. 15th, 2025

Laramie County
Planning Department
Via Email

Re: Project Proposed at 2817 STATE HWY 215, Albin, WY

Project Narrative Letter

On behalf of Rocky Mountain Towers and property owner, Hayco, LLC and its principal, Ray Freeburg , this letter is provided as part of the Laramie County Application for Communication Towers and Wireless Facilities. The proposal is for approval of installation of a 199' tall lattice tower and ground mounted telecommunications equipment within a 60' x 60' fenced lease area at 2817 State Hwy 215 on farmland.

As part of our application, please find attached the following:

- (1) Signed Application
- (2) Zoning Drawings
- (3) Proof of Ownership or Lease Rights (signed Lease)
- (4) Project Description- included below
- (5) RF Analysis Report
- (6) Warranty Deed- included in attached Title Report

Project Description: Rocky Mountain Towers (RMT) is in the business of constructing and owning towers to provide infrastructure to wireless carriers for placement of their antennas and equipment (such as Verizon, AT&T, T-Mobile, and others). As such, this tower will be designed to accommodate up to four wireless carriers, with the goal of reducing the number of towers required in this area overall by bringing multiple carriers to the same site. The fenced ground compound will measure 60' x60' or 3600 SF total, to accommodate the ground equipment cabinets and utilities of its anchor tenant and other future subtenants.

Through RF engineering analysis, RMT has determined that most if not all wireless carriers are lacking in this region of Laramie County. Crucially, first responders and emergency service providers will benefit from having increased network coverage, and the facility will improve the ability of residents of the area to make calls, including in the event of emergencies. We are requesting a height of 199' to accommodate multiple carriers and reduce the proliferation of towers in this rural corridor.

Compatibility Statement

The subject parcel is zoned A-1 and the surrounding parcels are also Zoned A-1. The proposed facility will not generate any noise, waste, odors, or increase in traffic. The only impact of potential concern to surrounding properties is visual impact. Due to the topography of the area and the coverage objective, it is impossible to place a tower in this area that will not be visible from surrounding properties, but due to the large tracts of agricultural fields and distance from the town of Albin, the 199 feet needed for RF coverage in this area for up to 4 carriers will have minimal impact to the nearest urban center.



Design

Minimum Setbacks for all Towers from Property Lines

The site will be set back at a 1:1 Ratio from the nearest right of way and we also meet setbacks from the northern property line which is also zoned A-1. The parcel consists of 400 acres with several Pivots. The site would be set back in the NE corner outside the Pivot and farming range.

Design Standards for Towers.

The subject property is located in A-1 Agriculture Zone and a monopole is being proposed at 199 feet to best support collocation and optimal propagation for up to four Wireless Carriers. This height is requested to meet coverage needs of the carriers, and coverage plots are included in this submittal under the enclosed RF Analysis.

Collocation. As noted above, the tower will be structurally designed to support up to 4 major wireless carriers, which we have shown on the drawings to reflect the 3 three national carriers. Our initial build will be the TOWER ONLY and our first anchor tenant will separately file for building permit for their antennas and zoning for any additional equipment, such as a standby generator that they may request to install.

Lighting. No marking or lighting will be required at the site as identified via the enclosed Towair Report.

Noise. The tower doesn't emit any noise or odor. Any future tenants wishing to install a standby generator will need to submit a separate request with the County and meet all noise requirements for this zone.

Adjacent to Residential Uses. The proposed tower will be setback the required 200 feet from nearest property lines and all surrounding uses are Agricultural.

Local, State, and Federal Required Permits- NEPA

This proposal remains in compliance with local, state and federal requirements. We are required to seek separate approvals and/or remain in compliance with FAA and FCC regulations. In the course of our due diligence, we will also order PHASE 1 and a NEPA/SHPO report to confirm that we are not located in any sensitive environmental impact zone.

Please do not hesitate to contact me if you have any questions or need additional information.

Thank you!
Shannon Morrelli

213-787-5655
shannon@rockymtntowers.com

WIRELESS NETWORK CONSULTING

Rocky Mountain Tower – PBA Junction / 134
Coverage Site

RF DESIGN ANALYSIS



Coverage vs Capacity

- † **Capacity is providing bandwidth or processing capacity to service the customers in the area.**
 - Areas where large numbers of users are in a specific geographic areas
 - Areas where users are demanding higher data rates for services
 - Areas with a large amount of indoor users
- † **Coverage is Providing Service where service does not exist, calls drop, or “no service”.**
 - Areas where sites are farther apart
 - Areas where terrain or buildings block signals
 - Areas where indoor service is low or nonexistent

Objective of new site

† Coverage

- Provide coverage for wireless users in Albin and surrounding rural area
- Provide coverage for users along Pine Bluffs Albin Road and Road 216

† Capacity

- Provide higher throughput per user in the area

† Why is this site important?

- 96% of Americans own a Cellular Phone
- 57% of American Homes rely exclusively on cellular phones
- 84% or more of 9-1-1 emergency calls are made from wireless devices

Proposed Site

† 199' Self Support Tower

† With 5' Lightning Rod

– 1677 State Hwy 215 Pine Bluff, WY 82082

- Latitude: 41.410603 N (NAD83)
- Longitude: -104.091112 W (NAD83)
- Ground Elevation: 5306' (NAVD88)

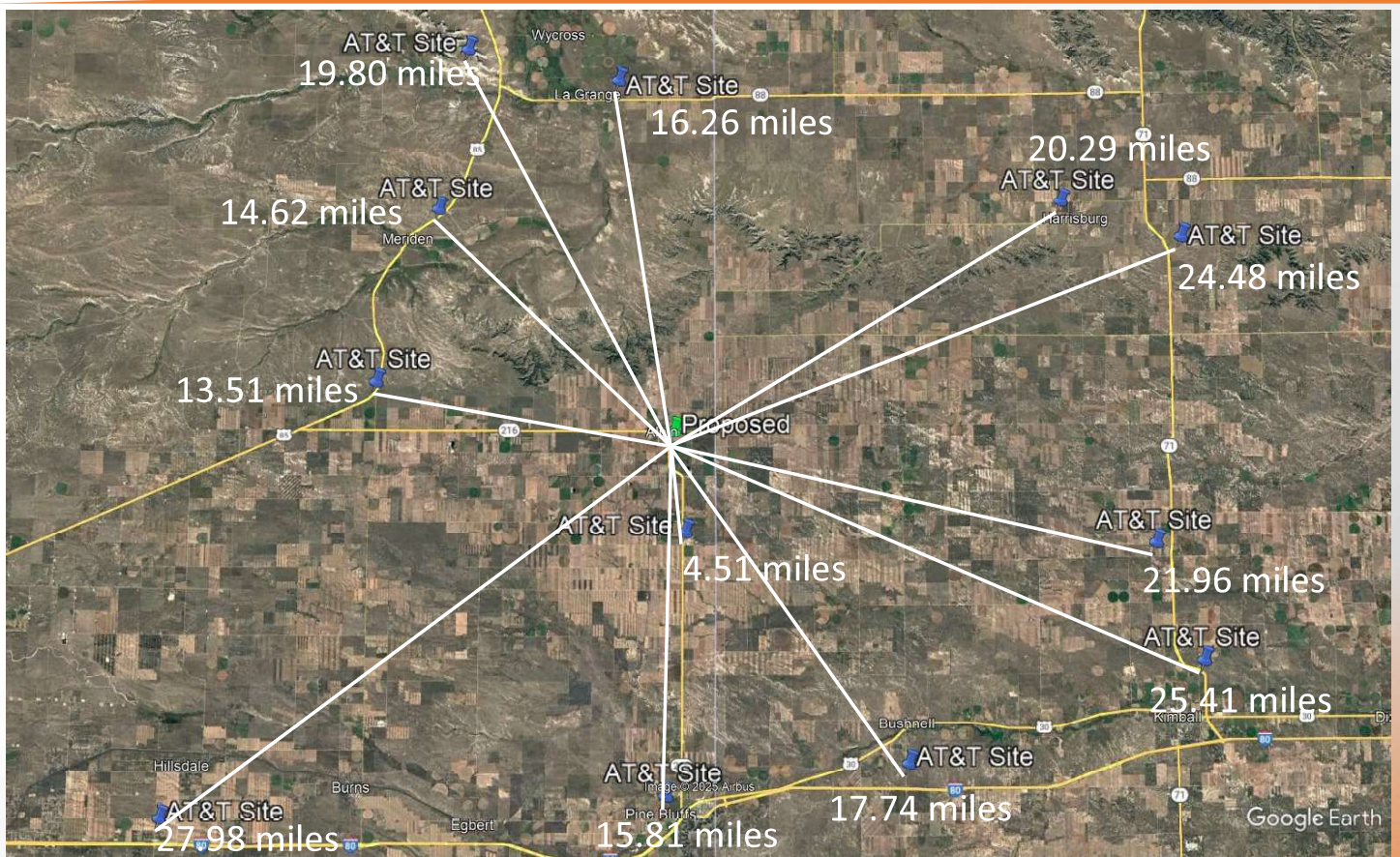
Why here?

- † Users are experiencing a lack of quality wireless service in the area
- † This area has a significant gap in service of approximately 7 miles where quality wireless services are not being provided
- † Significant amount of growth in rural Wyoming causing more usage on all the Wireless Networks
- † Many of the users' mobiles are reporting low quality connections for multiple carriers




