



## LARAMIE COUNTY PLANNING & DEVELOPMENT DEPARTMENT

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Planning • Building

### MEMORANDUM

**TO:** Laramie County Planning Commission

**FROM:** Cate Cundall, Associate Planner

**DATE:** March 12, 2026

**TITLE:** Review and Action on a Class B Conditional Use Permit for Union Wireless Towers, located in numerous locations in Laramie County, WY.

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### EXECUTIVE SUMMARY

SAC Wireless, LLC, on behalf of Union Wireless, has submitted a Class B Conditional Use and Wireless Tower applications for the relocation and/or upgrade of four (4) existing commercial Wireless Tower Sites and one (1) new commercial Wireless Tower Site.

1. Hillsdale North Tower – TBD Road 143 - Portion of Section 6, T14N, R63W – The project is a new 80' lattice self-supported tower, ice bridge, and antennas in a fenced 80' x 80' leased area. It also includes the addition of two small buildings, 500 gallon propane tank and pad.
2. 7 Mile Butte Tower - 713 Road 161 – Portion of Section 8, T13N, R60W – New 100' self-supported lattice tower, ice bridge, and antennas will be added to existing site. The current 45' tower, existing buildings, and propane tank will remain. The fenced leased area has been expanded to 85' x 60'.
3. Cheyenne Sara Ranch Tower – 2275 W. College Drive – Portion of Section 13, T13N, R67W – New 150' self-supported lattice tower, ice bridge, and antennas will be added to the existing site. The current 150' tower, equipment buildings, and propane tank will remain. The site is a fenced 50' x 50' leased area.
4. Egbert Tower – 5360 Road 211 – Portion of Section 24, T14N, R62W – New 80' self-supported lattice tower, ice bridge, and antennas will be added to the existing site. The existing 45' tower, buildings, and propane tank will remain. The site is a fenced 80' x 100' leased area.
5. Benedek East Tower – 1889 Happy Jack Road – Portion of Section 12, T13N, R68W – New 80' lattice self-supported tower, ice bridge, and antennas. The existing 53' tower, buildings, and propane tank will remain. The site is a fenced 80' x 80' leased area.

## **BACKGROUND**

The subject properties are located in the Land Use (LU) zone district. The parcels are currently assessed as exempt and agricultural.

These areas of Laramie County were determined to be lacking in consistent wireless communication service. First responders and emergency service providers will benefit from having increased network coverage, and the facilities will improve the ability of residents of the area to make calls.

The Wireless Tower Site Plans will be approved Administratively and are 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. The proposed projects have setbacks which meet this requirement. No marking or lighting will be required at the sites, there will be no increase in traffic, and the towers will not emit any noise or odor. Commercial building permits will be required for the construction of the towers.

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 areas as Ag and Range Land (AGR), which are removed from the providers of public services. Their primary uses are agricultural and residential uses. These parcels lie outside the PlanCheyenne area.

Agency review comments have been addressed. WY Game and Fish comments were received regarding some of the sites with their suggestions on mitigating disruptions to wildlife.

Public notice was provided, and no public comments have been received.

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 Wireless Tower Permit. 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 Hillsdale North Tower, 7 Mile Butte Tower, Cheyenne Sara Ranch Tower, Egbert Tower, and the Benedek East Tower with no conditions.**

### **PROPOSED MOTION**

I move to approve the Class B Conditional Use Permit for the Hillsdale North Tower, 7 Mile Butte Tower, Cheyenne Sara Ranch Tower, Egbert Tower, and the Benedek East Tower and adopt the findings of facts a, b, and c of the staff report.

## **ATTACHMENTS**

- Attachment 1: Location Maps
- Attachment 2: Project Narratives
- Attachment 3: Pre-Application Notes
- Attachment 4: Communication Site License and Right of Way Agreements
- Attachment 5: Drainage Waiver Requests
- Attachment 6: Section 106 Comments
- Attachment 7: Title 47 of the FCC Code 332
- Attachment 8: Civil Design Plans
- Attachment 9: Agency Review Comments
- Attachment 10: Transportation Assessment Worksheets
- Attachment 11: Class B Conditional Use Permit Resolution
- Attachment 12: Exhibit A - Site Plans

AGENCY REVIEW #1

Permit Notes

Permit Number: PZ-25-00082

Parcel Number: 14622440000200

Submitted: 01/20/2026

Applicant: Standridge, C  
Owner: UNION TELEPHONE COMPANY

Site Address: 5360 ROAD 211

Burns, WY 82053

Technically Complete: 01/20/2026

Approved:  
Issued:

Project Description: 5 new or updated lattice towers within existing tower lease area.

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<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>
01/20/2026		Application	PZ-25-00082	GENERAL	All documents received and agency reviews were scheduled. 5 sites are included on this CUP with individual site plans required for each site. Public Hearing at the Planning Commission will be 3.12.26. Letters sent 1.22.25, legal ad published 1.24.25.	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
02/05/2026		Workflow	ENGINEERS REVIEW	GENERAL	No comments on Conditional Use.	SCOTT.LARSON@ LARAMIECOUNTY WY.GOV

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RESOLUTION # \_\_\_\_\_

**A RESOLUTION FOR A CLASS B CONDITIONAL USE PERMIT FOR  
HILLSDALE NORTH UNION WIRELESS TOWER IN A PORTION OF SECTION 6, T14N, R63W,  
7 MILE BUTTE UNION WIRELESS TOWER IN A PORTION OF SECTION 8, T13N, R60W,  
CHEYENNE SARA RANCH UNION WIRELESS TOWER IN A PORTION OF SECTION 13, T13N, R67W,  
EGBERT UNION WIRELESS TOWER LOCATED IN A PORTION OF SECTION 24, T14N, R62W,  
BENEDEK EAST UNION WIRELESS TOWER LOCATED IN A PORTION OF SECTION 12, T13N, R68W,  
OF THE 6<sup>TH</sup> 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.
- c.** This application is in conformance with section 2-4-104 of the 2025 LCLUR governing the LU – Land Use Zone District.