Zoom – proposed site

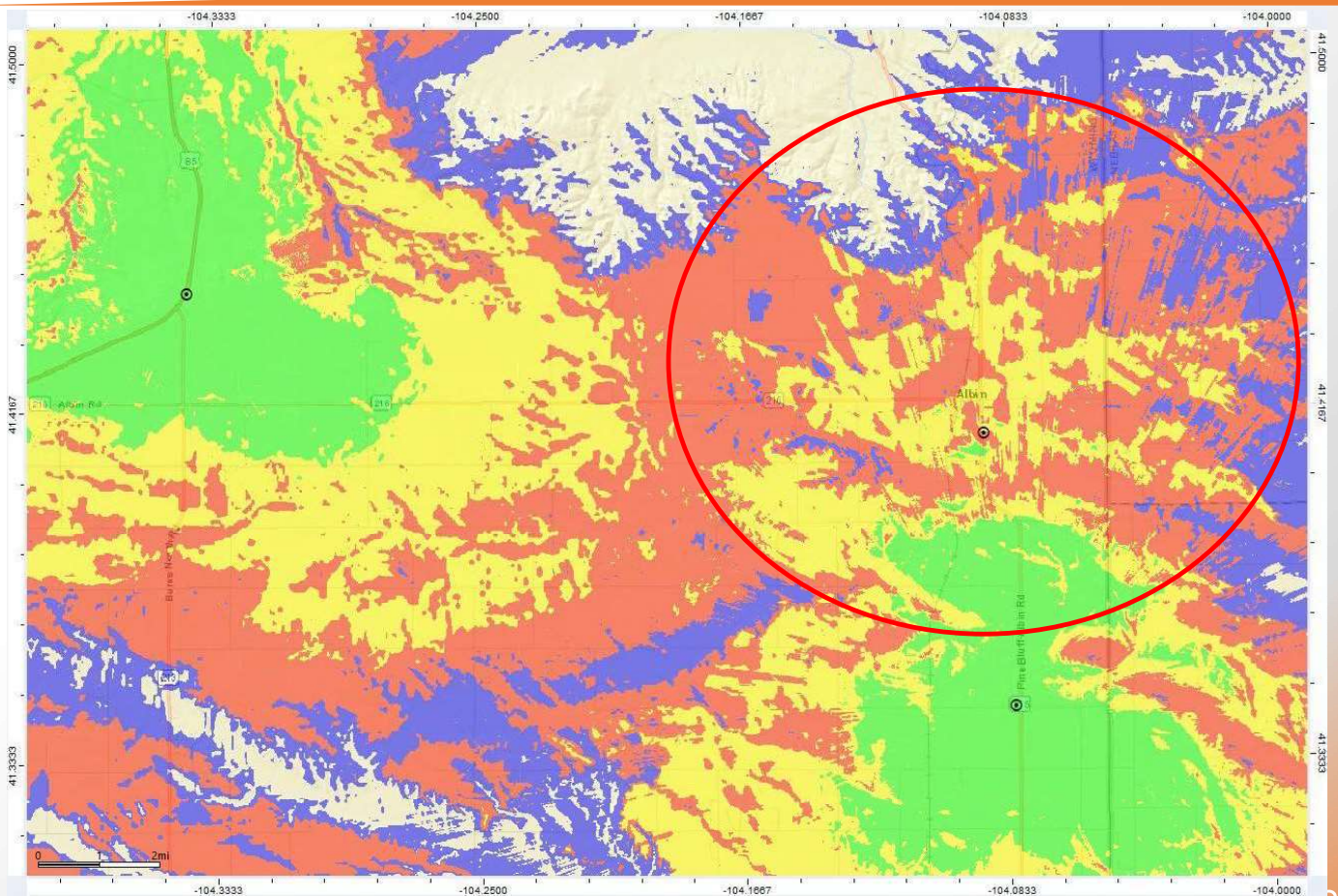


AT&T Sites



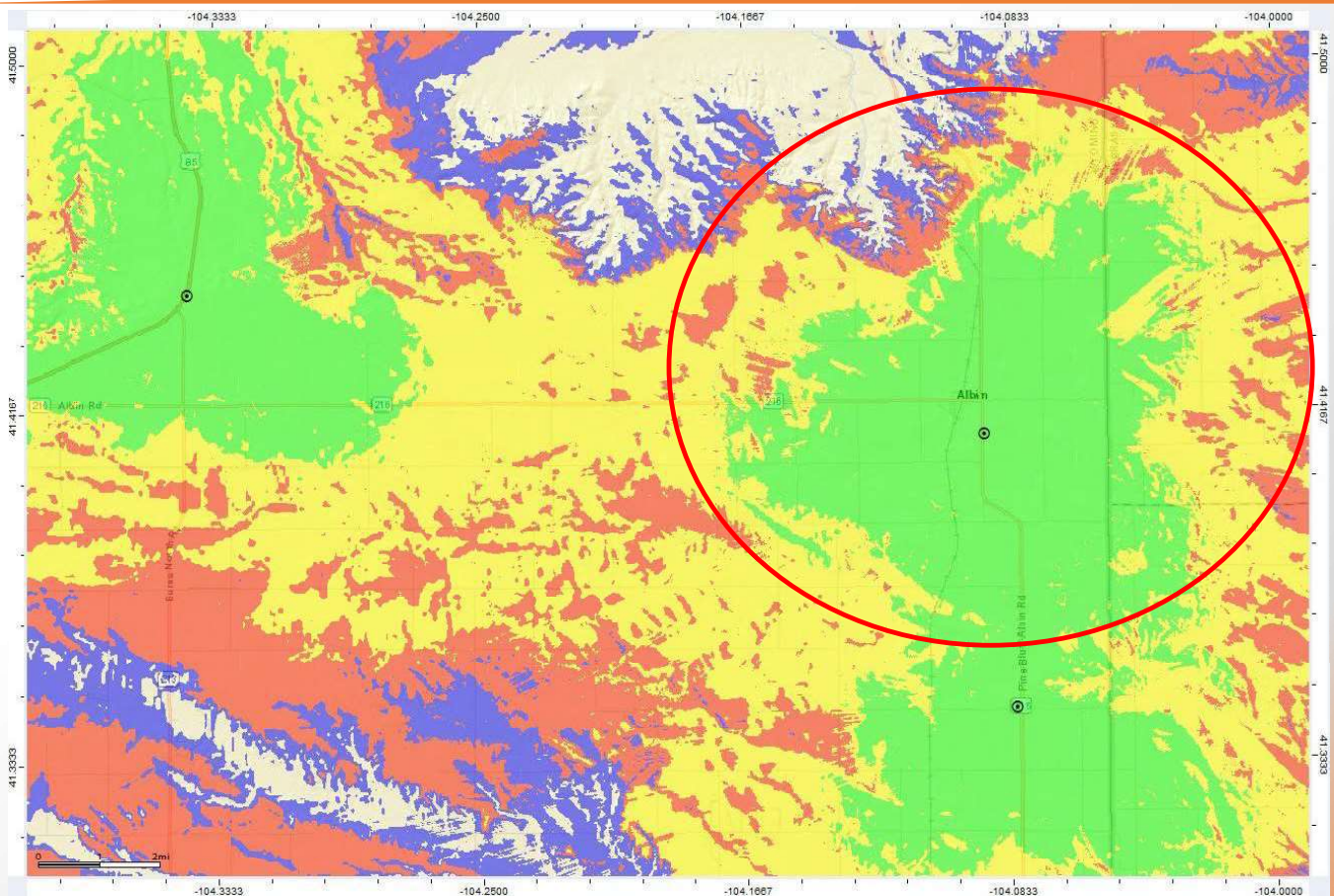
AT&T RSRP Current Coverage

LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	On-Street ≥ -106 dbm

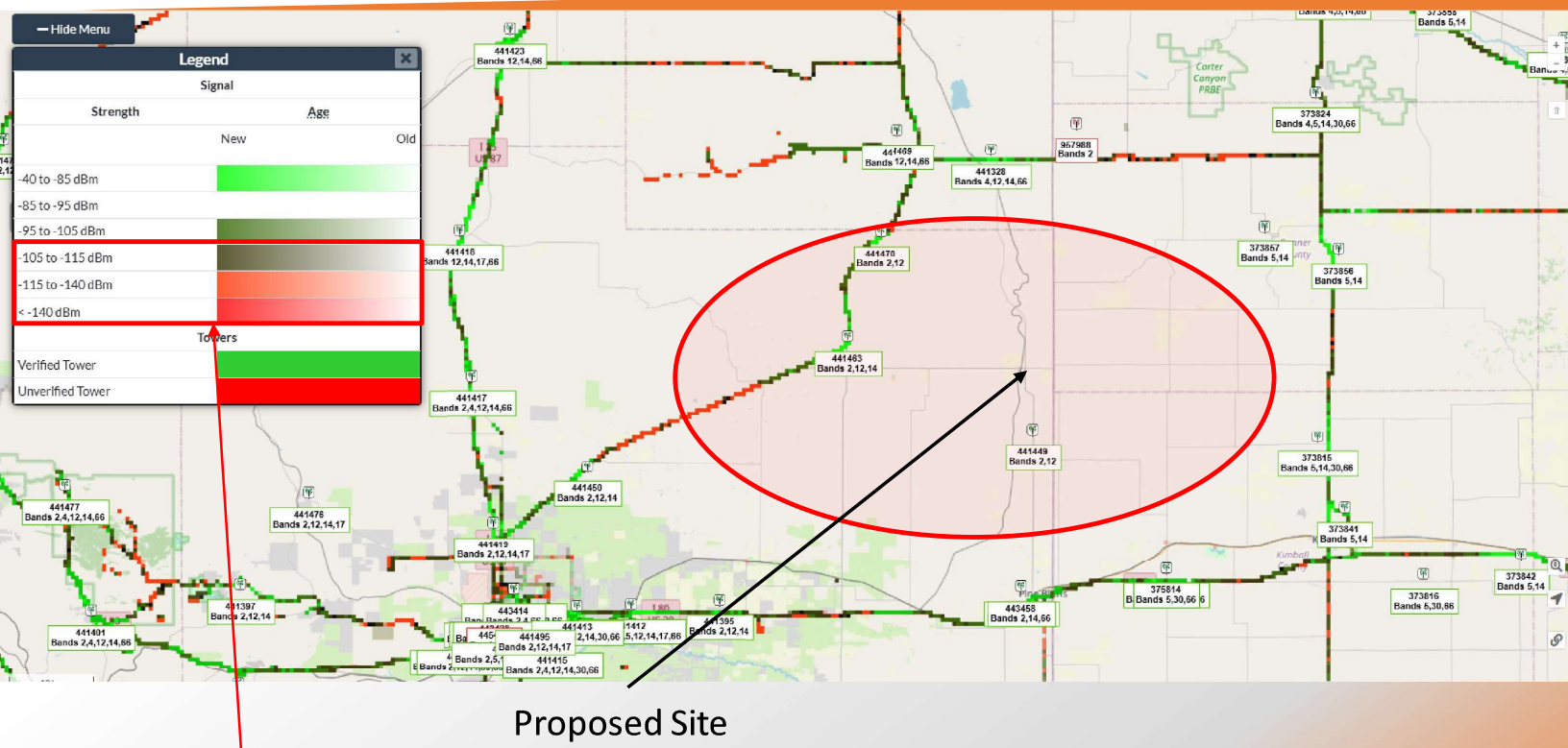


AT&T RSRP Proposed Coverage

LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	On-Street ≥ -106 dbm



AT&T CellMapper



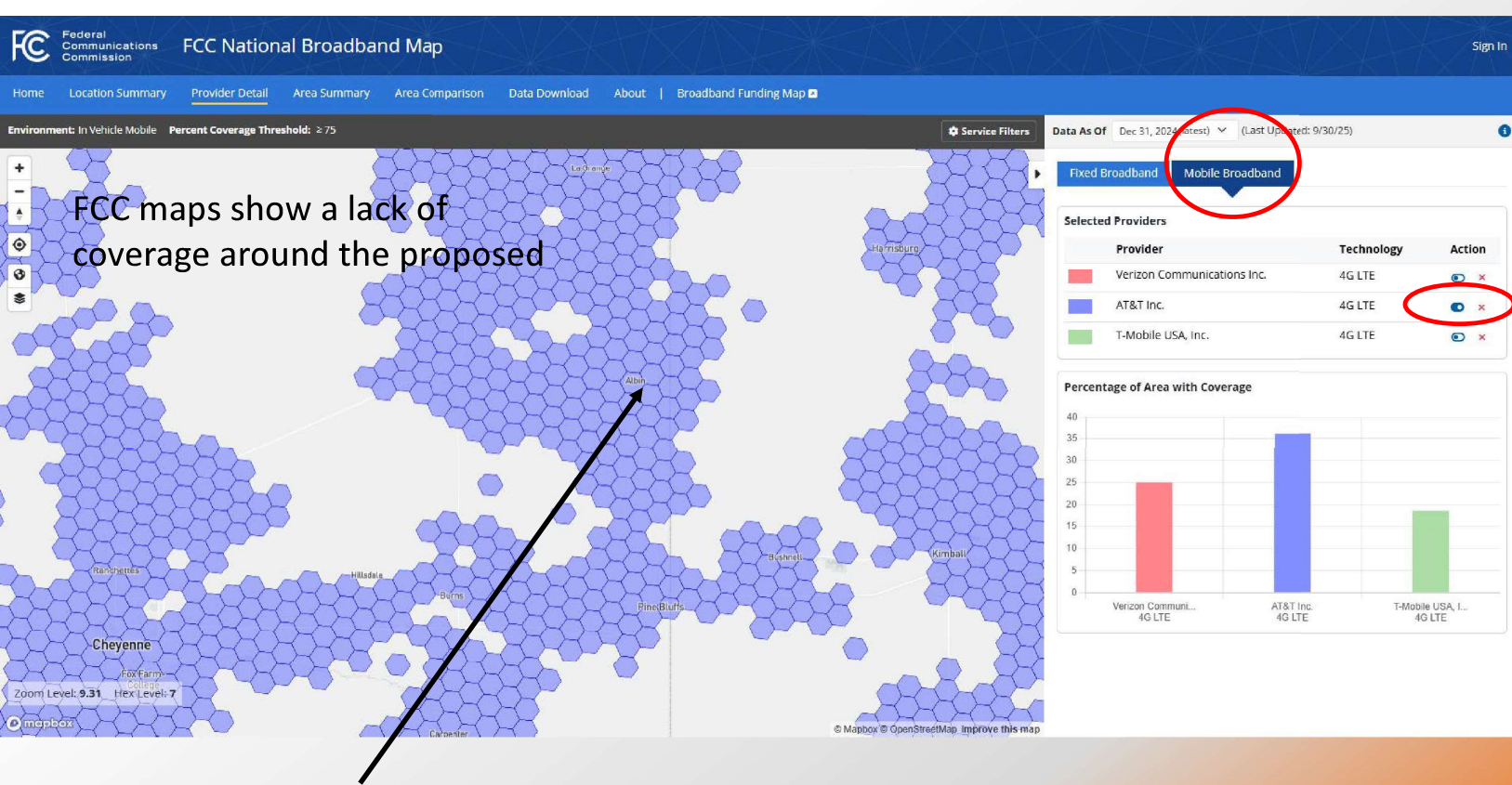
Proposed Site

The area in the red circle is what the proposed site would impact

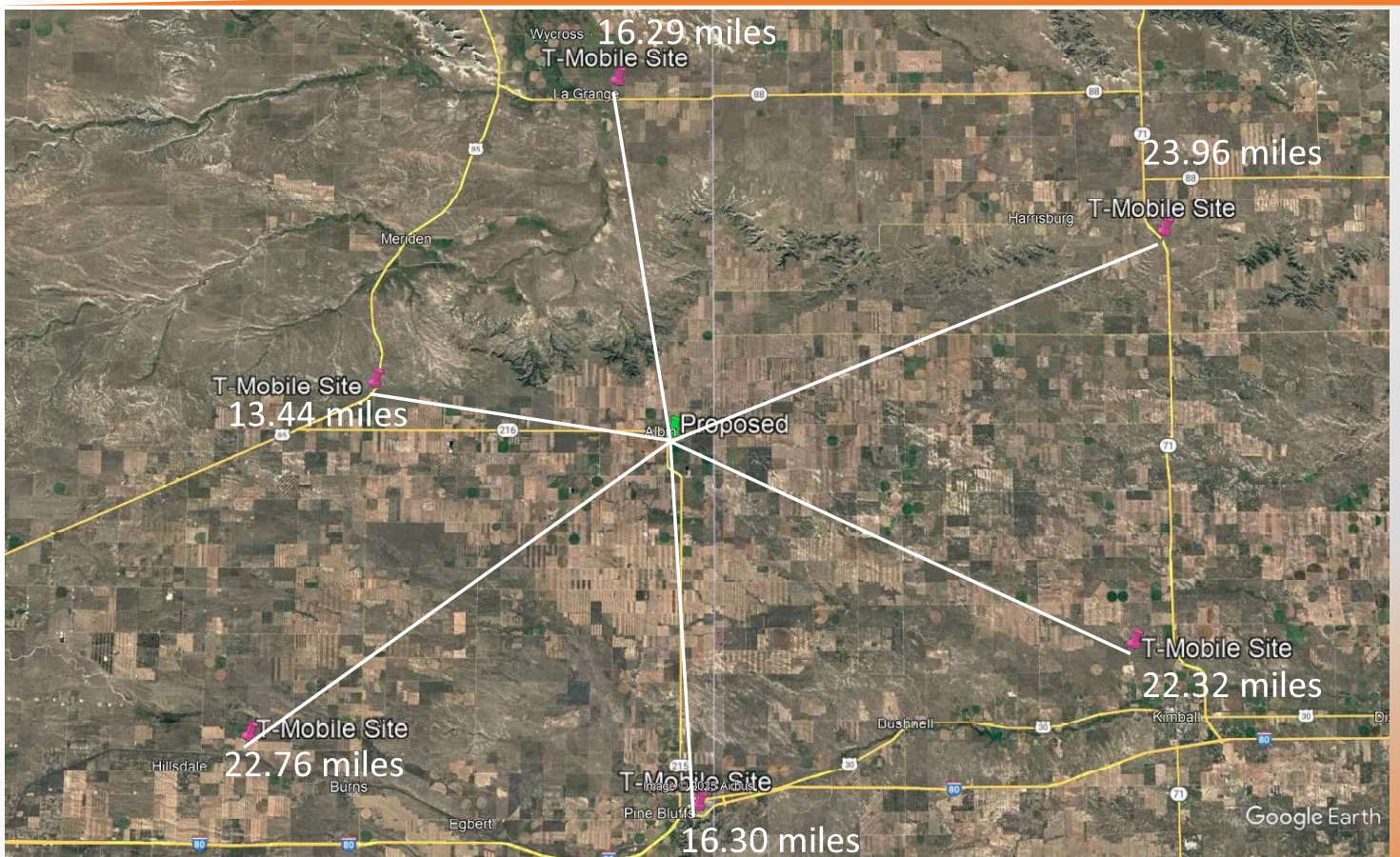
This area is showing less than outdoor service and areas of no service around the proposed

FCC Broadband Map




AT&T In-Vehicle Mobile

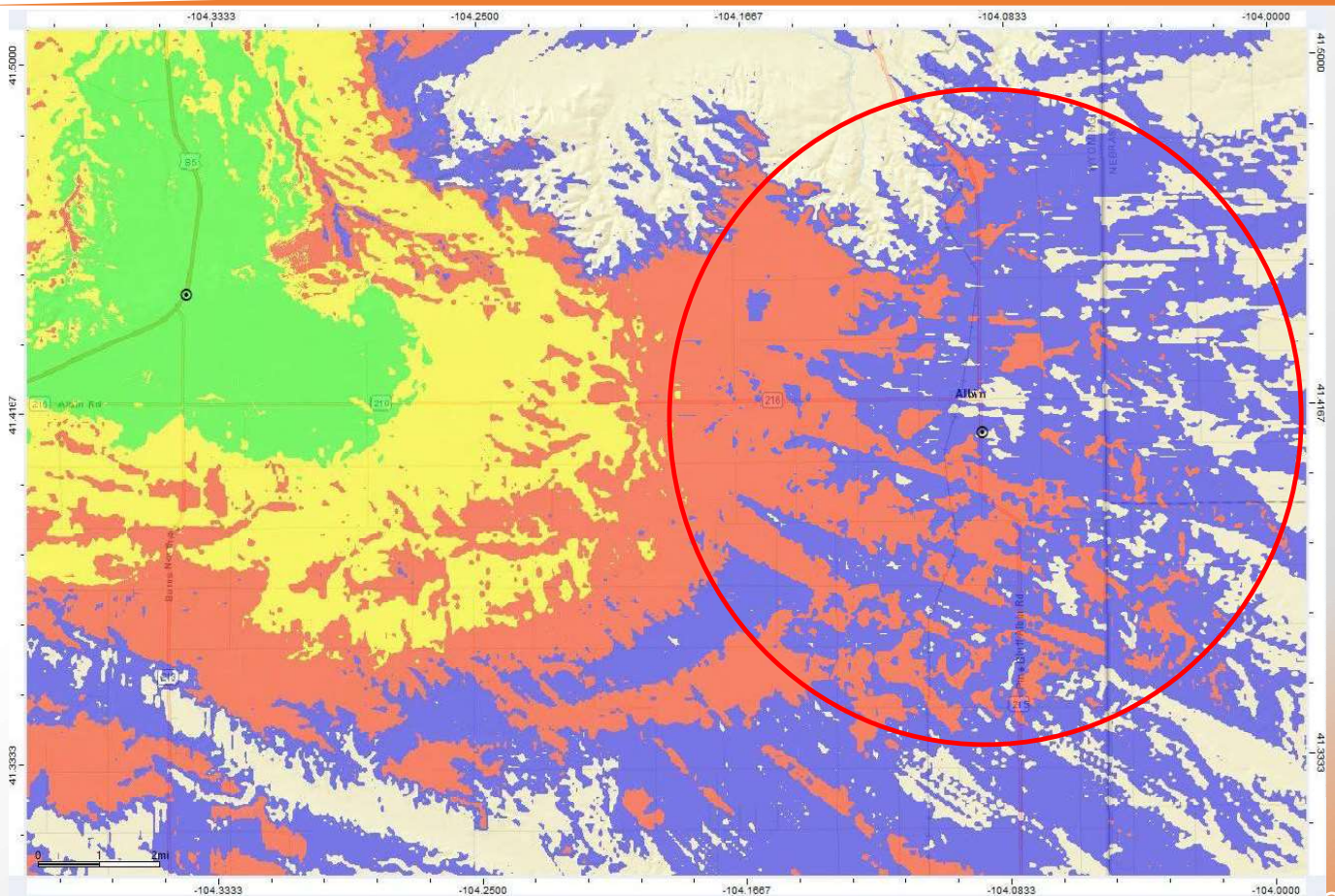


T-Mobile Sites






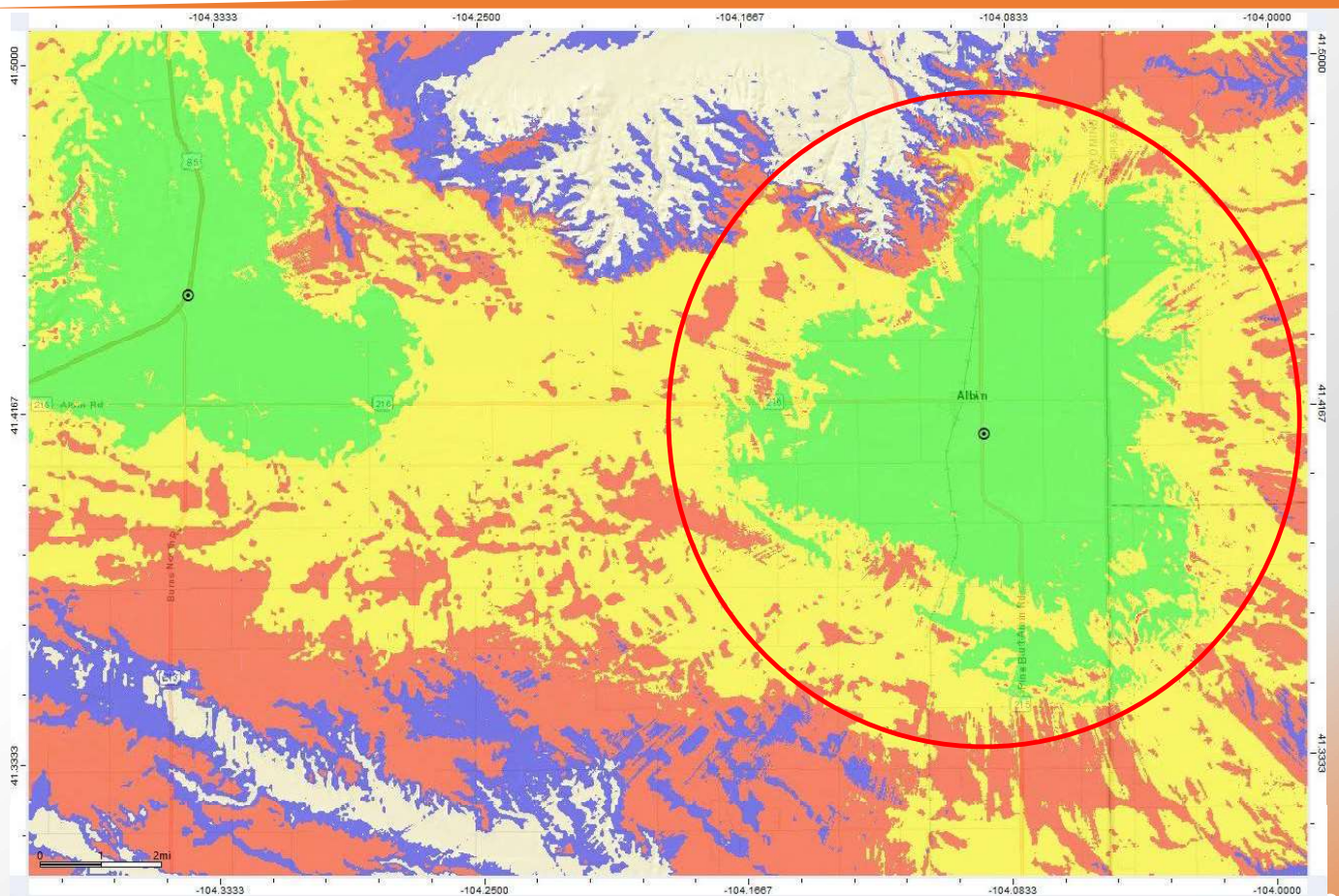
T-Mobile RSRP Current Coverage

LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	On-Street ≥ -106 dbm

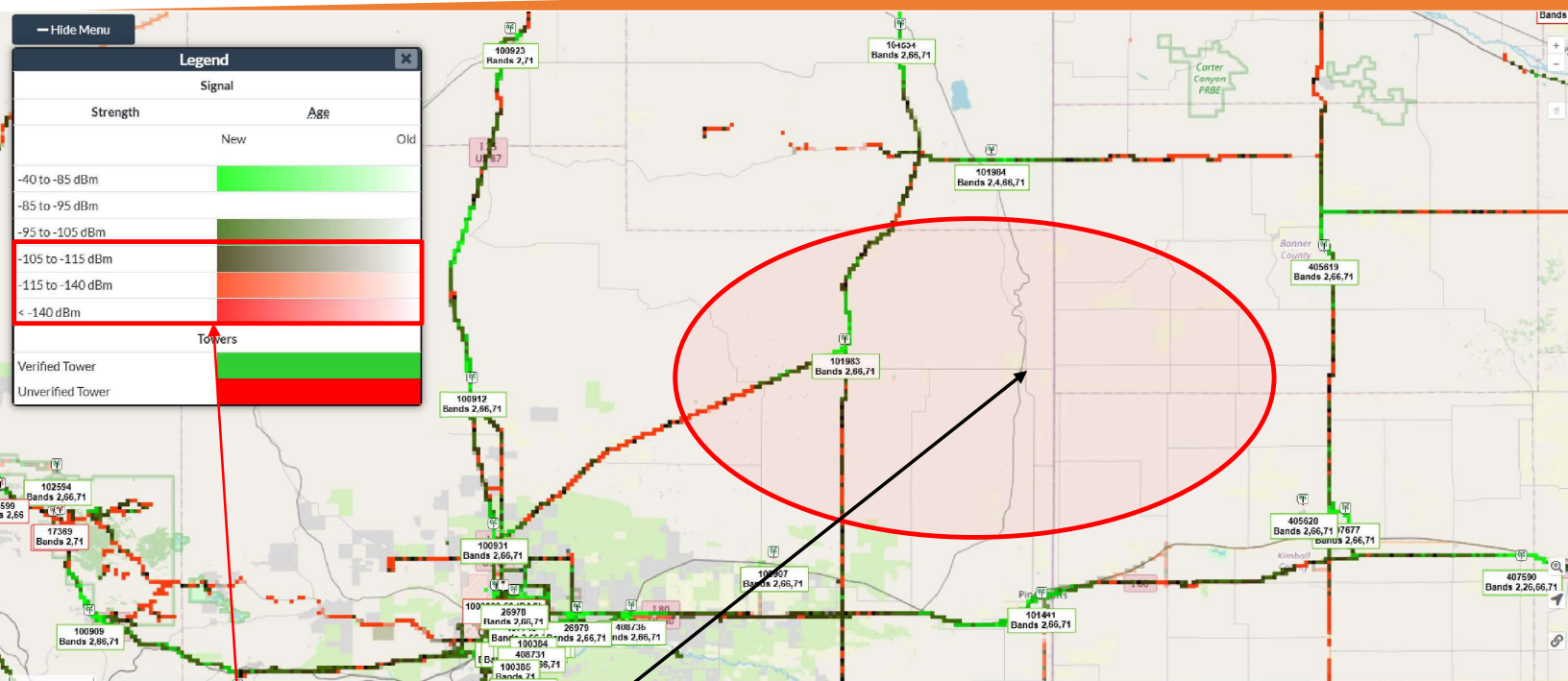


T-Mobile RSRP Proposed Coverage

LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	On-Street ≥ -106 dbm



T-Mobile CellMapper

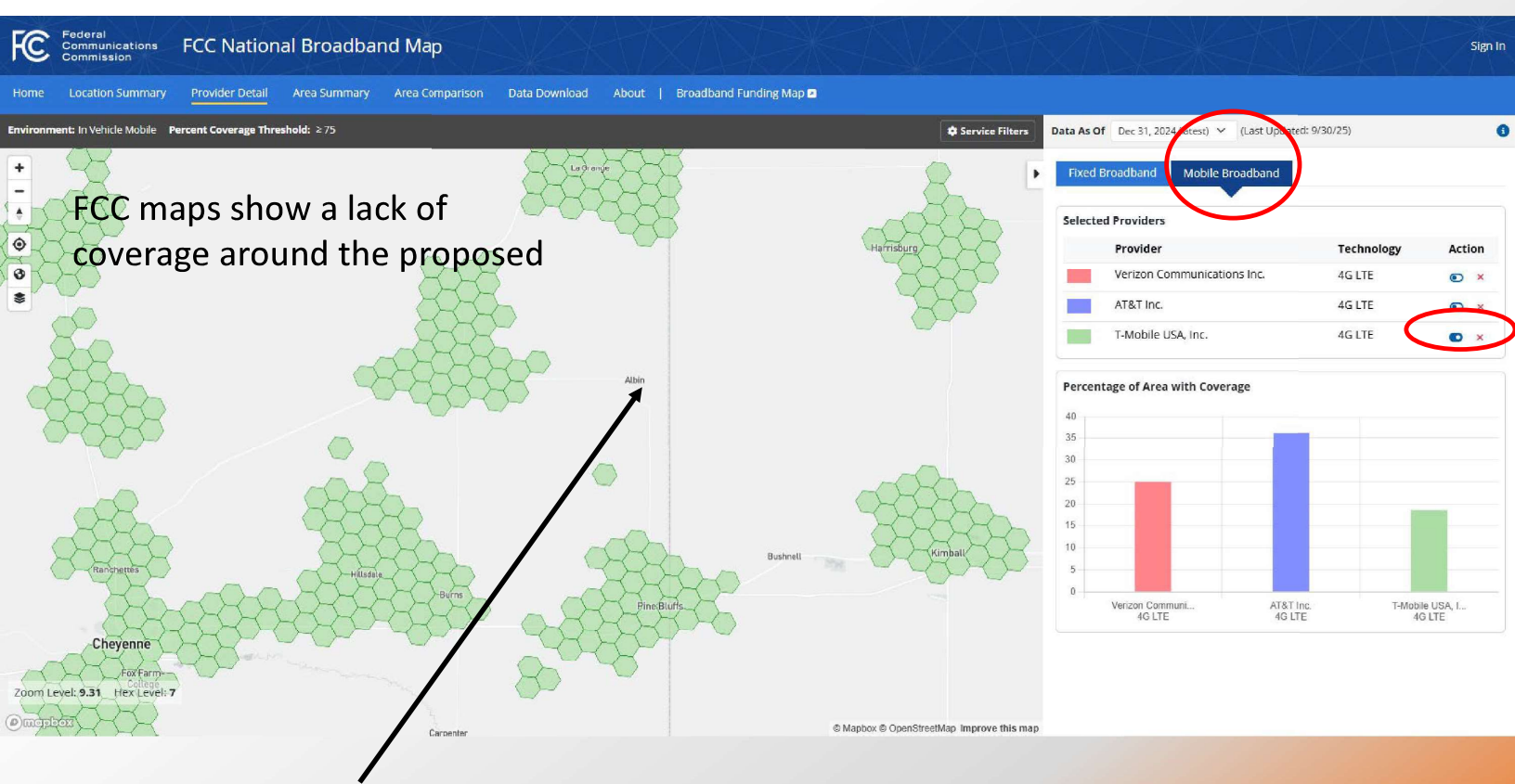


The area in the red circle is what the proposed site would impact

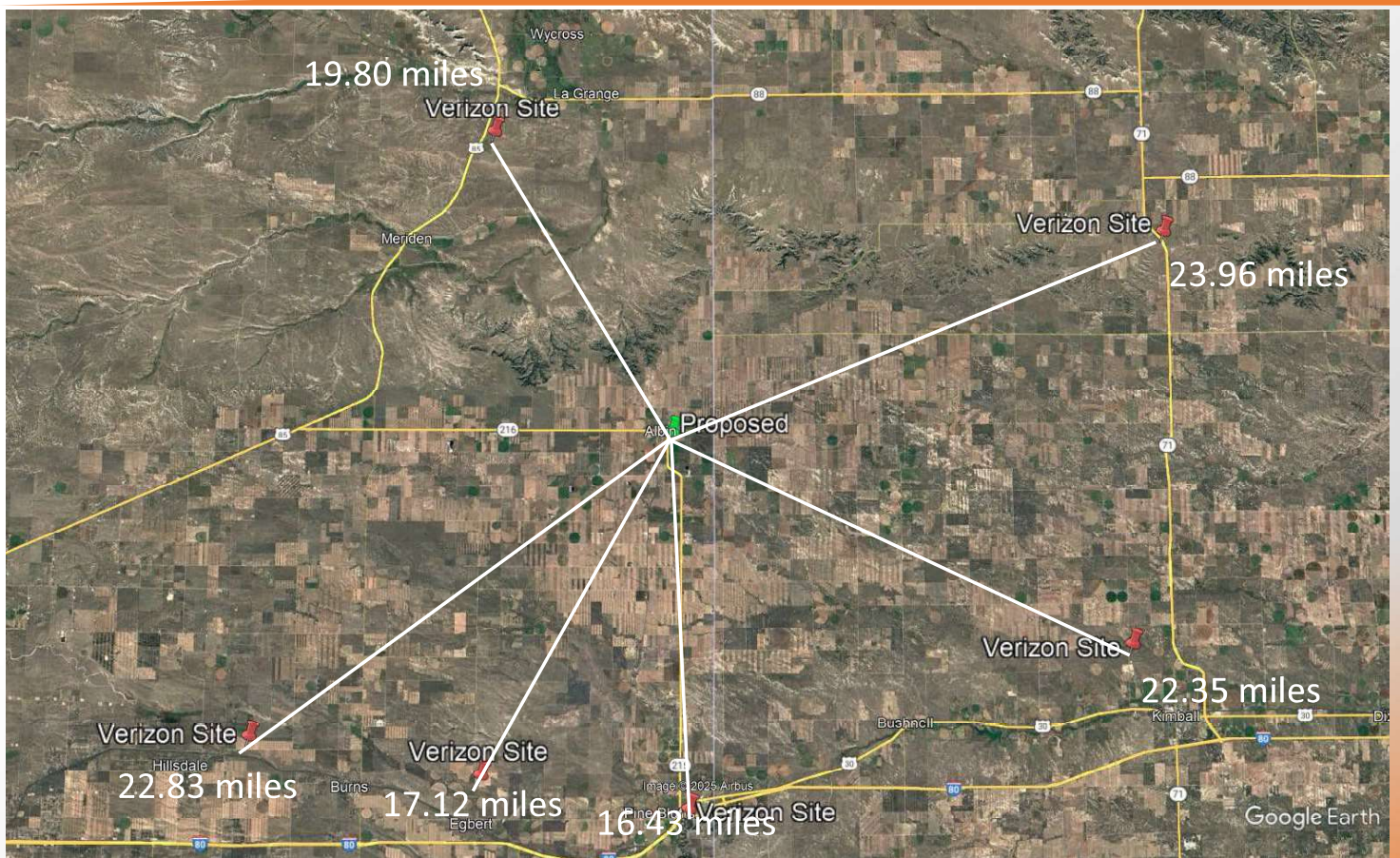
This area is showing less than outdoor service and areas of no service around the proposed

FCC Broadband Map

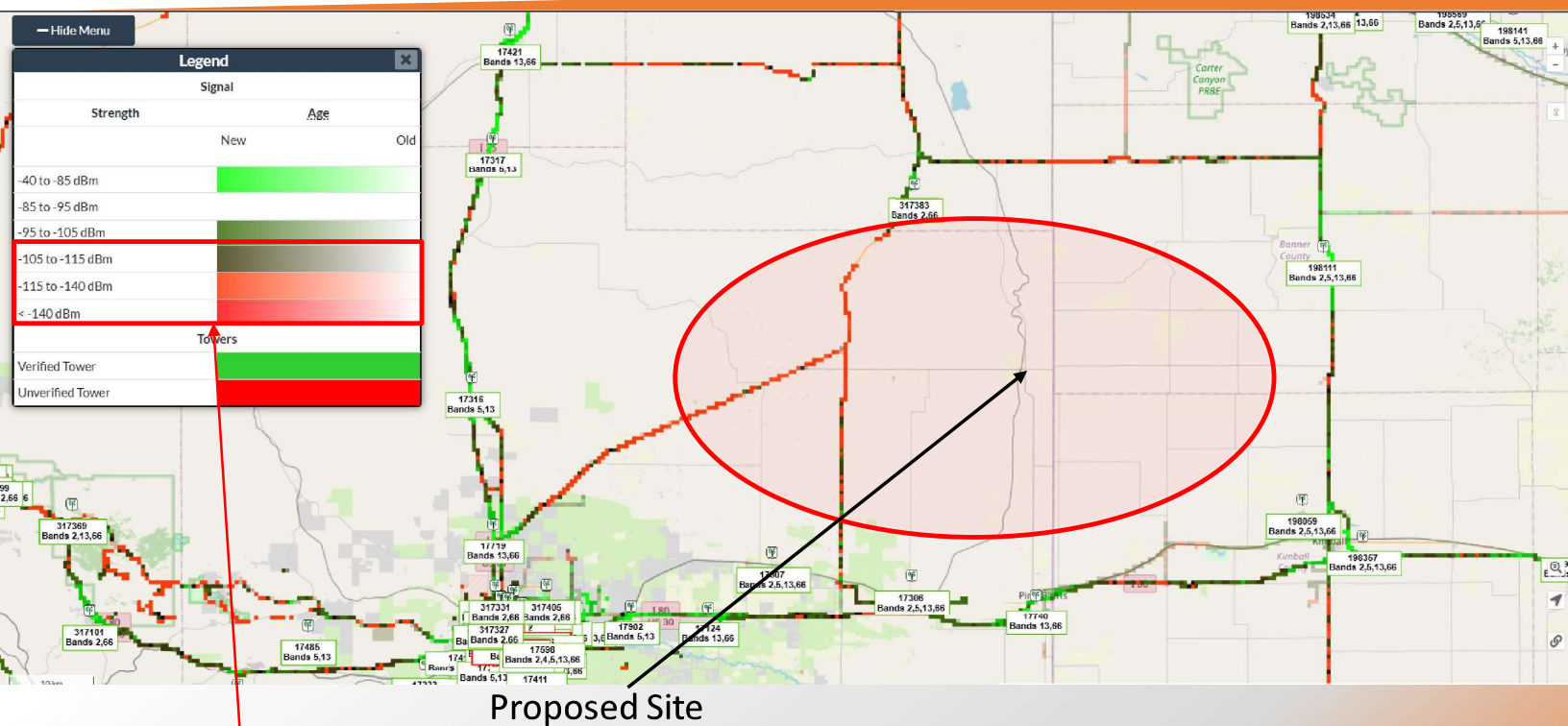
T-Mobile In-Vehicle Mobile



Verizon Sites



Verizon CellMapper

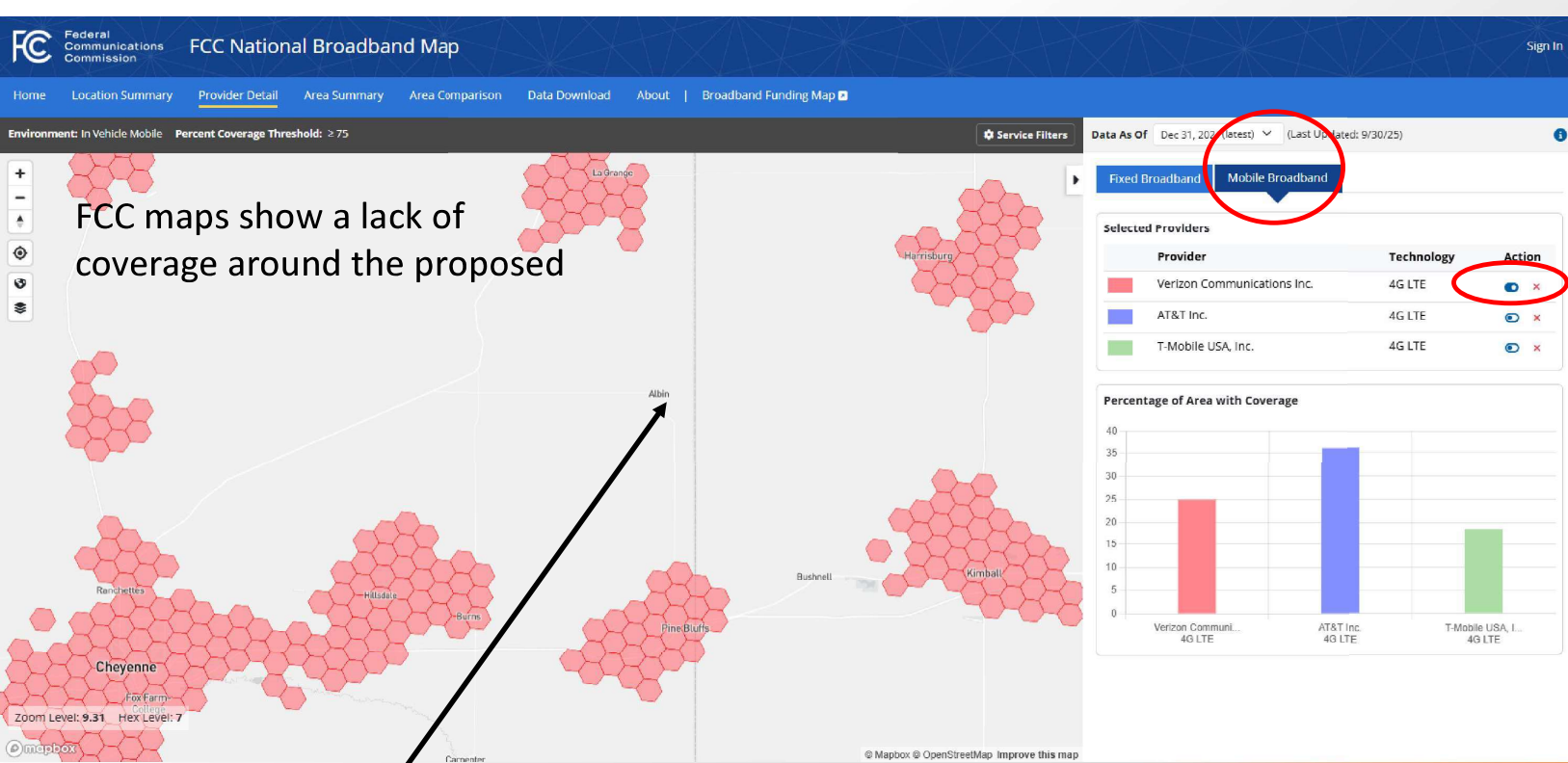


The area in the red circle is what the proposed site would impact

This area is showing less than outdoor service and areas of no service around the proposed