**PRESENTED, READ, AND ADOPTED, this \_\_\_\_\_ day of \_\_\_\_\_, 2026.**

LARAMIE COUNTY PLANNING COMMISSION

\_\_\_\_\_  
Jason Caughey, Chairman

ATTEST:

\_\_\_\_\_  
Cate Cundall, Planning Commission Clerk

Resolution reviewed and approved as to form:

\_\_\_\_\_  
Laramie County Attorney's Office

# **7 Mile Butte Tower**

**PZ-25-00082**

**PZ-26-00005**



To: Laramie County Planning and Zoning Commission  
From: SAC Wireless, on behalf of Union Wireless  
RE: CUP Application for Union Wireless Site: 7 Mile Butte

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**Project Narrative**  
**Union Wireless – 7-Mile Butte**  
**Jurisdiction: Laramie County**

**Description of Proposed Use**

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As part of the Rip & Replace program required by the FCC, SAC Wireless is submitting on behalf of Union Telephone Company, dba Union Wireless, a CUP for a new 100' Lattice Self-Support Tower, to Union's existing site located at 712 County Road 161, Pine Bluffs, Laramie County, Wyoming, 82082. (Pidn: 13600810000200, Zone: AGR)

The existing 45' tower does not have the structural capability required for the necessary equipment upgrades Union Wireless needs to meet the FCC's Rip and Replace order. In addition, there are no other towers within the area of site. The proposed facility will have the structural capability to support Union Wireless's equipment and (3) additional collocators and MW dishes.

Summary of proposed upgrade to existing telecommunication 7-Mile Butte facility:

- 100' Lattice Self-Support Tower and foundation – please see attached drawings dated **XXXXX** for site plan and design proposal
- One (1) ice bridge, a horizontal steel structure that protects cabling from falling ice
- Antennas w/associated equipment and cabling;
- Keep existing 45' tower
- Existing lease area expansion from 50' x 50' to 85' x 60' with new chain link fence.
- Keep existing 20'(L) X 11.(W) X 10'(H) Electronic Building
- Keep existing 12'(L) X 8'(W) X 10'(H) Generator Building
- Keep existing. 500-gallon propane tank on concrete pad
- Keep existing 200 amp power

**Laramie County CUP Application Requirements**

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- Pre-app Meeting Complete
- CUP Application (Online)
- Zoning Drawings dated **XXXXX**
- Proof of Ownership or Lease Rights
- Project Narrative
- Site Plan



## Design

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**Setbacks-** The 100' tower will be set back at a 1:1 ratio from the nearest property lines. See property line dimensions on page 3 of attached drawings.

**Collocation -** The tower will be structurally designed to support Union and up to (3) additional carriers. Foundation and structural calculations to be provided.

**Lighting -** No marking or lighting will be required. See attached TOWAIR results.

**General Nuisances: -** As this is an unmanned facility, the site will not generate excessive traffic; will not cause any noise, air, or water pollution.

**Government -** The proposed tower will meet all current standards and regulations, including FAA, FCC, local, state or respective federal governing agency as required prior to construction of facility.

## Location Details

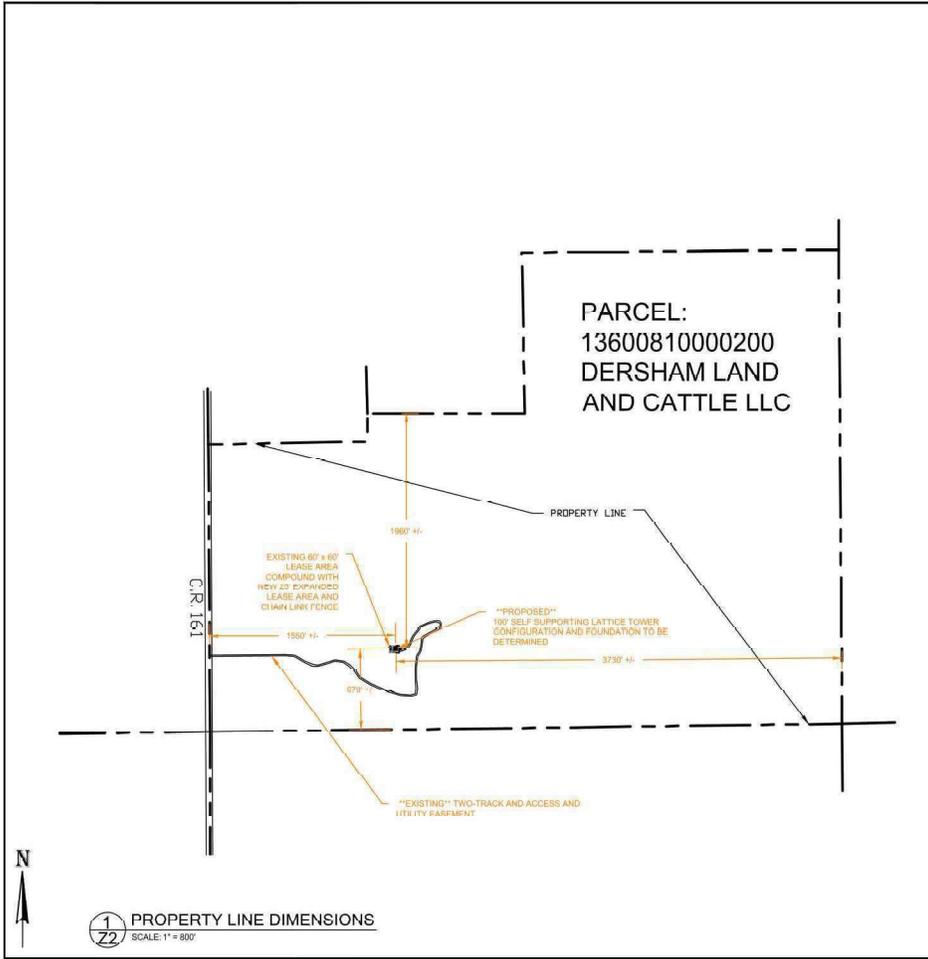
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712 County Road 161, Pine Bluffs, Laramie County, Wyoming. 82082. (Pidn: 13600810000200)

## Other Information

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If you have any further questions or comments concerning this application, please feel free to contact me via email at: [Courtney.Standridge@sacw.com](mailto:Courtney.Standridge@sacw.com). Thank you in advance for your time and attention to this application.