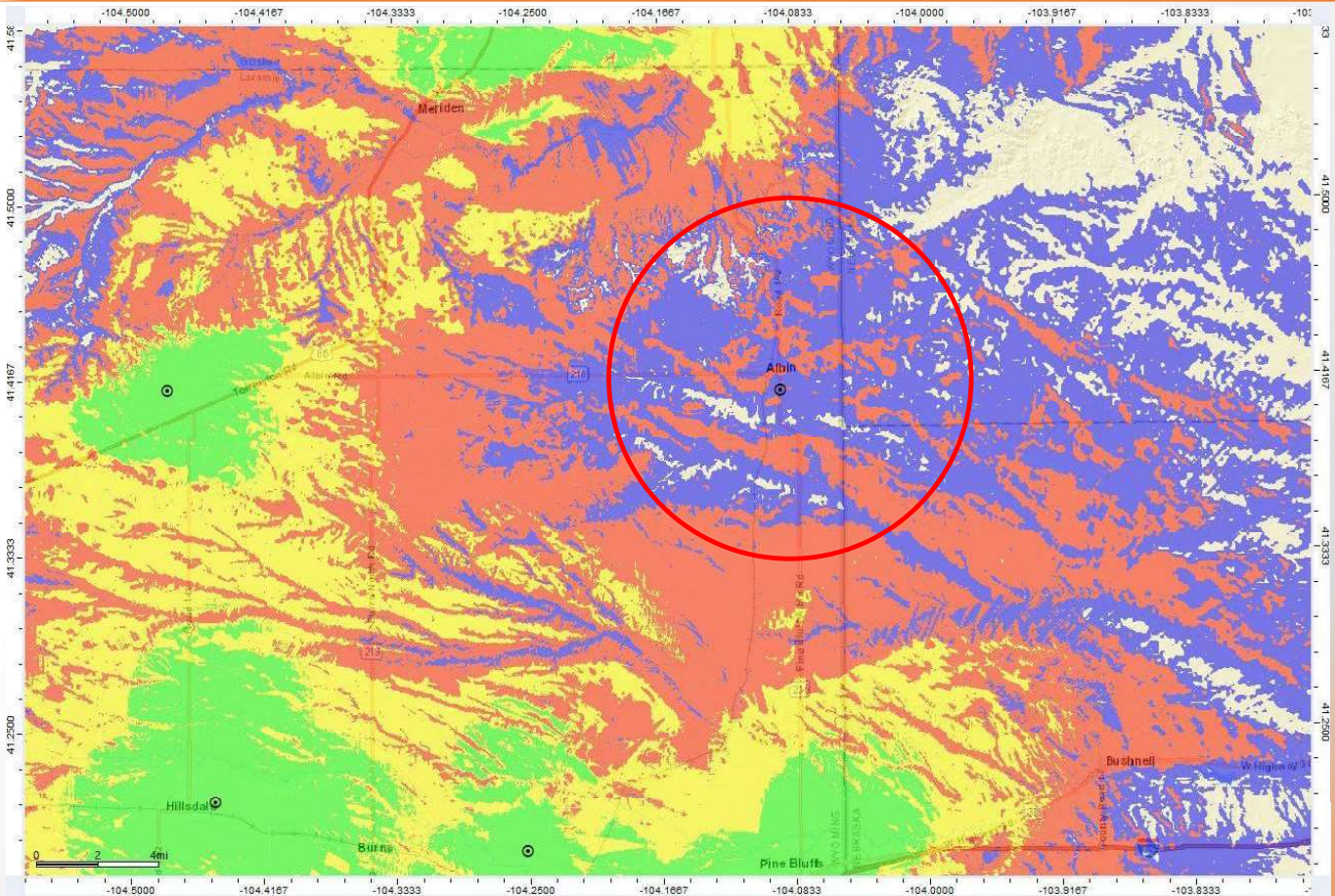
FCC Broadband Map

Verizon In-Vehicle Mobile







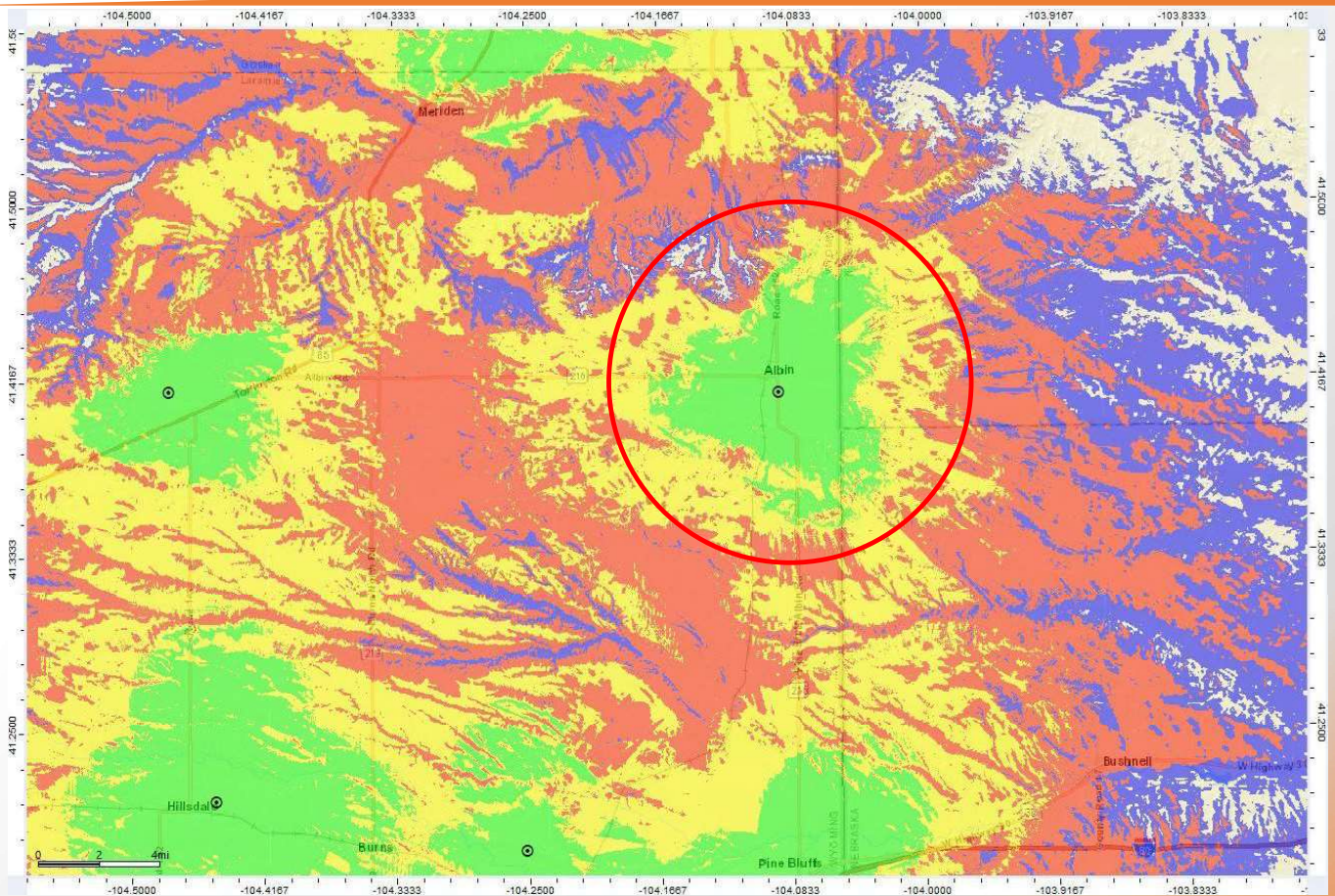
Verizon RSRP Current Coverage

LEGEND	
<div></div>	Indoor >= -85 dbm
<div></div>	In-Vehicle >= -95 dbm
<div></div>	Outdoor >= -106 dbm
<div></div>	Marginal >= -115 dbm



Verizon RSRP Proposed Coverage

LEGEND	
	Indoor ≥ -85 dbm
	In-Vehicle ≥ -95 dbm
	Outdoor ≥ -106 dbm
	Marginal ≥ -115 dbm



Ionizing vs Non-Ionizing

There are two (2) types of Energy/Radio Waves

- **Ionizing**

- These are waves that can effect human DNA
- Examples are:
 - Gamma rays
 - X-Rays
- This is one of the reasons the nurse steps out of the room and you wear a lead overcoat when you get X-Rays at the dentist.

- **Non- Ionizing**

- These are waves do not effect human DNA
- Examples are:
 - Car Radios
 - Television
 - Wi-Fi Access points and routers
 - Bluetooth headsets
 - Cellphones and Smartphones
 - Lightbulbs
 - Wireless Baby Monitors
 - TV remotes
- Absorption of waves is proximity based, the closer you are to the antenna the more non-ionizing energy is absorbed. You will absorb 50% of the FCC's General Public limit with your smartphone next to your ear versus less than 10% of the FCC's General Public limit from the antennas when you are standing 20' away from the proposed tower.
- The further you walk away from the tower it decreases even more.

General Public & Occupational limits

† The FCC isolated two (2) groups relative to access around wireless antennas

† The first group is called Occupational

- This refers to areas where workers would be allowed (general public cannot access) but the workers would not have knowledge about antennas (An example would be an Air Conditioner Repair Technician). Barriers or signage may be needed to alert the worker when close to the antennas.
 - Examples are:
 - Rooftop access behind a locked door
 - Compound access behind a locked gate
- The FCC determined the safe value and then lowered by a factor of 10 and that is the value the wireless carriers use in the studies
- The exposure levels are averaged over 6 minutes

† The second group is called General Public

- Uncontrolled access (General Public)
 - This group is for areas with general public access, the public would not have a knowledge of an antenna being close to them
 - Examples are:
 - Sidewalks
 - Parks
 - Public accessed buildings
- The FCC determined the safe value and then lowered by a factor of 50 and that is the value the wireless carriers use in the studies
- The exposure levels are averaged over 30 minutes

† Compare the value for a tower which is 10mW to the power of a smartphone which is 200mW of power.

Conclusion

- † The proposed site is needed to provide coverage where there is a significant gap in service in the county

RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:



RECP #: 903729

RECORDED 11/19/2025 AT 12:51 PM BK# 2939 PG# 3020
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 1 OF 3

Rocky Mountain Towers, Inc
5150 Mae Anne Ave
Ste 405 #5349
Reno, NV 89523
only)

(space above for Recorder's use

MEMORANDUM OF OPTION AND GROUND LEASE AGREEMENT

THIS MEMORANDUM OF LEASE AGREEMENT, made and entered into on this 16th day of September, 2025, by and between Hayco LLC ("Lessor") and Rocky Mountain Towers, a Nevada Corporation ("Lessee") between Lessor and Lessee dated as of 11/17, 2025, which Lease contains, among other things, the following terms:

1. Description of Premises. The Lease pertains to those certain real property (the "Property") and certain premises thereupon, which premises are hereinafter referred to as the "Leased Premises." The said Property is described in Exhibit A, which Exhibit is attached hereto and incorporated herein by reference.
2. Term. The Initial Term of the Lease is five (5) years beginning on the date of the exercise of the Option (as defined in such Lease) by Lessee to lease the Leased Premises (the "Commencement Date").
3. Renewal Terms. Lessee has the right to extend the Term of the Lease for nine (9) successive terms of five (5) years each.
4. Subletting. Lessee has the right, at any time during the Term of the Lease, to sublet any portion of the Leased Premises or permit any portion of the Leased Premises to be occupied or used by subtenants, licensees or customers (including agents, contractors and subcontractors thereof) in connection with the provision of wireless communications services.
5. Right of First Refusal. Pursuant to the Lease, Lessor has granted a Lessee a right of first refusal in connection with all requests, proposals or offers from any third party other than the Lessee to acquire, lease or obtain an easement (or other right of way) under all or any portion of the Leased Premises.
6. Ratification of Lease. By this Memorandum, the parties intend to record a reference to the Lease and do hereby ratify and confirm all of the terms and conditions of the Lease and declare that the Leased Premises are subject to all of the applicable provisions of the Lease.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Memorandum as of the date first above written.

Lessor: Hayco LLC

By: Ray Freeborn

Name: RAY Freeborn

Its: gnas

**Lessee: Rocky Mountain Towers, Inc.
a Nevada Corporation**

By: Rachelle Lynn Neace 11/17/2025

Name: Rachelle Neace

Its: President and CEO

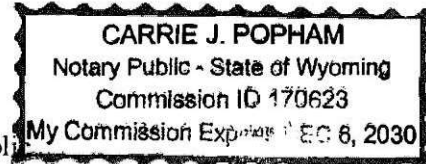


RECP #: 903729

RECORDED 11/19/2025 AT 12:51 PM BK# 2939 PG# 3021
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 2 OF 3LESSORSTATE Wyoming:COUNTY OF Laramie

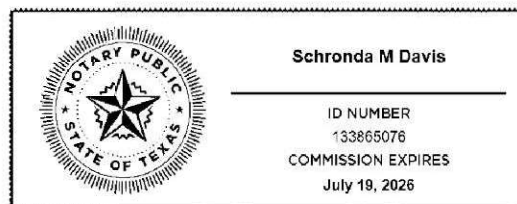
The foregoing Memorandum of Option and Ground Lease Agreement was signed and acknowledged before me by Ray Freburg, acting in [HIS/HER] capacity as Owner and LESSOR for the property located at 1677 State HWY 215 to be the act and deed of said LESSOR for the purposes therein stated, on this 16th day of September, 2025.

Notary Public

My Commission Expires: 12/06/2030LESSEEState of Texas:COUNTY OF Cherokee:

The foregoing Memorandum of Option and Ground Lease Agreement was signed and acknowledged before me by Rachelle Neace, acting in her capacity as President and CEO on behalf of Rocky Mountain Towers, Inc, LESSEE, to be the act and deed of said company for the purposes therein stated, on this 17th day of November 2025.

Notary Public

My Commission Expires: 07/19/2026

Electronically signed and notarized online using the Proof platform.

EXHIBIT A
TO MEMORANDUM OF OPTION AND GROUND LEASE AGREEMENT
LEGAL DESCRIPTION OF REAL PROPERTY

In the County of Laramie, WY

17-60: NW1/4 SECTION 20; W1/2 SE1/4, SW1/4 SECTION 28

Address: 1677 State HWY 215

Tax Parcel Number: 17602020000100



RECP #: 903729
RECORDED 11/19/2025 AT 12:51 PM BK# 2939 PG# 3022
Debra K. Lee, CLERK OF LARAMIE COUNTY, WY PAGE 3 OF 3



Landscape Waiver Request

Re: 199' Cell Tower Proposed at 2817 STATE HWY 215, Albin, WY 82050

Rocky Mountain Towers is requesting a waiver from a landscape plan. The site will be set in the corner of an active agricultural field and we do not feel that introducing any additional landscaping will not materially improve the overall use of the property. If screening at the base of the tower is desired, we can add vinyl slats the fencing to screen interior equipment from view.

I appreciate your consideration,

Regards,

Shannon Morrelli

Rocky Mountain Towers
Infrastructure Development

5150 Mae Anne Ave. Suite 405, #5349 Reno, Nevada 89523



Drainage Study Waiver Request

Re: 199' Cell Tower Proposed at 2817 STATE HWY 215, Albin, WY 82050

Rocky Mountain Towers is requesting a waiver from requiring a Drainage study for this project as the cell tower footprint is only 6400 S.F. with a permeable crushed gravel base laid inside the compound. The parcel consists of approximately 402 acres and any future equipment pads in the compound would represent less than .1 percent increase to the impervious surfaces on the property.

I appreciate your consideration,

Regards,

Shannon Morrelli

Rocky Mountain Towers
Infrastructure Development

5150 Mae Anne Ave. Suite 405, #5349 Reno, Nevada 89523

TOWAIR Determination Results

*** 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	41-28-38.1 north
Longitude	104-05-28.0 west

Measurements (Meters)

Overall Structure Height (AGL)	60.7
Support Structure Height (AGL)	NaN
Site Elevation (AMSL)	1616

Structure Type

An Error has occurred. Please contact Technical Support

<https://www.fcc.gov/wtbhelp>

Phone: 1-877-480-3201

ASL Videophone: 1-844-432-2275

Hours: Monday-Friday 8:00 a.m. to 6:00 p.m. ET (except for Federal Holidays)

And report the following information.

Error at Thu, Sep 25 at 15:21:14 EDT on Server wireless2.fcc.gov:kern2.fcc.gov

Error Message

Exception Message null

(2) The term “United States” means the several States, the District of Columbia, the Commonwealth of Puerto Rico, and the possessions of the United States, but does not include the Canal Zone.

(June 19, 1934, ch. 652, title III, §330, as added Pub. L. 87-529, §2, July 10, 1962, 76 Stat. 151; amended Pub. L. 101-431, §4, Oct. 15, 1990, 104 Stat. 961; Pub. L. 104-104, title V, §551(d), Feb. 8, 1996, 110 Stat. 141; Pub. L. 111-260, title II, §203(c), Oct. 8, 2010, 124 Stat. 2773.)

Editorial Notes

REFERENCES IN TEXT

For definition of Canal Zone, referred to in subsec. (d)(2), see section 3602(b) of Title 22, Foreign Relations and Intercourse.

AMENDMENTS

2010—Subsec. (b). Pub. L. 111-260, in first sentence substituted “303(u) and (z)” for “303(u)”, in second sentence substituted “Such rules shall provide performance and display standards for such built-in decoder circuitry or capability designed to display closed captioned video programming, the transmission and delivery of video description services, and the conveyance of emergency information as required by section 303 of this title.” for “Such rules shall provide performance and display standards for such built-in decoder circuitry.”, and in fourth sentence substituted “closed-captioning service and video description service continue” for “closed-captioning service continues”.