**LEGEND**

	FENCE LINE		PROPANE LABEL
	LEASE LINE		NO SMOKING SIGN
	PROPERTY LINE		RF CAUTION SIGN
	UNDERGROUND POWER		RF NOTICE SIGN
	OIL POWER		COMPANY IDENTIFIER
	FOUNDATION		POWER POLE
	HIDDEN LINE		NEW EQUIPMENT
			RETIRE EQUIPMENT

850 N. HIGHWAY 414  
PO BOX 103  
MOUNTAIN VIEW, WY 82939

THE INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY. ANY USE OR DISCLOSURE OTHER THAN THOSE AUTHORIZED BY UNION TELEPHONE COMPANY IS STRICTLY PROHIBITED.

REVISION	ISSUE DATE
A	10.16.25
B	12.16.25

DESIGNER	YK	REVIEWER	KS
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**PRELIMINARY NOT FOR CONSTRUCTION**

PROJECT NAME:  
**7-MILE BUTTE**

PROJECT ADDRESS:  
713 COUNTY ROAD 161  
PINE BLUFFS, WY 82082  
LARAMIE COUNTY

SHEET TITLE:  
PROPERTY LINE DIMENSIONS

SHEET NUMBER:  
22



**Laramie County, WY**  
**Laramie County Planning and Development Office**

3966 Archer Pkwy  
 Cheyenne, WY 82009  
 (307) 633-4303  
 www.laramiecountywy.gov  
 planning@laramiecounty.com

**PERMIT**

**PA-25-00085**

**PRE-APPLICATION MEETINGS**

**SITE ADDRESS:** 5360 ROAD 211 BURNS  
**PRIMARY PARCEL:** 14622440000100  
**PROJECT NAME:** UNION WIRELESS CELL TOWERS, UMBRELLA  
 CONDITIONAL USE PERMIT

**ISSUED:** 10/01/2025  
**EXPIRES:** 03/30/2026

**APPLICANT:** Standridge, Courtney  
 300 Airport Rd., Ste 1  
 Elgin, IL 60123  
 6305243852

**OWNER:** UNKNOWN CONTACT UNKNOWN  
 123 XXX  
 XX, XX 00000

Detail Name	Detail Value
Meeting Date	09/24/2025
MEETING AM OR PM	AM
Application Types	Conditional Use Class B
Attendees	Online (Teams Meeting)
Property Interest	Leasee
Detailed Project Narrative	100 foot monolith towers for four separate locations throughout the county
Staff Attending	JA CC SP CS TM PB
Application Fees	Yes
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Development Action	Conditional Use Class B
Drainage Plans	No
Drainage Study	No
Traffic Study	No
Public Safety Fees Acknowledgement Letter	No
Community Facility Fees Acknowledgement Letter	No
WY DEQ Chapter 23 Study/Submittal Letter	No
Development Agreement	No



**Laramie County, WY**  
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Roadway Maintenance Plan	No
Road/Easement Use Agreement	No
Right-of-Way Construction Permit	TBD
Engineer Review - Paid by Applicant	Yes
Environmental Health Review/Approval	No
Environmental and Services Impact Report	No
GESC Permit	TBD
Floodplain Development Permit	TBD
Perimeter Fence Construction per W.S.S. 18-5-319	No
Public Notice, Paid by Applicant	Yes
Newspaper Legal Notice, Paid by Applicant	Yes
Adjacent Property Owner Letter, Paid by Applicant	Yes
Miscellaneous Notes	

These four towers will be under one umbrella Class B Conditional Use Permit. This will be for removing Chinese equipment from current towers and replacing with Nokia products. First site for 7 Mile Butte, 713 Road 161, Pine Bluffs - Existing 40' lattice will be replaced by a 100' lattice. Taylor McCort WYDOT, if you cross their ROW then you will need a permit from the State - 307-745-2117. Dan Peters CBO, 307-775-7462, if it is utility owned then the building department does not get involved. If it is privately owned, then you will need permitting. 1889 Happy Jack Rd, new 80' foot lattice tower.

Miscellaneous Notes (2)

Third location, Egbert tower, 5360 Road 211, 45' existing tower with a proposed 80' new tower. Fourth location, Hillsdale North, this is a relocation of a tower, existing address 4253 Road 215, Hillsdale. Bringing old tower from Road 215 up the road to Road 142, Hillsdale South, 80' tower. Cadi Salza Public Works, 307-633-4302, Road 211 will need a new access permit as well as Road 161 will need upgrading and permitting.



# Laramie County, WY

## Laramie County Planning and Development Office

3966 Archer Pkwy  
Cheyenne, WY 82009  
(307) 633-4303

[www.laramiecountywy.gov](http://www.laramiecountywy.gov)  
[planning@laramiecounty.com](mailto:planning@laramiecounty.com)

Miscellaneous Notes (3)

This will be done as one submission of an umbrella conditional use permit, class B, with four simple site plan submissions, so five permits all together. Fees: Conditional Use Class B \$500, Simple Site plans \$500 each, action development signs \$26 X 4, legal ad for the conditional use permit, engineer review fees for all five permits, mailers for all five permits to adjacent landowners.

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### CONDITIONS

- \* Disclaimer: These are intended as guidance only. Fee calculations are determined at the time of application, and issues that arise during review periods are not always anticipated at pre-application stage. Public Records Act: This document and any documents provided by the applicant to Planning may constitute a public record under W.S.S. 16-4-201 et seq. Applicants are advised not to divulge any information at a Pre-Application Meeting with Planning that they do not yet desire to be public information.
- \* A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.
- \* Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following: a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains). b. The development or redevelopment will not result in an increase in the historic impervious area. c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation. d. The development or redevelopment is unlikely to create drainage problems.
- \* A waiver or alternative to the required landscaping may be presented to the Planning and Development Director for review. The Director shall approve the proposed alternative landscape plan based on the following criteria: A. the proposed alternative meets or exceeds the intent of this regulation, and B. the proposed alternative is well-integrated with the surrounding landscaping and land uses, and C. the proposed alternative meets the goals of Laramie County Comprehensive Plan and; D. the purpose of the required site plan is to legalize an existing use and the impact or benefits of the landscape plan on the property would be minimal; or E. the landscaping as required would prohibit reasonable use of the property.

## Courtney Standridge

**Subject:** PA-25-00085 - Union Cell Tower Sites - Multiple Locations - Courtney Standridge (630) 524-3852

**Location:** Microsoft Teams Meeting

**Start:** Wed 10/1/2025 9:00 AM

**End:** Wed 10/1/2025 9:30 AM

**Recurrence:** (none)

**Meeting Status:** Accepted

**Organizer:** Catherine Cundall

### This Message Is From an External Sender

This message came from outside your organization.

\*\*\*\*\*This is rescheduled to 10 am on 10/1/25. Following is additional information from Courtney on the proposed changes.

Here are the projects we will discuss:

### Meeting Notes

Benedek East	1889 Happy Jack Road, Cheyenne, WY	Drop and Swap – New 80’ lattice tower within existing lease area.
7-Mile Butte	713 County Rd 161, Pine Bluffs, WY	Drop and Swap - New 80’-100’ lattice tower with existing lease area expansion.
Egbert	5360 Road 211, Burns, WY	Drop and Swap – New 80’ lattice w/in existing lease area.
Hillsdale North	80’ x 80’ parcel of land within Lot 3 of Section 31, T15 N, R63 of the 6 <sup>th</sup> PM.	Relo of Hillsdale South (existing site) Likely 80’-100’ lattice

One umbrella CUP B permit \$500  
 -Individual narrative  
 -Individual site plan -ZDs  
 - Site Plan must meet design requirements, setbacks, 2024 IBC,  
 -Engineering, Public Works, Planning Review  
 -Address comments  
 \*Union to create CDs with structural details  
 -Hearing prep, development signs, notice letters (30-days)  
 6-8 week process  
 Access Permit, Electrical Permit

\*\*\*\*\*  
 \*\*\*\*\*

Union Wireless are replacing three existing cell towers with larger towers and new equipment. There will be one new site where an existing tower is being relocated to. Following are the addresses given. Attached is a site plan permit for the 5360 Road 211 location. I was unable to locate any other site plans.

- 1) 5360 Road 211, Egbert, WY – Site Name: Egbert – Drop and Swap (replacing) of existing tower
- 2) 713 County Road 161, Pine Bluff, WY – Site Name: 7-Mile Butte - Drop and Swap (replacing) of existing tower

- 3) 1889 Happy Jack Road, Cheyenne, WY – Site Name: Benedek East – Drop and Swap (replacing) of existing tower
- 4) TBD, 142 North of Hillsdale – Site Name: Hillsdale North – Relocation of existing tower





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## Microsoft Teams [Need help?](#)

### [Join the meeting now](#)

Meeting ID: 236 369 682 213 4

Passcode: TB72j2kC

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For organizers: [Meeting options](#)

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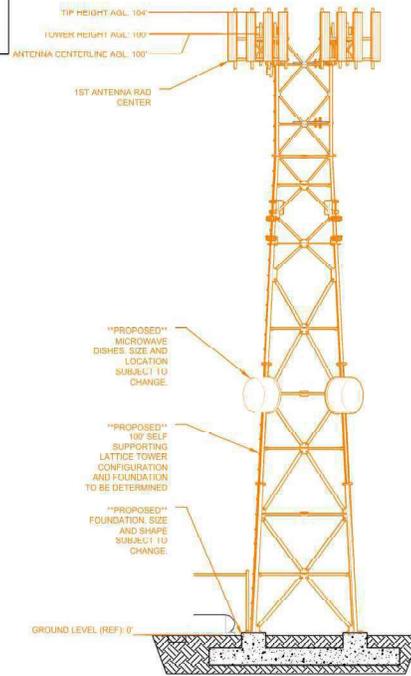
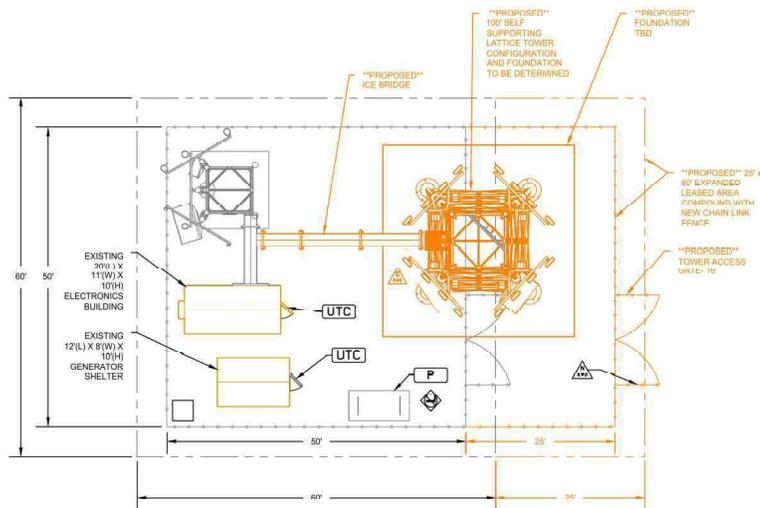