1996—Subsec. (c). Pub. L. 104-104, §551(d)(1)(B), added subsec. (c). Former subsec. (c) redesignated (d).

Subsec. (d). Pub. L. 104-104, §551(d)(2), in introductory provisions substituted “and sections 303(s), 303(u), and 303(x) of this title” for “section 303(s) of this title, and section 303(u) of this title”.

Pub. L. 104-104, §551(d)(1)(B), redesignated subsec. (c) as (d).

1990—Subsecs. (b), (c). Pub. L. 101-431 added subsec. (b), redesignated former subsec. (b) as (c), and substituted “, section 303(s) of this title, and section 303(u) of this title” for “and section 303(s) of this title”.

Statutory Notes and Related Subsidiaries

EFFECTIVE DATE OF 1990 AMENDMENT

Amendment by Pub. L. 101-431 effective July 1, 1993, see section 5 of Pub. L. 101-431, set out as a note under section 303 of this title.

§ 331. Very high frequency stations and AM radio stations

(a) Very high frequency stations

It shall be the policy of the Federal Communications Commission to allocate channels for very high frequency commercial television broadcasting in a manner which ensures that not less than one such channel shall be allocated to each State, if technically feasible. In any case in which licensee of a very high frequency commercial television broadcast station notifies the Commission to the effect that such licensee will agree to the reallocation of its channel to a community within a State in which there is allocated no very high frequency commercial television broadcast channel at the time¹ such notification, the Commission shall, notwithstanding any other provision of law, order such realloca-

tion and issue a license to such licensee for that purpose pursuant to such notification for a term of not to exceed 5 years as provided in section 307(d)² of this title.

(b) AM radio stations

It shall be the policy of the Commission, in any case in which the licensee of an existing AM daytime-only station located in a community with a population of more than 100,000 persons that lacks a local full-time aural station licensed to that community and that is located within a Class I station primary service area notifies the Commission that such licensee seeks to provide full-time service, to ensure that such a licensee is able to place a principal community contour signal over its entire community of license 24 hours a day, if technically feasible.

(June 19, 1934, ch. 652, title III, §331, as added Pub. L. 97-248, title III, §355, Sept. 3, 1982, 96 Stat. 641; amended Pub. L. 102-243, §4, Dec. 20, 1991, 105 Stat. 2402; Pub. L. 103-414, title III, §303(a)(18), Oct. 25, 1994, 108 Stat. 4295; Pub. L. 115-141, div. P, title IV, §402(i)(5), Mar. 23, 2018, 132 Stat. 1089.)

Editorial Notes

REFERENCES IN TEXT

Subsec. (d) of section 307 of this title, referred to in subsec. (a), was redesignated subsec. (c) of section 307 by Pub. L. 97-259, title I, §112(a), Sept. 13, 1982, 96 Stat. 1093.

CODIFICATION

Another section 331 of act June 19, 1934 was renumbered section 332 and is classified to section 332 of this title.

PRIOR PROVISIONS

A prior section 331, act June 19, 1934, ch. 652, title III, §331, as added Sept. 14, 1973, Pub. L. 93-107, §1, 87 Stat. 350, related to broadcasting of games of professional sports clubs, prior to repeal by Pub. L. 93-107, §2, Sept. 14, 1973, 87 Stat. 351, effective Dec. 31, 1975.

AMENDMENTS

2018—Subsec. (b). Pub. L. 115-141 struck out at end: “The Commission shall report to the appropriate committees of Congress within 30 days after December 20, 1991, on how it intends to meet this policy goal.”

1994 Pub. L. 103 414 amended section catchline generally.

1991 Pub. L. 102 243 inserted “and AM radio stations” in section catchline, designated existing provisions as subsec. (a) and inserted heading, and added subsec. (b).

§ 332. Mobile services

(a) Factors which Commission must consider

In taking actions to manage the spectrum to be made available for use by the private mobile services, the Commission shall consider, consistent with section 151 of this title, whether such actions will—

(1) promote the safety of life and property;

(2) improve the efficiency of spectrum use and reduce the regulatory burden upon spectrum users, based upon sound engineering principles, user operational requirements, and marketplace demands;

¹ So in original. Probably should be followed by “of”.

² See References in Text note below.

- (3) encourage competition and provide services to the largest feasible number of users; or
- (4) increase interservice sharing opportunities between private mobile services and other services.

(b) Advisory coordinating committees

(1) The Commission, in coordinating the assignment of frequencies to stations in the private mobile services and in the fixed services (as defined by the Commission by rule), shall have authority to utilize assistance furnished by advisory coordinating committees consisting of individuals who are not officers or employees of the Federal Government.

(2) The authority of the Commission established in this subsection shall not be subject to or affected by the provisions of part III of title 5 or section 1342 of title 31.

(3) Any person who provides assistance to the Commission under this subsection shall not be considered, by reason of having provided such assistance, a Federal employee.

(4) Any advisory coordinating committee which furnishes assistance to the Commission under this subsection shall not be subject to the provisions of chapter 10 of title 5.

(c) Regulatory treatment of mobile services

(1) Common carrier treatment of commercial mobile services

(A) A person engaged in the provision of a service that is a commercial mobile service shall, insofar as such person is so engaged, be treated as a common carrier for purposes of this chapter, except for such provisions of subchapter II as the Commission may specify by regulation as inapplicable to that service or person. In prescribing or amending any such regulation, the Commission may not specify any provision of section 201, 202, or 208 of this title, and may specify any other provision only if the Commission determines that—

- (i) enforcement of such provision is not necessary in order to ensure that the charges, practices, classifications, or regulations for or in connection with that service are just and reasonable and are not unjustly or unreasonably discriminatory;
- (ii) enforcement of such provision is not necessary for the protection of consumers; and
- (iii) specifying such provision is consistent with the public interest.

(B) Upon reasonable request of any person providing commercial mobile service, the Commission shall order a common carrier to establish physical connections with such service pursuant to the provisions of section 201 of this title. Except to the extent that the Commission is required to respond to such a request, this subparagraph shall not be construed as a limitation or expansion of the Commission's authority to order interconnection pursuant to this chapter.

(C) As a part of making a determination with respect to the public interest under subparagraph (A)(iii), the Commission shall consider whether the proposed regulation (or amendment thereof) will promote competitive market conditions, including the extent to

which such regulation (or amendment) will enhance competition among providers of commercial mobile services. If the Commission determines that such regulation (or amendment) will promote competition among providers of commercial mobile services, such determination may be the basis for a Commission finding that such regulation (or amendment) is in the public interest.

(D) The Commission shall, not later than 180 days after August 10, 1993, complete a rule-making required to implement this paragraph with respect to the licensing of personal communications services, including making any determinations required by subparagraph (C).

(2) Non-common carrier treatment of private mobile services

A person engaged in the provision of a service that is a private mobile service shall not, insofar as such person is so engaged, be treated as a common carrier for any purpose under this chapter. A common carrier (other than a person that was treated as a provider of a private land mobile service prior to August 10, 1993) shall not provide any dispatch service on any frequency allocated for common carrier service, except to the extent such dispatch service is provided on stations licensed in the domestic public land mobile radio service before January 1, 1982. The Commission may by regulation terminate, in whole or in part, the prohibition contained in the preceding sentence if the Commission determines that such termination will serve the public interest.

(3) State preemption

(A) Notwithstanding sections 152(b) and 221(b) of this title, no State or local government shall have any authority to regulate the entry of or the rates charged by any commercial mobile service or any private mobile service, except that this paragraph shall not prohibit a State from regulating the other terms and conditions of commercial mobile services. Nothing in this subparagraph shall exempt providers of commercial mobile services (where such services are a substitute for land line telephone exchange service for a substantial portion of the communications within such State) from requirements imposed by a State commission on all providers of telecommunications services necessary to ensure the universal availability of telecommunications service at affordable rates. Notwithstanding the first sentence of this subparagraph, a State may petition the Commission for authority to regulate the rates for any commercial mobile service and the Commission shall grant such petition if such State demonstrates that—

- (i) market conditions with respect to such services fail to protect subscribers adequately from unjust and unreasonable rates or rates that are unjustly or unreasonably discriminatory; or
- (ii) such market conditions exist and such service is a replacement for land line telephone exchange service for a substantial portion of the telephone land line exchange service within such State.

The Commission shall provide reasonable opportunity for public comment in response to

such petition, and shall, within 9 months after the date of its submission, grant or deny such petition. If the Commission grants such petition, the Commission shall authorize the State to exercise under State law such authority over rates, for such periods of time, as the Commission deems necessary to ensure that such rates are just and reasonable and not unjustly or unreasonably discriminatory.

(B) If a State has in effect on June 1, 1993, any regulation concerning the rates for any commercial mobile service offered in such State on such date, such State may, no later than 1 year after August 10, 1993, petition the Commission requesting that the State be authorized to continue exercising authority over such rates. If a State files such a petition, the State's existing regulation shall, notwithstanding subparagraph (A), remain in effect until the Commission completes all action (including any reconsideration) on such petition. The Commission shall review such petition in accordance with the procedures established in such subparagraph, shall complete all action (including any reconsideration) within 12 months after such petition is filed, and shall grant such petition if the State satisfies the showing required under subparagraph (A)(i) or (A)(ii). If the Commission grants such petition, the Commission shall authorize the State to exercise under State law such authority over rates, for such period of time, as the Commission deems necessary to ensure that such rates are just and reasonable and not unjustly or unreasonably discriminatory. After a reasonable period of time, as determined by the Commission, has elapsed from the issuance of an order under subparagraph (A) or this subparagraph, any interested party may petition the Commission for an order that the exercise of authority by a State pursuant to such subparagraph is no longer necessary to ensure that the rates for commercial mobile services are just and reasonable and not unjustly or unreasonably discriminatory. The Commission shall provide reasonable opportunity for public comment in response to such petition, and shall, within 9 months after the date of its submission, grant or deny such petition in whole or in part.

(4) Regulatory treatment of communications satellite corporation

Nothing in this subsection shall be construed to alter or affect the regulatory treatment required by title IV of the Communications Satellite Act of 1962 [47 U.S.C. 741 et seq.] of the corporation authorized by title III of such Act [47 U.S.C. 731 et seq.].

(5) Space segment capacity

Nothing in this section shall prohibit the Commission from continuing to determine whether the provision of space segment capacity by satellite systems to providers of commercial mobile services shall be treated as common carriage.

(6) Foreign ownership

The Commission, upon a petition for waiver filed within 6 months after August 10, 1993, may waive the application of section 310(b) of

this title to any foreign ownership that lawfully existed before May 24, 1993, of any provider of a private land mobile service that will be treated as a common carrier as a result of the enactment of the Omnibus Budget Reconciliation Act of 1993, but only upon the following conditions:

(A) The extent of foreign ownership interest shall not be increased above the extent which existed on May 24, 1993.

(B) Such waiver shall not permit the subsequent transfer of ownership to any other person in violation of section 310(b) of this title.

(7) Preservation of local zoning authority

(A) General authority

Except as provided in this paragraph, nothing in this chapter shall limit or affect the authority of a State or local government or instrumentality thereof over decisions regarding the placement, construction, and modification of personal wireless service facilities.

(B) Limitations

(i) The regulation of the placement, construction, and modification of personal wireless service facilities by any State or local government or instrumentality thereof—

(I) shall not unreasonably discriminate among providers of functionally equivalent services; and

(II) shall not prohibit or have the effect of prohibiting the provision of personal wireless services.

(ii) A State or local government or instrumentality thereof shall act on any request for authorization to place, construct, or modify personal wireless service facilities within a reasonable period of time after the request is duly filed with such government or instrumentality, taking into account the nature and scope of such request.

(iii) Any decision by a State or local government or instrumentality thereof to deny a request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record.

(iv) No State or local government or instrumentality thereof may regulate the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission's regulations concerning such emissions.

(v) Any person adversely affected by any final action or failure to act by a State or local government or any instrumentality thereof that is inconsistent with this subparagraph may, within 30 days after such action or failure to act, commence an action in any court of competent jurisdiction. The court shall hear and decide such action on an expedited basis. Any person adversely affected by an act or failure to act by a State or local government or any instrumentality thereof that is inconsistent with clause (iv) may petition the Commission for relief.

(C) Definitions

For purposes of this paragraph—

(i) the term “personal wireless services” means commercial mobile services, unlicensed wireless services, and common carrier wireless exchange access services;

(ii) the term “personal wireless service facilities” means facilities for the provision of personal wireless services; and

(iii) the term “unlicensed wireless service” means the offering of telecommunications services using duly authorized devices which do not require individual licenses, but does not mean the provision of direct-to-home satellite services (as defined in section 303(v) of this title).

(8) Mobile services access

A person engaged in the provision of commercial mobile services, insofar as such person is so engaged, shall not be required to provide equal access to common carriers for the provision of telephone toll services. If the Commission determines that subscribers to such services are denied access to the provider of telephone toll services of the subscribers’ choice, and that such denial is contrary to the public interest, convenience, and necessity, then the Commission shall prescribe regulations to afford subscribers unblocked access to the provider of telephone toll services of the subscribers’ choice through the use of a carrier identification code assigned to such provider or other mechanism. The requirements for unblocking shall not apply to mobile satellite services unless the Commission finds it to be in the public interest to apply such requirements to such services.

(d) Definitions

For purposes of this section—

(1) the term “commercial mobile service” means any mobile service (as defined in section 153 of this title) that is provided for profit and makes interconnected service available (A) to the public or (B) to such classes of eligible users as to be effectively available to a substantial portion of the public, as specified by regulation by the Commission;

(2) the term “interconnected service” means service that is interconnected with the public switched network (as such terms are defined by regulation by the Commission) or service for which a request for interconnection is pending pursuant to subsection (c)(1)(B); and

(3) the term “private mobile service” means any mobile service (as defined in section 153 of this title) that is not a commercial mobile service or the functional equivalent of a commercial mobile service, as specified by regulation by the Commission.

(June 19, 1934, ch. 652, title III, § 332, formerly § 331, as added Pub. L. 97-259, title I, § 120(a), Sept. 13, 1982, 96 Stat. 1096; renumbered § 332, Pub. L. 102-385, § 25(b), Oct. 5, 1992, 106 Stat. 1502; amended Pub. L. 103-66, title VI, § 6002(b)(2)(A), Aug. 10, 1993, 107 Stat. 392; Pub. L. 104-104, § 3(d)(2), title VII, §§ 704(a), 705, Feb. 8, 1996, 110 Stat. 61, 151, 153; Pub. L. 115-141, div. P, title IV, § 402(g), Mar. 23, 2018, 132 Stat. 1089; Pub. L. 117-286, § 4(a)(296), Dec. 27, 2022, 136 Stat. 4338.)

Editorial Notes**REFERENCES IN TEXT**

Provisions of part III of title 5, referred to in subsec. (b)(2), are classified to section 2101 et seq. of Title 5, Government Organization and Employees.

This chapter, referred to in subsec. (c), was in the original “this Act”, meaning act June 19, 1934, ch. 652, 48 Stat. 1064, known as the Communications Act of 1934, which is classified principally to this chapter. For complete classification of this Act to the Code, see section 609 of this title and Tables.

The Communications Satellite Act of 1962, referred to in subsec. (c)(4), is Pub. L. 87-624, Aug. 31, 1962, 76 Stat. 419. Titles III and IV of the Act are classified generally to subchapters III (§ 731 et seq.) and IV (§ 741 et seq.), respectively, of chapter 6 of this title. For complete classification of this Act to the Code, see Short Title note set out under section 701 of this title and Tables.

The Omnibus Budget Reconciliation Act of 1993, referred to in subsec. (c)(6), is Pub. L. 103-66, Aug. 10, 1993, 107 Stat. 312. For complete classification of this Act to the Code, see Tables.

CODIFICATION

In subsec. (b)(2), “section 1342 of title 31” substituted for “section 3679(b) of the Revised Statutes (31 U.S.C. 665(b))” on authority of Pub. L. 97-258, § 4(b), Sept. 13, 1982, 96 Stat. 1067, the first section of which enacted Title 31, Money and Finance.

AMENDMENTS

2022—Subsec. (b)(4). Pub. L. 117-286 substituted “chapter 10 of title 5.” for “the Federal Advisory Committee Act.”

2018—Subsec. (c)(1)(C). Pub. L. 115-141 struck out first and second sentences which read as follows: “The Commission shall review competitive market conditions with respect to commercial mobile services and shall include in its annual report an analysis of those conditions. Such analysis shall include an identification of the number of competitors in various commercial mobile services, an analysis of whether or not there is effective competition, an analysis of whether any of such competitors have a dominant share of the market for such services, and a statement of whether additional providers or classes of providers in those services would be likely to enhance competition.”

1996—Subsec. (c)(7). Pub. L. 104-104, § 704(a), added par. (7).

Subsec. (c)(8). Pub. L. 104-104, § 705, added par. (8).

Subsec. (d)(1), (3). Pub. L. 104-104, § 3(d)(2), substituted “section 153” for “section 153(n)”.

1993—Pub. L. 103-66 struck out “Private land” before “mobile services” in section catchline, struck out “land” before “mobile services” wherever appearing in subsecs. (a) and (b), added subsecs. (c) and (d), and struck out former subsec. (c) which related to service provided by specialized mobile radio, multiple licensed radio dispatch systems, and other radio dispatch systems; common carriers; and rate or entry regulations.

Statutory Notes and Related Subsidiaries**EFFECTIVE DATE OF 1993 AMENDMENT**

Pub. L. 103-66, title VI, § 6002(c), Aug. 10, 1993, 107 Stat. 396, provided that:

“(1) IN GENERAL.—Except as provided in paragraph (2), the amendments made by this section [amending this section and sections 152, 153, and 309 of this title] are effective on the date of enactment of this Act [Aug. 10, 1993].

“(2) EFFECTIVE DATES OF MOBILE SERVICE AMENDMENTS.—The amendments made by subsection (b)(2) [amending this section and sections 152 and 153 of this title] shall be effective on the date of enactment of this Act [Aug. 10, 1993], except that—

“(A) section 332(c)(3)(A) of the Communications Act of 1934 [subsec. (c)(3)(A) of this section], as amended

by such subsection, shall take effect 1 year after such date of enactment; and

“(B) any private land mobile service provided by any person before such date of enactment, and any paging service utilizing frequencies allocated as of January 1, 1993, for private land mobile services, shall, except for purposes of section 332(c)(6) of such Act [subsec. (c)(6) of this section], be treated as a private mobile service until 3 years after such date of enactment.”

AVAILABILITY OF PROPERTY

Pub. L. 104-104, title VII, §704(c), Feb. 8, 1996, 110 Stat. 152, provided that: “Within 180 days of the enactment of this Act [Feb. 8, 1996], the President or his designee shall prescribe procedures by which Federal departments and agencies may make available on a fair, reasonable, and nondiscriminatory basis, property, rights-of-way, and easements under their control for the placement of new telecommunications services that are dependent, in whole or in part, upon the utilization of Federal spectrum rights for the transmission or reception of such services. These procedures may establish a presumption that requests for the use of property, rights-of-way, and easements by duly authorized providers should be granted absent unavoidable direct conflict with the department or agency’s mission, or the current or planned use of the property, rights-of-way, and easements in question. Reasonable fees may be charged to providers of such telecommunications services for use of property, rights-of-way, and easements. The Commission shall provide technical support to States to encourage them to make property, rights-of-way, and easements under their jurisdiction available for such purposes.”

TRANSITIONAL RULEMAKING FOR MOBILE SERVICE PROVIDERS

Pub. L. 103-66, title VI, §6002(d)(3), Aug. 10, 1993, 107 Stat. 397, provided that: “Within 1 year after the date of enactment of this Act [Aug. 10, 1993], the Federal Communications Commission—

“(A) shall issue such modifications or terminations of the regulations applicable (before the date of enactment of this Act) to private land mobile services as are necessary to implement the amendments made by subsection (b)(2) [amending this section and sections 152 and 153 of this title];

“(B) in the regulations that will, after such date of enactment, apply to a service that was a private land mobile service and that becomes a commercial mobile service (as a consequence of such amendments), shall make such other modifications or terminations as may be necessary and practical to assure that licensees in such service are subjected to technical requirements that are comparable to the technical requirements that apply to licensees that are providers of substantially similar common carrier services;

“(C) shall issue such other regulations as are necessary to implement the amendments made by subsection (b)(2); and

“(D) shall include, in such regulations, modifications, and terminations, such provisions as are necessary to provide for an orderly transition.”

§ 333. Willful or malicious interference

No person shall willfully or maliciously interfere with or cause interference to any radio communications of any station licensed or authorized by or under this chapter or operated by the United States Government.

(June 19, 1934, ch. 652, title III, §333, as added Pub. L. 101-396, §9, Sept. 28, 1990, 104 Stat. 850.)

Editorial Notes

REFERENCES IN TEXT

This chapter, referred to in text, was in the original “this Act”, meaning act June 19, 1934, ch. 652, 48 Stat.

1064, known as the Communications Act of 1934, which is classified principally to this chapter. For complete classification of this Act to the Code, see section 609 of this title and Tables.

§ 334. Limitation on revision of equal employment opportunity regulations

(a) Limitation

Except as specifically provided in this section, the Commission shall not revise—

(1) the regulations concerning equal employment opportunity as in effect on September 1, 1992 (47 C.F.R. 73.2080) as such regulations apply to television broadcast station licensees and permittees; or

(2) the forms used by such licensees and permittees to report pertinent employment data to the Commission.

(b) Midterm review

The Commission shall revise the regulations described in subsection (a) to require a midterm review of television broadcast station licensees’ employment practices and to require the Commission to inform such licensees of necessary improvements in recruitment practices identified as a consequence of such review.

(c) Authority to make technical revisions

The Commission may revise the regulations described in subsection (a) to make nonsubstantive technical or clerical revisions in such regulations as necessary to reflect changes in technology, terminology, or Commission organization.

(June 19, 1934, ch. 652, title III, §334, as added Pub. L. 102-385, §22(f), Oct. 5, 1992, 106 Stat. 1499.)

Statutory Notes and Related Subsidiaries

EFFECTIVE DATE

Section effective 60 days after Oct. 5, 1992, see section 28 of Pub. L. 102-385, set out as an Effective Date of 1992 Amendment note under section 325 of this title.

§ 335. Direct broadcast satellite service obligations

(a) Proceeding required to review DBS responsibilities

The Commission shall, within 180 days after October 5, 1992, initiate a rulemaking proceeding to impose, on providers of direct broadcast satellite service, public interest or other requirements for providing video programming. Any regulations prescribed pursuant to such rulemaking shall, at a minimum, apply the access to broadcast time requirement of section 312(a)(7) of this title and the use of facilities requirements of section 315 of this title to providers of direct broadcast satellite service providing video programming. Such proceeding also shall examine the opportunities that the establishment of direct broadcast satellite service provides for the principle of localism under this chapter, and the methods by which such principle may be served through technological and other developments in, or regulation of, such service.



PROJECT TYPE: RAWLAND / NSB
RMT SITE NAME / ID: PBA JUNCTION / 134
2817 STATE HWY 215
PINE BLUFF WY, 82082
LARAMIE COUNTY



95501-52600T.MXD

RMT SITE NAME:
PBA JUNCTION / 134
SITE ADDRESS:
2817 STATE HWY 215
PINE BLUFF WY, 82082

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	PRELIMINARY	SAL	10/01/25
B	PRELIMINARY	KMM	10/07/25
C	JURISDICTION COMMENTS	KMM	11/18/23

SEAL: CAR 16474-D

**FOR ZONING ONLY
NOT FOR
CONSTRUCTION**

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE
ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER, TO ALTER THIS DOCUMENT.

TITLE SHEET

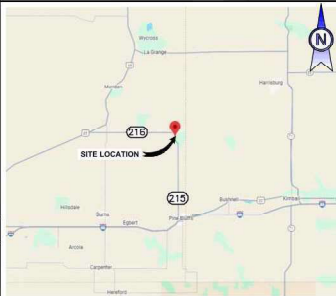
SHEET NUMBER:

T-1

PROJECT DESCRIPTION

INSTALLATION OF NEW TOWER, TOWER EQUIPMENT, POWER
H FRAME, AND RELATED EQUIPMENT FOR NEW COMPOUND.

VICINITY MAP



LOCATION MAP



SHEET INDEX

SHEET NO.	DESCRIPTION	REV.
T-1	TITLE SHEET	C
	SURVEY	
Z-0	OVERALL SITE PLAN	C
Z-1	AERIAL	C
Z-2	PROPOSED SITE PLAN	C
Z-3	PROPOSED LEASE AREA PLAN	C
Z-4	TOWER ELEVATION	C
Z-5	FENCE DETAILS	C
Z-6	GRADING & EROSION CONTROL DETAILS	C

UTILITY COMPANIES

POWER COMPANY: HIGH WEST ENERGY
PHONE: 180

TELEPHONE COMPANY: RT COMMUNICATIONS
TBO

PROJECT SUMMARY

SITE ADDRESS:
2817 STATE HWY 215
PINE BLUFF WY, 82082
COUNTY: LARAMIE COUNTY

GEOGRAPHIC COORDINATES:
LATITUDE: 41.418603
LONGITUDE: -104.091112
GROUND ELEVATION: 5306' AMSL

ZONING INFORMATION:
JURISDICTION: LARAMIE COUNTY
ZONING CODE: LU

COMPLIANCE CODE

ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE
WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE
LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE
CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.

- 2024 IBC - INTERNATIONAL BUILDING CODE
- 2024 IFGC - INTERNATIONAL FUEL GAS CODE
- 2024 IMC - INTERNATIONAL MECHANICAL CODE
- 2024 IPC - INTERNATIONAL PLUMBING CODE
- 2024 IRC - INTERNATIONAL RESIDENTIAL CODE
- 2020 NEC - NATIONAL ELECTRICAL CODE
- 2024 NEC - NATIONAL ELECTRICAL CODE
- 2024 IECC - INTERNATIONAL ENERGY CONSERVATION CODE
- 2024 IFC - INTERNATIONAL FIRE CODE

PROJECT NOTES

1. THE FACILITY IS UNMANNED.
2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR
ROUTINE INSPECTION AND MAINTENANCE.
3. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR
EFFECT OF STORM WATER DRAINAGE.
4. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED.
5. HANTICAP ACCESS IS NOT REQUIRED.
6. THE PROJECT DEPICTED IN THESE PLANS QUALIFIES AS AN ELIGIBLE
FACILITIES REQUEST ENTITLED TO EXPEDITED REVIEW UNDER 47 U.S.C. §
1455(A) AS A MODIFICATION OF AN EXISTING WIRELESS TOWER THAT INVOLVES
THE COLOCATION, REMOVAL, AND/OR REPLACEMENT OF TRANSMISSION
EQUIPMENT THAT IS NOT A SUBSTANTIAL CHANGE UNDER CFR § 1.61000 (B)(7).

PROJECT LOCATION DIRECTIONS

FROM NEAREST MAJOR CITY PINE BLUFFS, WY 82082
HEAD WEST ON W 3RD ST TOWARD MARKET ST 0.2 MI. TURN LEFT ONTO
I-80BL 0.2 MI. TURN LEFT ONTO PARSON ST 0.2 MI. TURN RIGHT ONTO WY-215
N/PINE BLUFFS ALBIN RD 5.9 MI. TURN LEFT ONTO CO RD 218 0.5 MI. TURN
LEFT 0.5 MI. ARRIVE AT 1677 WY-215 PINE BLUFFS, WY 82082

PROJECT TEAM

ENGINEER:

JEREMY SHARIT
jsar@smweng.com
SMW ENGINEERING GROUP, INC.
158 BUSINESS CENTER DR.
BIRMINGHAM, AL 35244
JOB# 25-10566

APPLICANT:

ROCKY MOUNTAIN TOWERS
9120 DOC BAR CT
ELK GROVE, CA 95624

PROPERTY OWNER:

HAYDO LLC
1742 STATE HIGHWAY 215
PINE BLUFFS WY 82082



ALTERNATE ID: R003781
OWNER: ANDERSON, TERRY AND
LAWA TR
LAND USE: AGRICULTURE
ZONING: LU

PROPOSED 20' ACCESS
/ UTILITY EASEMENT

EXISTING FARM
ACCESS ROAD

ALTERNATE ID: R002594
OWNER: MILLENNIUM TRUST CO LLC
FBO C D HENGERT TRAD IRA
LAND USE: AGRICULTURE
ZONING: LU

APPROXIMATE LOCATION
OF PROPERTY LINE

EXISTING MANICURED
GRASS AREA

PROPOSED 3600 SQ.FT.
CHAINLINK FENCE COMPOUND
WITH GRAVEL FILL

PROPOSED TOWER
OWNER 3600 SQ.FT.
LEASE AREA

PROPOSED 199' SELF SUPPORT TOWER
PROPOSED RAD CENTER 184'

3700' SETBACK

PARENT PARCEL
APN: T160220000100
OWNER: HAYCO LLC
LAND USE: AGRICULTURE
ZONING: LU

ALTERNATE ID: R003789
OWNER: LEONARDSON
RANDALL P
LAND USE: AGRICULTURE
ZONING: LU

ALTERNATE ID: R003678
OWNER: HANSON DEIDRE
AND DENNIS L V TR
LAND USE: AGRICULTURE
ZONING: LU

ALTERNATE ID: R003698
OWNER: HANSON DEIDRE
AND DENNIS L V TR
LAND USE: AGRICULTURE
ZONING: LU

PARCEL ID: T160220000400
OWNER: BURNETT LAND
AND LIFESTOCK LTD LLP
LAND USE: AGRICULTURE
ZONING: LU

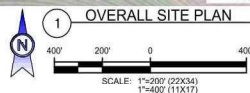
APPROXIMATE LOCATION
OF PROPERTY LINE

SUBJECT PROPERTY IS LOCATED IN PANEL
#56021C0709P, DATED 01/17/2007 AND IS IN
THE BASE FLOOD ZONE "X" AND IS NOT IN A
SPECIAL FLOOD HAZARD AREA.

ZONING INFORMATION

JURISDICTION: LARAMIE COUNTY
ZONING: LU
LATITUDE: 41.410603° NORTH
LONGITUDE: -104.091112° WEST

1. THE FACILITY IS UNMANNED.
2. A TECHNICIAN WILL VISIT THE SITE
APPROXIMATELY ONCE A MONTH FOR
ROUTINE INSPECTION AND MAINTENANCE.
3. THE PROJECT WILL NOT RESULT IN ANY
SIGNIFICANT LAND DISTURBANCE OR
EFFECT OF STORM WATER DRAINAGE.



RMT SITE NAME:
PBA JUNCTION / 134
SITE ADDRESS:
2817 STATE HWY 215
PINE BLUFF WY, 82082

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	PRELIMINARY	SAL	10/01/25
B	PRELIMINARY	KMM	10/07/25
C	JURISDICTION COMMENTS	KMM	11/18/23

SEAL: CAR: 16474-D

FOR ZONING ONLY
NOT FOR
CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE
ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER, TO ALTER THIS DOCUMENT.

OVERALL SITE PLAN

SHEET NUMBER:

Z-0

SUBJECT PROPERTY IS LOCATED IN PANEL #9902100100P, DATUM 01/11/2007 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONING INFORMATION

JURISDICTION: LARAMIE COUNTY

ZONING: LU

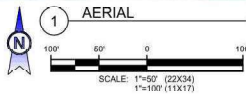
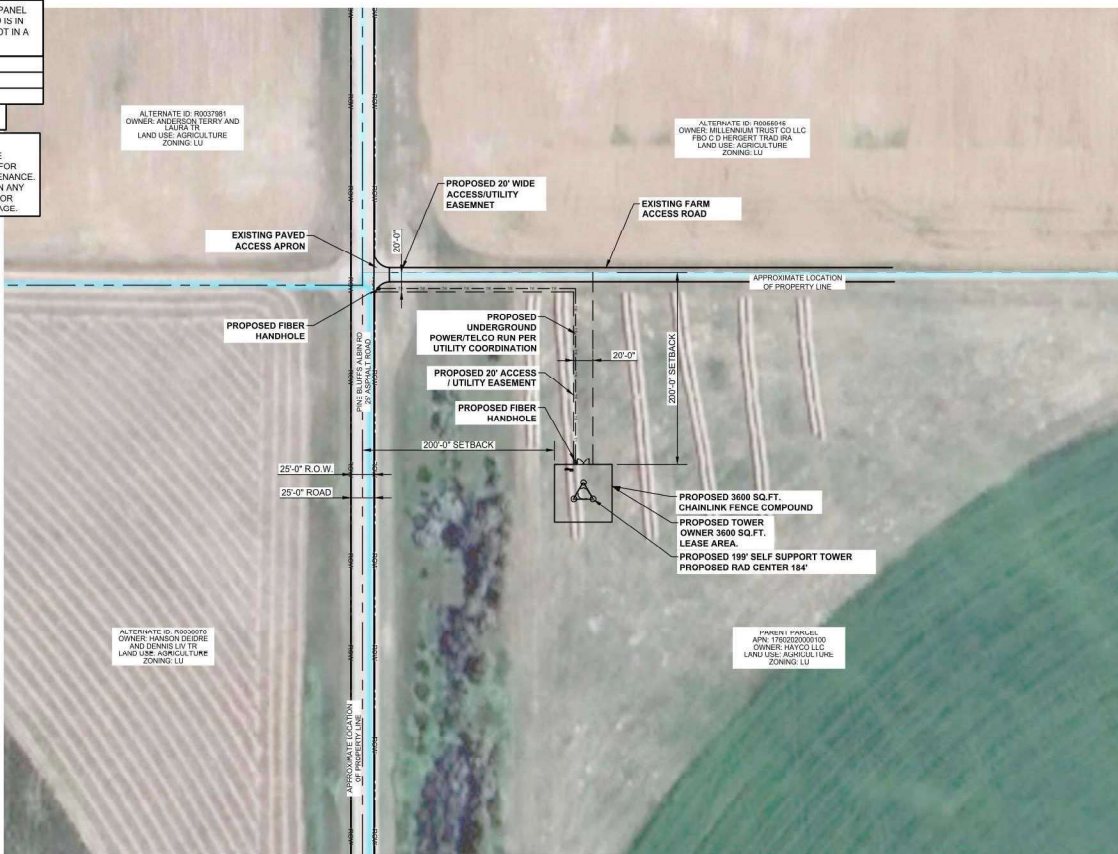
LATITUDE: 41.410603° NORTH

LONGITUDE: -104.091112° WEST

1. THE FACILITY IS UNMANNED.

2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.

3. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF EROSION WATER DRAINAGE.



RMT SITE NAME:
PBA JUNCTION / 134

SITE ADDRESS:
2817 STATE HWY 215
PINE BLUFF WY, 82082

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	PRELIMINARY	SAL	10/01/25
B	PRELIMINARY	KMM	10/07/25
C	JURISDICTION COMMENTS	KMM	11/18/23

SEAL: CAR 16474-D

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AERIAL

SHEET NUMBER:

Z-1

SUBJECT PROPERTY IS LOCATED IN PANEL P9902100100P, DATUM 01/11/2007 AND IS IN THE BASE FLOOD ZONE "X" AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONING INFORMATION

JURISDICTION: LARAMIE COUNTY

ZONING: LU

LATITUDE: 41.410603° NORTH

LONGITUDE: -104.091112° WEST

1. THE FACILITY IS UNMANNED.

2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE.