### LEGEND

	FENCE LINE		PROPANE LABEL
	LEASE LINE		NO SMOKING SIGN
	PROPERTY LINE		RF CAUTION SIGN
	UNDERGROUND POWER		RF NOTICE SIGN
	O/H POWER		COMPANY IDENTIFIER
	FOUNDATION		POWER POLE
	HIDDEN LINE		NEW EQUIPMENT
			RETIRE EQUIPMENT

### GENERAL NOTES

1. A 80' WITH 20' FUTURE EXTENSION SELF-SUPPORT TOWER WILL BE CONSTRUCTED. THE EXISTING TOWER WILL REMAIN.
2. A 25' X 60' (0.034 ACRES) EXPANSION TO THE EXISTING 60' X 60' LEASE AREA IS TO BE UTILIZED.
3. A NEW FENCE IS TO BE INSTALLED WITHIN THE EXPANDED LEASE AREA.
4. PROPOSED SLAB FOUNDATION DESIGN MAY CHANGE DEPENDING ON GEOTECHNICAL AND STRUCTURAL RESULTS.
5. (2) EXISTING BUILDINGS AND PROPANE TANK WILL BE UTILIZED ON SITE.
6. UNDERGROUND POWER IS INSTALLED ON-SITE.
7. EQUIPMENT SHOWN MAY NOT BE UTILIZED.
8. ANTENNA AND EQUIPMENT ALIGNMENT SUBJECT TO CHANGE, AND IS PRESENTED FOR VISUAL REFERENCE ONLY.
9. TOWER WILL HAVE STRUCTURAL CAPACITY TO SUPPORT UNION EQUIPMENT AND 3 ADDITIONAL COLOCATORS AND MW DISHES.
10. THE INFORMATION CONTAINED IN THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE.



**1**  
21 COMMUNICATION SITE PLAN  
SCALE: 1/16" = 1'

**2**  
21 SOUTH FACE FOUNDATION  
SCALE: 1/16" = 1'



# NOKIA

THE INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY. ANY USE OR DISCLOSURE OTHER THAN THOSE AUTHORIZED BY UNION TELEPHONE COMPANY IS STRICTLY PROHIBITED.

REVISION	ISSUE DATE
A	10.16.25
B	12.15.25

DESIGNER: YK REVIEWER: KS

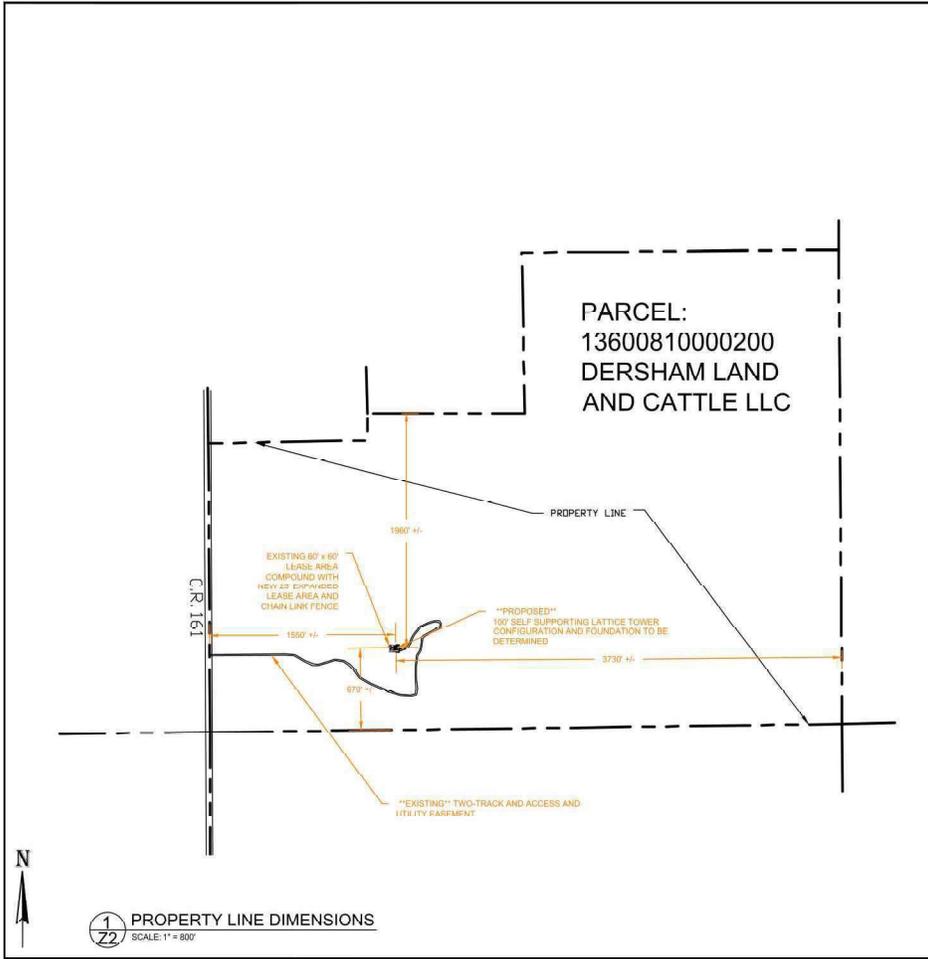
**PRELIMINARY NOT FOR CONSTRUCTION**

PROJECT NAME:  
**7-MILE BUTTE**

PROJECT ADDRESS:  
713 COUNTY ROAD 161  
PINE BLUFFS, WY 82082  
LARAMIE COUNTY

SHEET TITLE:  
**ZONING DETAILS**

SHEET NUMBER:  
**21**



**LEGEND**

	FENCE LINE		PROPANE LABEL
	LEASE LINE		NO SMOKING SIGN
	PROPERTY LINE		RF CAUTION SIGN
	UNDERGROUND POWER		RF NOTICE SIGN
	O/H POWER		COMPANY IDENTIFIER
	FOUNDATION		POWER POLE
	HIDDEN LINE		NEW EQUIPMENT
			RETIRE EQUIPMENT

**Union**  
W I R E L E S S  
850 N. HIGHWAY 414  
PO BOX 103  
MOUNTAIN VIEW, WY 82939

**NOKIA**

THE INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY. ANY USE OR DISCLOSURE OTHER THAN THOSE AUTHORIZED BY UNION TELEPHONE COMPANY IS STRICTLY PROHIBITED.