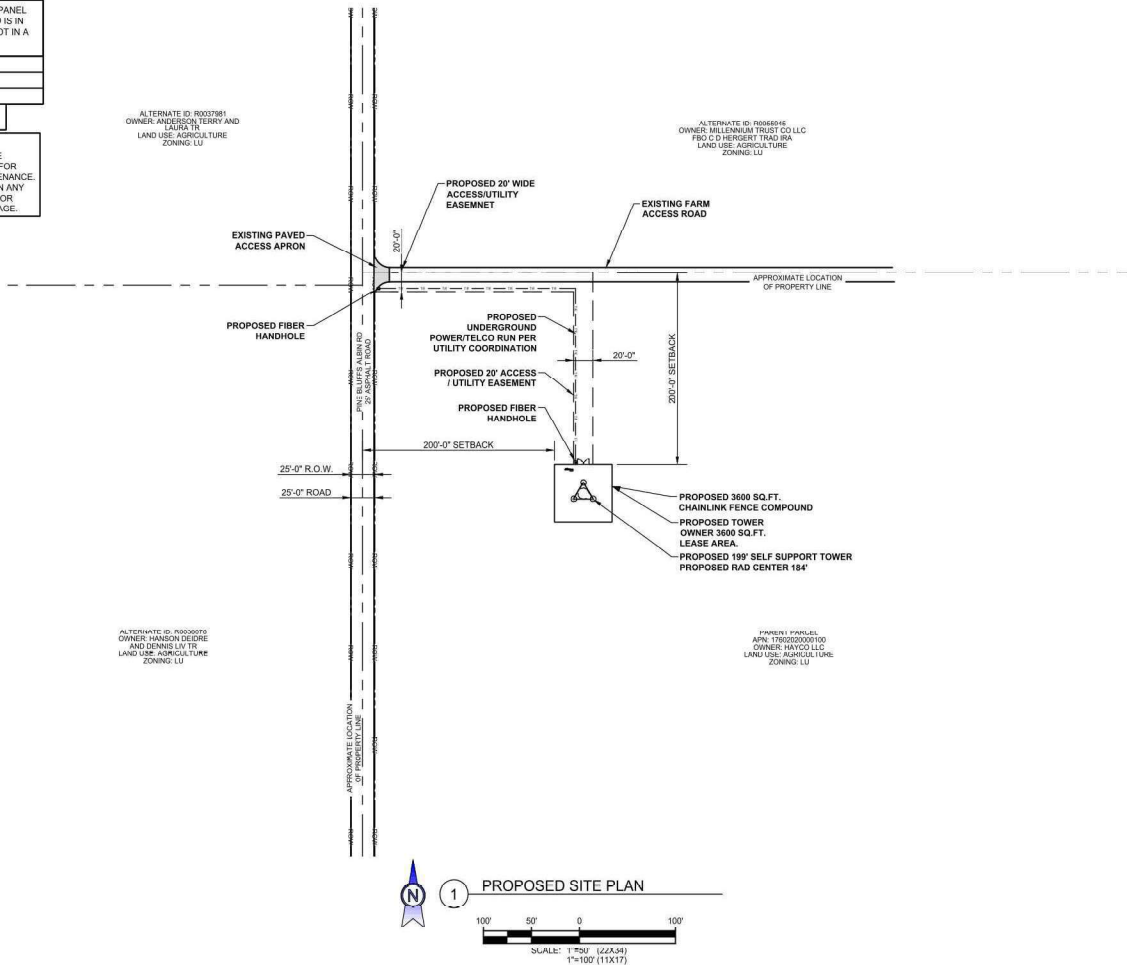
3. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE.

ALTERNATE ID: R003781
OWNER: ANDERSON, TERRY AND LAURA TR
LAND USE: AGRICULTURE
ZONING: LU

ALTERNATE ID: R006642
OWNER: MILLENNIUM TRUST CO LLC
FBO C D HERBERT TRAD IRA
LAND USE: AGRICULTURE
ZONING: LU

ALTERNATE ID: R000091
OWNER: HANSON, DEBBIE AND DENNIS L V TR
LAND USE: AGRICULTURE
ZONING: LU

PANEL 1 PARCEL
APN: 17002000000100
OWNER: HAYCO LLC
LAND USE: AGRICULTURE
ZONING: LU



RMT SITE NAME:
PBA JUNCTION / 134

SITE ADDRESS:
2817 STATE HWY 215
PINE BLUFF WY, 82082

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
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B	PRELIMINARY	KMM	10/07/25
C	JURISDICTION COMMENTS	KMM	11/18/23

SEAL: CAR 16474-D

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PROPOSED SITE PLAN

SHEET NUMBER:

Z-2

SUBJECT PROPERTY IS LOCATED IN PANEL
#56021C0700P, DATED 01/17/2007 AND IS IN
THE BASE FLOOD ZONE "X" AND IS NOT IN A
SPECIAL FLOOD HAZARD AREA.

ZONING INFORMATION

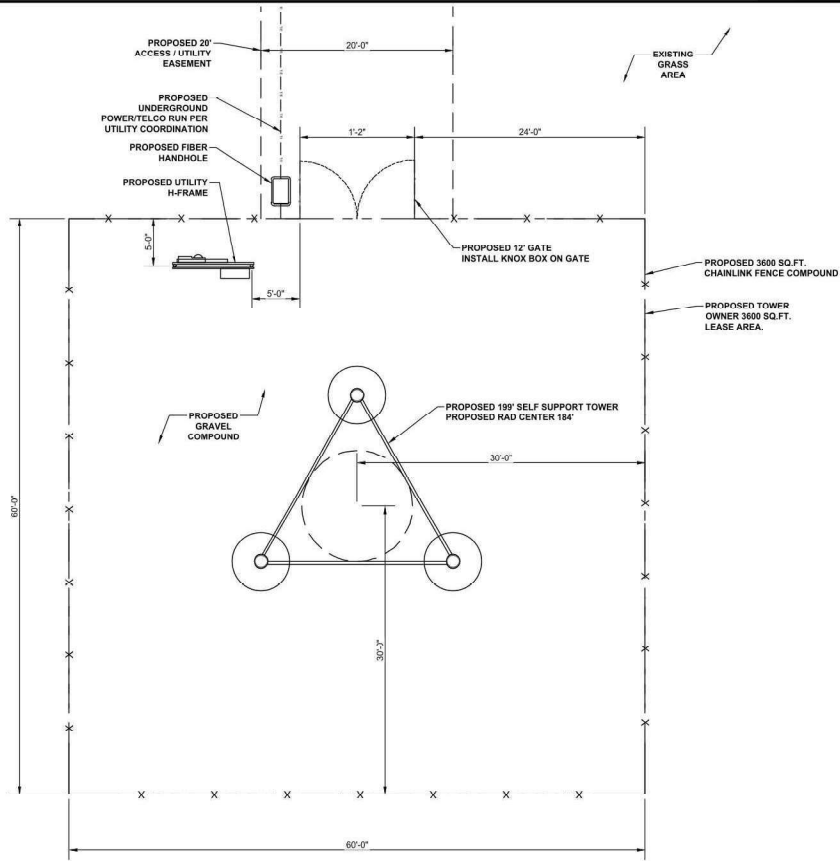
JURISDICTION: I ARAMIS COUNTY

ZONING: LU

LATITUDE: 41.410603° NORTH

LONGITUDE: -104.091112° WEST

1. THE FACILITY IS UNMANNED.
2. A TECHNICIAN WILL VISIT THE SITE
APPROXIMATELY ONCE A MONTH FOR
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EFFECT OF STORM WATER DRAINAGE.



1

PROPOSED LEASE AREA PLAN



RMT SITE NAME:
PBA JUNCTION / 134

SITE ADDRESS:
2817 STATE HWY 215
PINE BLUFF WY, 82082

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	PRELIMINARY	SAL	10/01/25
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C	JURISDICTION COMMENTS	KMM	11/18/23

SEAL: CAR: 16474-D

**FOR ZONING ONLY
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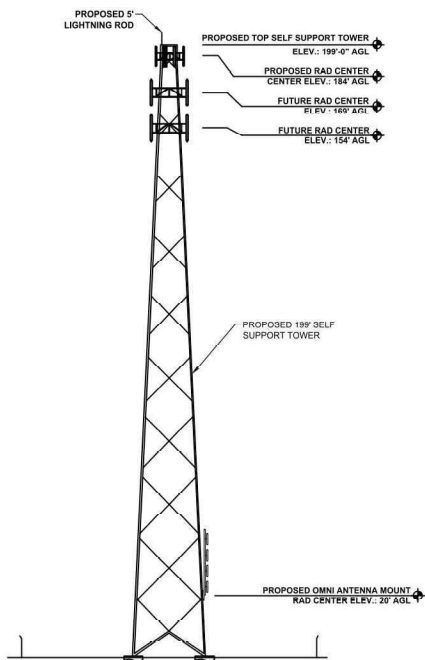
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**PROPOSED LEASE
AREA PLAN**

SHEET NUMBER:

Z-3

95601-524607-AWS



1 TOWER ELEVATION
SCALE: NOT TO SCALE

STRUCTURAL ANALYSIS TO BE PROVIDED AT LATER DATE

NO MAPPING OR ANALYSIS HAS BEEN PERFORMED ON SECTOR MOUNTS, AND STRUCTURAL INTEGRITY OF MOUNTS UNDER NEW LOADING IS UNDETERMINED



RMT SITE NAME:
PBA JUNCTION / 134
SITE ADDRESS:
2817 STATE HWY 215
PINE BLUFF WY, 82082

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	PRELIMINARY	SAL	10/01/25
B	PRELIMINARY	KMM	10/07/25
C	JURISDICTION COMMENTS	KMM	11/18/23

SEAL: CAR 16474-D

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CONSTRUCTION**

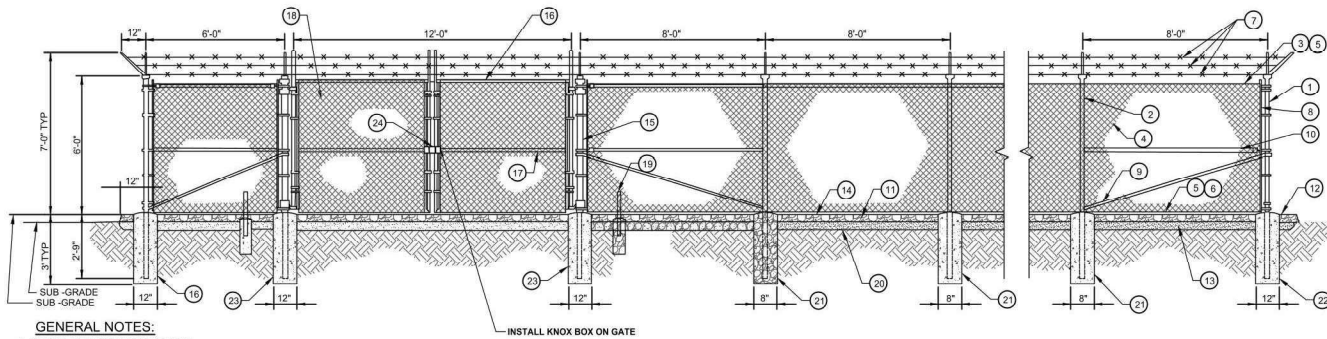
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TOWER ELEVATION

SHEET NUMBER:

Z-4

95601-52850T.MXD



GENERAL NOTES:

1. INSTALL FENCING PER ASTM F-567
2. INSTALL SWING GATES PER ASTM 900
3. LOCAL ORDINANCE OF BARBED WIRE PERMIT REQUIREMENT SHALL BE COMPLIED IF REQUIRED
4. POST & GATE PIPE SIZES ARE INDUSTRY STANDARDS. ALL PIPE TO BE 1 1/2" GALV. (HOT DIP, ASTM A120 GRADE "A" STEEL) ALL GATE FRAMES SHALL BE WELDED. ALL WELDING SHALL BE COATED WITH (3) COATS OF COLD GALV. (OR EQUAL)
5. ALL OPEN POSTS SHALL HAVE END-CAPS
6. USE GALVANIZED HOG-RING WIRE TO MOUNT ALL SIGNS
7. ALL SIGNS MUST BE MOUNTED ON INSIDE OF FENCE FABRIC
8. USE COMMERCIAL GRADE MATERIALS ONLY

REFERENCE NOTES:

- | | |
|---|---|
| <ol style="list-style-type: none"> 1. CORNER END OR PULL POST 3" NOMINAL SCHEDULE 40 PIPE. 2. LINE POST: 2 1/2" SCHEDULE 40 PIPE, PER ASTM-F1083. LINE POSTS SHALL BE FULLY SPACED AT MAXIMUM 8'-0" O.C. 3. TOP RAIL & BRACE RAIL: 1 1/2" PIPE, PER ASTM-F1083 4. FABRIC: 36 GA CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392 5. TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL AT POSTS AND NAILS A SINGLE WRAP ON FABRIC TIE. END A1 TENSIONS WIRE BUT HOG RINGS SPACED MAX. AT 24" O.C. 6. TENSION WIRE: 9 GA GALVANIZED STEEL 7. BARBED WIRE: DOUBLE STRAND 12 1/2" OD TWISTED WIRE TO MATCH WITH FABRIC 14 GA, 4PT. BARBS SPACE ON APPROX. 5" CENTERS 8. STRETCHER BAR 9. 3/8" DIAGONAL ROD WITH GALVANIZED STEEL TURNBUCKLE OR DIAGONAL THREADED ROD 10. FENCE CORNER POST BRACE: 1 5/8" DIAZ. EACH UNKNOWN EACH WAY 11. 1 1/2" MAXIMUM CLEARANCE FROM GRADE | <ol style="list-style-type: none"> 12. 2" FINISH OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK 13. 4" COMPACTED 95% BASE MATERIAL OR AS DETERMINED BY CONSTRUCTION MANAGER DURING BID WALK 14. FINISH GRADE SHALL BE UNIFORM AND LEVEL 15. GATE POST 4" SCHEDULE 40 PIPE. FOR GATE WIDTHS UP THRU 7 FEET OR 4 FEET FOR DOUBLE SWING GATE, PER ASTM-F1083 16. GATE FRAME: 1 1/2" PIPE, PER ASTM-F1083 17. GATE FRAME: 1 5/8" PIPE, PER ASTM-F1083 18. GATE DIAGONAL GALVANIZED STEEL 1 1/2" PIPE 19. QUOTE BILL OPEN GATE HOLDER. VERIFY LOCATION IN FIELD PRIOR TO INSTALLATION 20. GEOMETRIES FABRIC 21. LINE POST: CONCRETE FOUNDATION (2000 PSI) 22. CORNER POST: CONCRETE FOUNDATION (2000 PSI) 23. GATE POST: CONCRETE FOUNDATION (2000 PSI) 24. STYMIE LOCK OR EQUIVALENT |
|---|---|

1 CHAINLINK FENCE DETAILS
SCALE: NOT TO SCALE



RMT SITE NAME:
PBA JUNCTION / 134
SITE ADDRESS:
2817 STATE HWY 215
PINE BLUFF WY, 82082

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C	JURISDICTION COMMENTS	KMM	11/18/23

SEAL: CAR: 16474-D

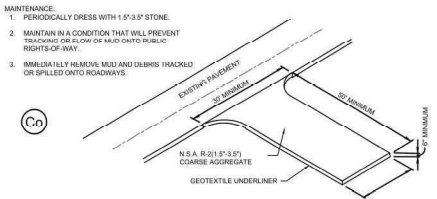
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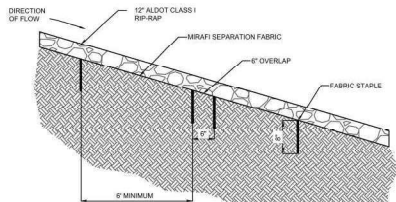
FENCE DETAILS

SHEET NUMBER:

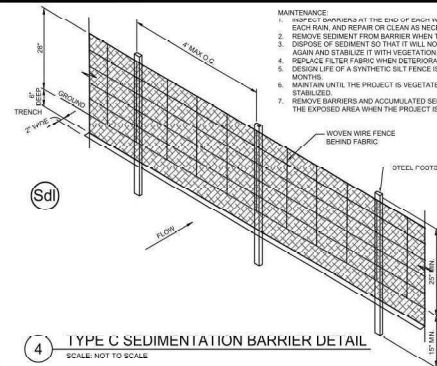
Z-5



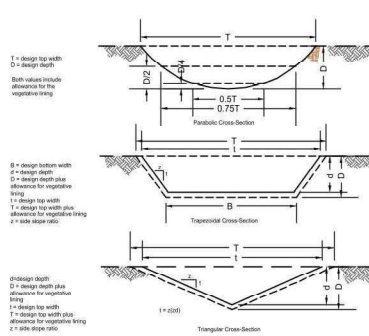
1 CONSTRUCTION EXIT DETAIL
SCALE: NOT TO SCALE



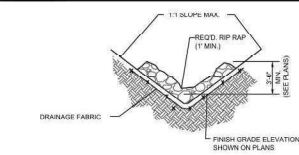
3 RIP RAP SLOPE DETAIL
SCALE: NOT TO SCALE



4 TYPE C SEDIMENTATION BARRIER DETAIL
SCALE: NOT TO SCALE

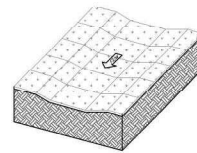


2 GRASS-LINED DITCH DETAIL
SCALE: NOT TO SCALE

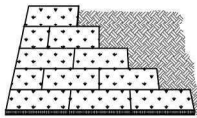


5 TYPICAL RIP RAP DITCH DETAIL
SCALE: NOT TO SCALE

- CONSTRUCTION EXIT - TO REDUCE OR ELIMINATE THE TRANSPORT OF MUD FROM THE CONSTRUCTION AREA ONTO PUBLIC RIGHT-OF-WAYS, STREETS, ALLEYS, SIDEWALKS, OR PARKING AREAS.**
- TYPE C SEDIMENT BARRIER - TO PREVENT ANY SEDIMENT CARRIED BY SHEET FLOW FROM LEAVING THE SITE & ENTERING NATURAL DRAINAGE AREAS OR STORM DRAINAGE SYSTEMS.**
- DISTURBED AREA STABILIZATION (TEMPORARY) - TO ESTABLISH A TEMPORARY VEGETATIVE COVER WITH FAST GROWING SEEDS ON DISTURBED AREAS.**
- DISTURBED AREA STABILIZATION (PERMANENT) - TO ESTABLISH A PERMANENT VEGETATIVE COVER SUCH AS TREES, SHRUBS, VINES, GRASSES, SOO, OR LEGUMES ON DISTURBED AREAS.**
- DISTURBED AREA DUST CONTROL - TO CONTROL THE SURFACE AND AIR MOVEMENT OF DUST ON CONSTRUCTION SITES, ROADWAYS, AND SIMILAR SITES.**



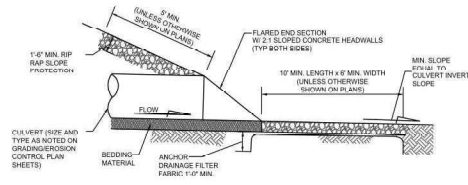
Lay sod across the direction of flow. Use pegs or staples to secure and firmly set the sods and fill the voids.



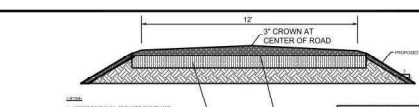
Lay sod in a staggered pattern with strips lapped tightly against each other.

6 SODDING DETAIL
SCALE: NOT TO SCALE

LEFT BLANK INTENTIONALLY



7 TYPICAL CULVERT OUTFALL DETAIL
SCALE: NOT TO SCALE



8 TYPICAL SECTION ACCESS ROAD
SCALE: NOT TO SCALE



RMT SITE NAME:
PBA JUNCTION / 134
SITE ADDRESS:
2817 STATE HWY 215
PINE BLUFF WY, 82082

REV	DESCRIPTION	BY	DATE
A	PRELIMINARY	SAL	10/01/25
B	PRELIMINARY	KMM	10/07/25
C	JURISDICTION COMMENTS	KMM	11/18/23

SEAL: CAR 16474-D

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DETAILS

SHEET NUMBER:

Z-6

AGENCY REVIEW #1

Permit Notes

Permit Number: PZ-25-00071

Applicant: Morrelli, Shannon

Owner: HAYCO, LLC

Project Description: 199' monopole cell tower

Parcel Number: 17602020000100

Site Address: 2817 STATE HWY 215

Albin, WY 82050

Submitted: 10/22/2025

Technically Complete: 10/22/2025

Approved:

Issued:

Begin Date	End Date	Permit Area	Subject	Note Type	Note Text	Created By
10/24/2025		Application	PZ-25-00071	GENERAL	Mailings sent 10.29.25, legal ad 10.31.25, PC Public Hearing 12.11.25. Site Plan application going through review process concurrently but this approval will be done administratively.	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
11/18/2025		Application	PZ-25-00071	GENERAL	Letter of Requirements from Game and Fish must be complied with.	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV

AGENCY REVIEW #1

Permit Notes

Permit Number: PZ-25-00072

Parcel Number: 17602020000100

Submitted: 10/24/2025

Applicant: Morrelli, Shannon

Owner: HAYCO, LLC

Project Description: 199' monopole cell tower site

Site Address: 2817 STATE HWY 215

Albin, WY 82050

Technically Complete: 10/24/2025

Approved:

Issued:

<u>Begin Date</u>	<u>End Date</u>	<u>Permit Area</u>	<u>Subject</u>	<u>Note Type</u>	<u>Note Text</u>	<u>Created By</u>
10/24/2025		Application	PZ-25-00072	GENERAL	Mailings sent 10.29.25. Class B CUP application going through review process concurrently. but this approval will be done administratively.	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
10/28/2025		Workflow	BUILDING FIRE CODE REVIEW	GENERAL	Premises identification shall be in accordance with 2024 IFC section 505 and 2024 IRC section 308, and 2024 IBC section 502.1. Fire Apparatus Roads required per 2024 IFC section 503. Fire protection water Supplies required per 2024 IFC section 507	DANIEL.PETERS@LARAMIECOUNTY.WY.GOV
10/28/2025		Workflow	GIS REVIEW	GENERAL	Plot Plan has incorrect address on it. The address associated with the property currently is 2817 State Hwy 215.	CAMBIA.MCCOLLOM@LARAMIECOUNTY.WY.GOV
10/28/2025		Workflow	SHERIFF'S OFFICE REVIEW	GENERAL	No comment	AARON.VELDHEER@LARAMIECOUNTY.WY.GOV
10/29/2025		Workflow	COUNTY ASSESSOR REVIEW	GENERAL	No concerns, as long as parent parcel 17602020000100 remains intact. Any splitting up of the parent parcel will require new legal descriptions for all, with associated conveyances.	CANDICE.MCCART@LARAMIECOUNTY.WY.GOV
10/29/2025	10/29/2025	Application	PZ-25-00072	GENERAL	No Comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
11/03/2025	11/18/2025	Workflow	UTILITIES REVIEW	DEFICIENCY	Unable to map site location	BERT.MACY@LARAMIECOUNTY.WY.GOV
11/05/2025		Application	PZ-25-00072	GENERAL	WAPA has no conflict with this project.	ROGERS@LARAMIECOUNTY.WY.GOV
11/06/2025		Workflow	WYDOT REVIEW	GENERAL	1. Long-term, a field approach can accommodate the tower. Will the tower's construction need a larger or reconstructed access(size of truck or approach condition)? If so, please apply for a temporary construction access. Access roads from the state highway system will require WYDOT access permits for new/modified/change in use, including removal. Maintain existing drainage patterns so that stormwater is not concentrated and diverted from locations where it currently crosses WYDOT R/W. Please submit all access documentation to Paul Beckett	TAYLOR.MCCORT@LARAMIECOUNTY.WY.GOV

Permit Notes

(Paul.Beckett@wyo.gov- 307.745.2118).

To obtain an access permit application (Access application (M-3A)) see the following link:

https://www.dot.state.wy.us/home/engineering_technical_programs/manuals_publications.html

2. Developers and landowners should be aware that any work or presence in the right of way created by development/construction for this project will need the appropriate permitting or licensing between the utility owner (or appropriate local agency for fence modifications) and WYDOT District 1 Maintenance (access permits are with D1 Traffic). Utility owners, including governmental entities, will be responsible for the licensing and/or permitting of all utility facilities in the WYDOT right-of-way. Other work in the ROW can be approved through a temporary use permit. Permits (except for access permits) and licenses can be acquired by contacting Michael Elliott (Michael.Elliott@wyo.gov, 307-745-2123).Also, the development must maintain historic drainage corridors so that drainage is not diverted to other entry points to the R/W. If drainage is affected in the highway right-of-way, a drainage study needs to demonstrate that post-development discharge rates are metered at or below pre-development rates for 2, 5, 10, 25, 50 and 100 year events and will need to be reviewed by WYDOT Bridge/Hydraulics Program.

11/10/2025	Application	PZ-25-00072	GENERAL	Project recommendations from the Wyoming Game and Fish Department. Please see attached comment letter.	WYGAMEFISHDEPT@LARAMIECOUNTY.WY.GOV
11/10/2025	Workflow	ENGINEERS REVIEW	GENERAL	1st Review 1.The site plan drawing indicates the zoning is commercial, but it is actually LU (Land Use). 2.Per 3-1-109.g, the following needs to be included on the site plan drawing: ii.) vicinity map, v.) surrounding and adjacent land uses and zoning, viii.) right-of-way widths and pavement widths for adjacent roads, xvii.) types of existing and proposed ground surfacing/covering, xix.) existing and proposed drainage arrows and contour lines, and xxiv.) depictions of existing approaches within the ROW for a distance of 100 from either side of the sites boundaries. 3.In lieu of a transportation worksheet, can you please provide information on the frequency and number of anticipated vehicles going in and out of this site once it is constructed. 4.A grading permit will be required to be submitted prior to construction.	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

Permit Notes

11/10/2025	Workflow	SHERIFF'S OFFICE REVIEW	GENERAL	No concerns with a cell tower	AARON.VELDHEE R@LARAMIECOUN TYWY.GOV
11/12/2025	Workflow	PUBLIC WORKS REVIEW	GENERAL	1. All comments from the review engineer shall be addressed and resolved appropriately. 2. A separate access permit application through Public Works will be required for this project. Please apply for your Public Works access permit on the SmartGov Portal. Call (307-633-4302) or email (permits@laramiecountyywy.gov) Public Works with any questions.	MOLLY.BENNETT @LARAMIECOUNT YWY.GOV

11/19/2025

Laramie County
Planning Department
Via Email

Re: Project Proposed at 2817 STATE HWY 215, Albin, WY

Response Letter to Agency Comments

To Planning Dept.

In response to the Agency Review #1, we would like to note the following:

GIS: The plot plan has been updated to show the project address as 2817 Hwy 215.

COUNTY ASSESSOR: The lease is on the entire parcel. No subdivision is being requested for this project. See attached Recorded Memorandum with full parcel **legal description**.

WYDOT: An access permit has been submitted to WYDOT in accordance with the instructions listed in review.

GAME AND FISH: The recommendation letter from the Wyoming Game and Fish department has been forwarded to our environmental firm to be incorporated into the Phase 1 report and/or NEPA report we order as part of our due diligence prior to start of construction. Construction will be in accordance with timeframe and other environmental requirements related to the sharp-tailed grouse. Please also note that the proposed tower is free-standing and will not use any guy wires.

ENGINEERING:

1. Zoning has been updated
2. Site plans have been updated to include the requested information
3. Notes on frequency and number of vehicles to the unmanned site have been added to the Z-1 sheet.
4. A grading permit will be requested as part the building permit process once the project is zoning approved.

PUBLIC WORKS: A public works access permit will be requested as part the building permit process once the project is zoning approved.

Please do not hesitate to contact me if you have any questions or need additional information.

Regards,

Shannon Morrelli

213-787-5655

shannon@rockymtntowers.com



Wyoming Game and Fish Department

Conserving Wildlife, Serving People

Governor Mark Gordon • Director Angi Bruce

Commissioners

Ashlee Lundvall, President

Mark Jolovich, Vice President

Rusty Bell

Bill Mai

Carlisle "Fonzy" Haskell

John Masterson

Kenneth D. Roberts

November 10, 2025

WER 4502.203

Laramie County Planning & Development Department

PBA Junction Cell Tower

PZ-25-00072

Laramie County

Sonny Pourchot

Associate Planner

Laramie County Planning & Development Department

Sonny.Pourchot@laramiecountywy.gov

Dear Ms. Pourchot,

The staff of the Wyoming Game and Fish Department (Department) has reviewed the proposed PBA Junction Cell Tower at T17N R60W in Section 28. The Department is statutorily charged with managing and protecting all Wyoming wildlife (W.S. 23-1-103). Pursuant to our mission, we offer the following comments for your consideration.

The proposed project is a 199-foot self-supported monopole tower and ground-mounted telecommunications equipment within a 60'x60' fenced lease area, as well as a 400' access and utility easement from Pine Bluffs Albin Road. No lighting will be required.

The site is located in agricultural habitat and is adjacent to irrigated fields and hedgerows. The site is located in sharp-tailed grouse range and habitat, with known occupied lek sites in the vicinity.

Terrestrial Recommendations:

Avoid impacts to sharp-tailed grouse – The project is located in sharp-tailed grouse range and habitat. Sharp-tailed grouse use lower elevation agricultural lands in southeastern Wyoming, including Conservation Reserve Program (CRP) lands, alfalfa fields, fallow wheat fields, and others. Grouse congregate at communal display and breeding sites called leks in the spring, and females generally nest and raise young within 1-2 miles of the lek site. There are several occupied sharp-tailed grouse leks within 1-2 miles of the project site. As such, the Department recommends:

- Avoiding construction and other development-related activities at the project site between March 15 and June 30.
- Using the minimum number of guy wires necessary.
- Incorporating daytime visual markers or bird flight diverters on guy wires to prevent sharp-tailed grouse collisions.

Avoid the spread of invasive annual grasses and noxious weeds – Noxious weeds and invasive annual grasses (IAGs) can cause significant harm to the ecosystem when introduced. Ground-disturbing activities can create an environment that facilitates establishment by unwanted plants. They significantly reduce the quality of wildlife habitat and their presence increases the probability of catastrophic wildfire. The potential economic impacts to the State of Wyoming are severe, and once these species become established, eradication is difficult and costly. Prevention of establishment remains the best way to keep Wyoming's habitats free of noxious weeds and IAGs.

The most significant known threat to Wyoming is from cheatgrass, medusahead, and ventenata. To prevent the spread of noxious weeds and IAGs, we recommend the following:

- Prevent introduction and establishment by cleaning vehicles and equipment prior to movement to a new location in order to minimize the potential for transporting seeds.
- Work with the landowner to develop and implement a plan to assess, treat, and monitor for noxious weeds and invasive plants at the project scale and in the adjacent landscape where they are present.

Thank you for the opportunity to comment. If you have any questions or concerns, please contact Lauren Throop, Habitat Protection Biologist, at (307) 721-1396.

Sincerely,



Will Schultz
Habitat Protection Supervisor

WS/lt

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

RESOLUTION # _____

A RESOLUTION FOR A CLASS B CONDITIONAL USE PERMIT FOR “PBA JUNCTION CELL TOWER”, SITUATED IN A PORTION OF SECTION 28, T17N, R60W, OF THE 6TH P.M., LARAMIE COUNTY, WY.

WHEREAS, Wyoming State Statutes §18-5-101 to 18-5-107; §18-5-201 to 18-5-208; §18-5-301 to 18-5-315 authorize Laramie County, in promoting the public health, safety, morals and general welfare of the county, to regulate the use of land through zoning in unincorporated Laramie County; and

WHEREAS, the Laramie County Board of Commissioners have adopted the 2025 Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for a Class B Conditional Use Permit pursuant to section 2-3-102(d)(ii) of the 2025 Laramie County Land Use Regulations; and

WHEREAS, this application meets the criteria for wireless communication towers pursuant to section 3-1-113(c-d) of the 2025 Laramie County Land Use Regulations.

NOW THEREFORE BE IT RESOLVED BY THE LARAMIE COUNTY PLANNING COMMISSION, as follows:

The Laramie County Planning Commission finds that:

- a. This application meets the criteria for a Class B Conditional Use Permit pursuant to section 2-3-102(d)(ii) of the 2025 Laramie County Land Use Regulations.
- b. This application meets the criteria for Wireless Communication Towers pursuant to section 3-1-113(c-d) of the 2025 Laramie County Land Use Regulations.

And the Planning Commission approves a Class B Conditional Use Permit for the “PBA Junction Cell Tower,” situated in a portion of Section 28, T17N, R60W, of the 6th P.M., Laramie County WY, with the following condition:

- a. Comply with WY G&F comments to:
 1. Avoid construction and other development related activities at the site between March 15 and June 30.
 2. Use the minimum number of guy wires necessary.
 3. Incorporating daytime visual markers or bird flight diverters on guy wires to prevent sharp-tailed grouse collisions.

PRESENTED, READ, AND ADOPTED, this _____ day of _____, 2025.

LARAMIE COUNTY PLANNING COMMISSION

Jason Caughey, Chairman

ATTEST:

Cate Cundall, Planning Commission Clerk

Reviewed and approved as to form:

Laramie County Attorney's Office

ALTERNATE ID: R003781
OWNER: ANDERSON, TERRY AND
LAWRENCE
LAND USE: AGRICULTURE
ZONING: LU

EXISTING PAVED
ACCESS APRON

PROPOSED 20' ACCESS
/ UTILITY EASEMENT

EXISTING FARM
ACCESS ROAD

EXISTING MANICURED
GRASS AREA

PROPOSED 3600 SQ.FT.
CHAINLINK FENCE COMPOUND
WITH GRAVEL FILL

PROPOSED TOWER
OWNER 3600 SQ.FT.
LEASE AREA

PROPOSED 199' SELF SUPPORT TOWER
PROPOSED RAD CENTER 184'

APPROXIMATE LOCATION
OF PROPERTY LINE

ALTERNATE ID: R000584
OWNER: WILKINSON TRUST CO LLC
FBO C D HENGERT TRAD IRA
LAND USE: AGRICULTURE
ZONING: LU



VICINITY MAP

PARENT PARCEL
APN: T160200000100
OWNER: HAYCO LLC
LAND USE: AGRICULTURE
ZONING: LU

ALTERNATE ID: R003789
OWNER: LUCASIAN
RANDALL
LAND USE: AGRICULTURE
ZONING: LU

ALTERNATE ID: R003678
OWNER: HANSON, DEBBIE
AND DENNIS L V T E
LAND USE: AGRICULTURE
ZONING: LU

ALTERNATE ID: R003688
OWNER: HANSON, DEBBIE
AND DENNIS L V T E
LAND USE: AGRICULTURE
ZONING: LU

PARCEL ID: 160200000100
OWNER: HAYCO LLC
LAND USE: AGRICULTURE
ZONING: LU

APPROXIMATE LOCATION
OF PROPERTY LINE

SUBJECT PROPERTY IS LOCATED IN PANEL
#56021C07009, DATED 01/17/2007 AND IS IN
THE BASIC FLOOD ZONE "X" AND IS NOT IN A
SPECIAL FLOOD HAZARD AREA.

ZONING INFORMATION

JURISDICTION: LARAMIE COUNTY
ZONING: LU
LATITUDE: 11.110693° NORTH
LONGITUDE: -104.091112° WEST

OVERALL SITE PLAN

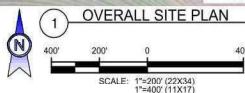


EXHIBIT 'A'



FOR ZONING PLANNING & LUPPER TOWNSHIPS
150 BUSINESS CENTER DRIVE
BIRMINGHAM, AL 35244
TEL: 205-552-6885 www.smweng.com

RMT SITE NAME:
PBA JUNCTION / 134
SITE ADDRESS:
2817 STATE HWY 215
PINE BLUFF WY, 82082

ISSUED FOR:			
REV	DESCRIPTION	BY	DATE
A	PRELIMINARY	SAL	10/01/25
B	PRELIMINARY	KMM	10/07/25
C	JURISDICTION COMMENTS	KMM	11/18/25

SEAL: CAR: 16474-0

FOR ZONING ONLY
NOT FOR
CONSTRUCTION

IT IS A VIOLATION OF LAW FOR ANY PERSON, UNLESS THEY ARE
ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL
ENGINEER, TO ALTER THIS DOCUMENT.

OVERALL SITE PLAN

SHEET NUMBER:

Z-0