REVISION	ISSUE DATE
A	10.16.25
B	12.15.25

DESIGNER: YK      REVIEWER: KS

**PRELIMINARY NOT FOR CONSTRUCTION**

PROJECT NAME:  
**7-MILE BUTTE**

PROJECT ADDRESS:  
713 COUNTY ROAD 161  
PINE BLUFFS, WY 82082  
LARAMIE COUNTY

SHEET TITLE:  
PROPERTY LINE DIMENSIONS

SHEET NUMBER:  
22



850 North Highway 414 • P.O. Box 160 • Mountain View, WY 82939

## **Drainage Study Waiver Request**

### **Re: Telecommunications Tower's Proposed in Laramie County, WY**

Union Telephone Company is requesting a waiver from a Drainage study at the following locations located in Laramie County as all the proposed sites fall within an area of minimal flood hazard. Listed below is the square footage of the area that will be disturbed in comparison to the overall parcel size. The unmanned telecommunication sites will have limited change to the existing topography and therefore have minimal impact on the historic impervious area near the site locations. Please see the included maps provided by FEMA Flood Map Service Center.

#### **7-Mile Butte (Existing Site) – 713 County Road 161, Pine Bluffs, WY 82082**

- 3,750 sqf. leased area. Parcel size = 392.79 acres

#### **Benedek East (Existing Site) – 1889 Happy Jack Road, Cheyenne, WY 82001**

- 6,400 sqf. leased area. Parcel Size = 5,688.50 acres

#### **Cheyenne Sara Ranch (Existing Site) – 2011 West College Drive, Cheyenne, WY 82001**

- 2,500 sqf. leased area. Parcel Size = 369.60 acres

#### **Egbert (Union Owned Parcel) – 5360 Road 211, Cheyenne, WY 82009**

- 8,000 sqf. fenced area. Parcel Size = 1 acre

#### **Hillsdale North (New Site) Address TBD**

- 6,400 sqf. leased area. Parcel Size = 335.38 acres

I appreciate your consideration,

Thank you,

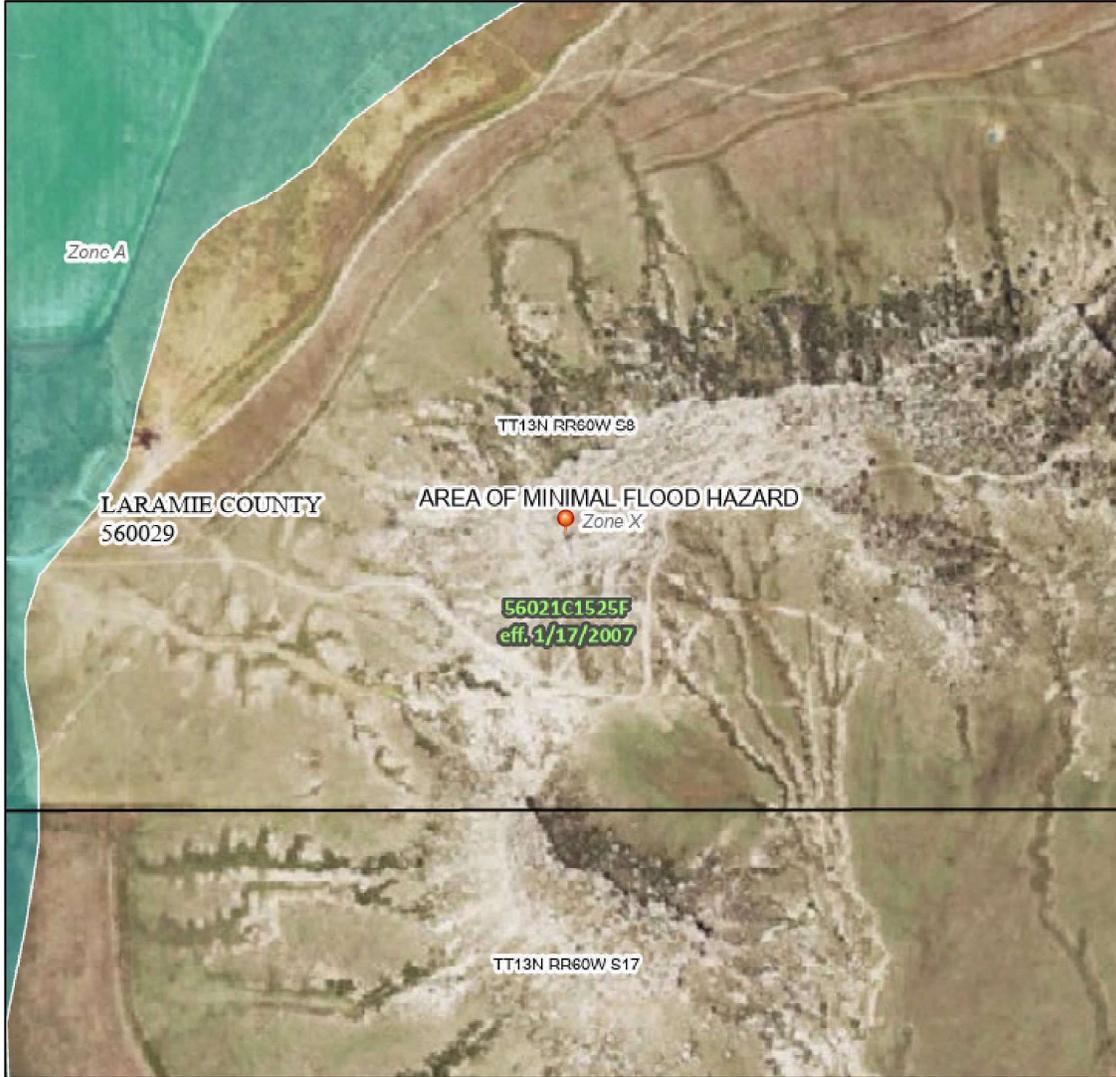
**Cody Quintal**

Site Acquisition Specialist  
307-701-4092

# National Flood Hazard Layer FIRMette



104°7'15"W 41°6'20"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
OTHER AREAS		Area with Flood Risk due to Levee <i>Zone D</i>
		Area of Minimal Flood Hazard <i>Zone X</i>
GENERAL STRUCTURES		Effective LUMRS
		Area of Undetermined Flood Hazard <i>Zone D</i>
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance
		Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
OTHER FEATURES		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/16/2025 at 7:01 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Basemap Imagery Source: USGS National Map 2023



# LARAMIE COUNTY LAND USE REGULATIONS

## Transportation Assessment Worksheet

The following transportation assessment worksheet shall be completed in association with 5-6-103

Project: Union Wireless - 7-Mile Butte Project By: SAC Wireless - Site Acquisition Vendor

Date: 1/12/26 Contact: Courtney Standridge, SAC Wireless c/o Union Wireless

Owner/Developer: Union Telephone Company Phone: 630-524-3852

Property Address or Legal Description (lot, block, subdivision): \_\_\_\_\_

Legal Description: 8E1/4 OF SW1/4 SECTION 8 T13N R60W 6THPM

Existing Zoning: Agricultural Change to: \_\_\_\_\_

Existing Land Use: Existing Wireless Facility Proposed: No changes

Applicant email: Courtney.Standridge@sacw.com

Above changes if applicable.

### All Developments

Provide the following information, to the best of your knowledge, for all projects:

1. Provide existing Land Use and Proposed Land Use for this site.
  - a. Traffic counts need to be included in here... if not existing developer must provide current traffic counts on adjacent public roadways.
  - b. Description of existing Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
	110	Gen.Light Industrial	Sq. Ft				

**Total:**

- c. Description of proposed Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
	110	Gen.Light Industrial	5,100 Sq Ft	Daily	4.87	5,100 x 4.87 / 1000 = 24.837	

**Total:**

**New Land Use: Trips/Day**

1. Traffic Impact Study - Criteria I	
2. Traffic Impact Study - Criteria II	
3. Traffic Impact Study - Criteria III	
4. Traffic Impact Study - Criteria IV	
5. No Traffic Impact Study Required	

**Increase (+)/Decrease (-):**

24.837

### b. Standards for TIS

Traffic impact studies shall utilize the Institute of Transportation Engineers (ITE) trip generation rates unless better information is available and approved by the County. If there is no available current data regarding existing traffic counts on existing roadways, traffic counts will be required to be obtained when a TIS is required.

### Interactive Transportation System Map

Layers Basemaps



Streets



Imagery



Shaded Relief



Topographic

712 Road 161, pine bluffs, wy



Identify Results (2 of 2)

Layer:	Traffic Counts (2021-2024)
AAOT Year:	2024
Total AADT:	298
Truck AADT:	55
Route:	BLACK HILLS RD   CR 161-1
From Milepost:	0
To Milepost:	10.243

[Zoom to](#)



**AGENCY REVIEW #1**

**Permit Notes**

**Permit Number:** PZ-26-00005

**Parcel Number:** 13600810000200

**Submitted:** 01/27/2026

**Applicant:** Standridge, C  
**Owner:** DERESHAM LAND AND CATTLE LLC

**Site Address:** 713 ROAD 161  
Pine Bluffs, WY 82082

**Technically Complete:** 01/27/2026  
**Approved:**  
**Issued:**

**Project Description:** New 100' lattice tower added to existing site located at 712 Road 161. Current 45' tower will remain, lease expanded to 85' x 60' with new chain link fence, existing buildings and propane tank remain.

<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>
01/28/2026		Application	PZ-26-00005	GENERAL	No concerns noted regarding this project	CONSERVATIONDI STRICT@LARAMIE COUNTY.WY.GOV
01/28/2026		Application	PZ-26-00005	GENERAL	No concerns noted regarding this project	CONSERVATIONDI STRICT@LARAMIE COUNTY.WY.GOV
01/28/2026		Application	PZ-26-00005	GENERAL	No Comments	MATTHEW.BUTLE R@LARAMIECOUN TY.WY.GOV
01/28/2026		Application	PZ-26-00005	GENERAL	No Comments	MATTHEW.BUTLE R@LARAMIECOUN TY.WY.GOV
01/30/2026		Application	PZ-26-00005	GENERAL	In general, the Department has no significant concerns with this project. We offer the following recommendations below.  In the future, we advise the applicant include PLSS information for the project site. Two different addresses for the site are given in the applicant materials.  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.	WYGAMEFISHDEP T@LARAMIECOUN TY.WY.GOV

## Permit Notes

- Work with land managers 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.
- Additional information on prevention and treatment options for these grasses can be found at <https://www.invasivegrasses.com/>.

01/30/2026	Application	PZ-26-00005	GENERAL	<p>In general, the Department has no significant concerns with this project. We offer the following recommendations below.</p> <p>In the future, we advise the applicant include PLSS information for the project site. Two different addresses for the site are given in the applicant materials.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>-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.</li> <li>- Work with land managers 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.</li> <li>- Additional information on prevention and treatment options for these grasses can be found at <a href="https://www.invasivegrasses.com/">https://www.invasivegrasses.com/</a>.</li> </ul>	WYGAMEFISHDEPT@LARAMIECOUNTY.WY.GOV
01/30/2026	Workflow	ENGINEERS REVIEW	GENERAL	<ol style="list-style-type: none"> <li>1.The site does not meet the requirements for a Drainage Report per 5-2-107 since the proposed impervious area is less than 20,000 sq.ft. No request for a waiver nor a Drainage Report is required/necessary.</li> <li>2.The site plan is adequate for the proposed development.</li> </ol>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV

## Permit Notes

01/30/2026	Workflow	ENGINEERS REVIEW	GENERAL	<p>1.The site does not meet the requirements for a Drainage Report per 5-2-107 since the proposed impervious area is less than 20,000 sq.ft. No request for a waiver nor a Drainage Report is required/necessary.</p> <p>2.The site plan is adequate for the proposed development.</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
02/09/2026	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1.All comments from the review engineer and/or surveyor shall be addressed and resolved appropriately.</p> <p>2.Any internal roadways on the site shall comply with the needs of emergency services.</p> <p>3.A separate access permit application through Public Works will be required. Please apply for your Public Works access permit on the SmartGov Portal. Call (307-633-4302) or email (permits@laramiecountwy.gov) Public Works with any questions.</p> <p>Any existing access will need to be upgraded to comply with the current Laramie County Land Use Regulations through this permit.</p> <p>The access permit will not be issued until the site plan has been approved.</p> <p>4.As a heads up, if the access road condition is pavement, then the access approach for this site will have to be paved (from the edge of pavement to the right-of-way line or 20-foot back.</p>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
02/09/2026	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1.All comments from the review engineer and/or surveyor shall be addressed and resolved appropriately.</p> <p>2.Any internal roadways on the site shall comply with the needs of emergency services.</p> <p>3.A separate access permit application through Public Works will be required. Please apply for your Public Works access permit on the SmartGov Portal. Call (307-633-4302) or email (permits@laramiecountwy.gov) Public Works with any questions.</p> <p>Any existing access will need to be upgraded to comply with the current Laramie County Land Use Regulations through this permit.</p> <p>The access permit will not be issued until the site plan has been approved.</p> <p>4.As a heads up, if the access road condition is pavement, then the access approach for this site will have to be paved (from the edge of pavement to the right-of-way line or 20-foot back.</p>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
02/10/2026	Application	PZ-26-00005	GENERAL	WAPA has no conflict with this project	ROGERS@LARAMIECOUNTY.WY.GOV
02/10/2026	Application	PZ-26-00005	GENERAL	WAPA has no conflict with this project	ROGERS@LARAMIECOUNTY.WY.GOV
02/12/2026	Workflow	FIRE DISTRICT REVIEW	GENERAL	Access road to site is in dis-repair. Make sure access road to site is accesible to emergency vehicles.	DEREK,WALLS@LARAMIECOUNTY.WY.GOV

## Permit Notes

02/12/2026

Workflow

FIRE DISTRICT  
REVIEW GENERAL

Access road to site is in dis-repair. Make sure access road to site is accesible to emergency vehicles.

DEREK.WALLS@L  
ARAMIECOUNTYW  
Y.GOV

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# **Hillsdale North Tower**

**PZ-25-00082**

**PZ-26-00006**



To: Laramie County Planning and Zoning Commission  
From: SAC Wireless, on behalf of Union Wireless  
RE: CUP Application for Union Wireless Site: Hillsdale North

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**Project Narrative**  
**Union Wireless – Hillsdale North**  
**Jurisdiction: Laramie County**

**Description of Proposed Use**

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As part of the Rip & Replace program required by the FCC, SAC Wireless is submitting on behalf of Union Telephone Company, dba Union Wireless, a CUP for a new 80' Lattice Self-Support Tower, to Union's new (relocated) site located at (TBD) Hwy 142, Hillsdale, Laramie County, Wyoming, 82060. (Pidn: 14630610000400, Zone: AGR)

Summary of proposed upgrade to existing telecommunication Egbert facility:

- 80' Lattice Self-Support Tower and foundation – please see attached drawings dated **XXXXXX** for site plan and design proposal
- One (1) ice bridge, a horizontal steel structure that protects cabling from falling ice
- Antennas w/associated equipment and cabling;
- New 80' x 80' lease area with chain link fence.
- New 20'(L) X 11.5'(W) X 10'(H) Electronic Building
- New 12'(L) X 8'(W) X 10'(H) Generator Building
- New 500-gallon propane tank on concrete pad
- New power 100amps to 200amps - **union to confirm**
- The proposed facility will have the structural capability to support Union Wireless's equipment and (3) additional collocators and MW dishes.

**Laramie County CUP Application Requirements**

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- Pre-app Meeting Complete
- CUP Application (Online)
- Zoning Drawings dated **XXXXXX**
- Proof of Ownership or Lease Rights
- Project Narrative
- Site Plan

**Design**

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**Setbacks-** The 80' tower will be set back at a 1:1 ratio from the nearest property lines. See property line dimensions on page 3 of attached drawings.

**Collocation** - The tower will be structurally designed to support Union and up to (3) additional carriers. Foundation and structural calculations to be provided.

**Lighting** - No marking or lighting will be required. See attached TOWAIR results.

**General Nuisances:** - As this is an unmanned facility, the site will not generate excessive traffic; will not cause any noise, air, or water pollution.

**Government** - The proposed tower will meet all current standards and regulations, including FAA, FCC, local, state or respective federal governing agency as required prior to construction of facility.

### **Location Details**

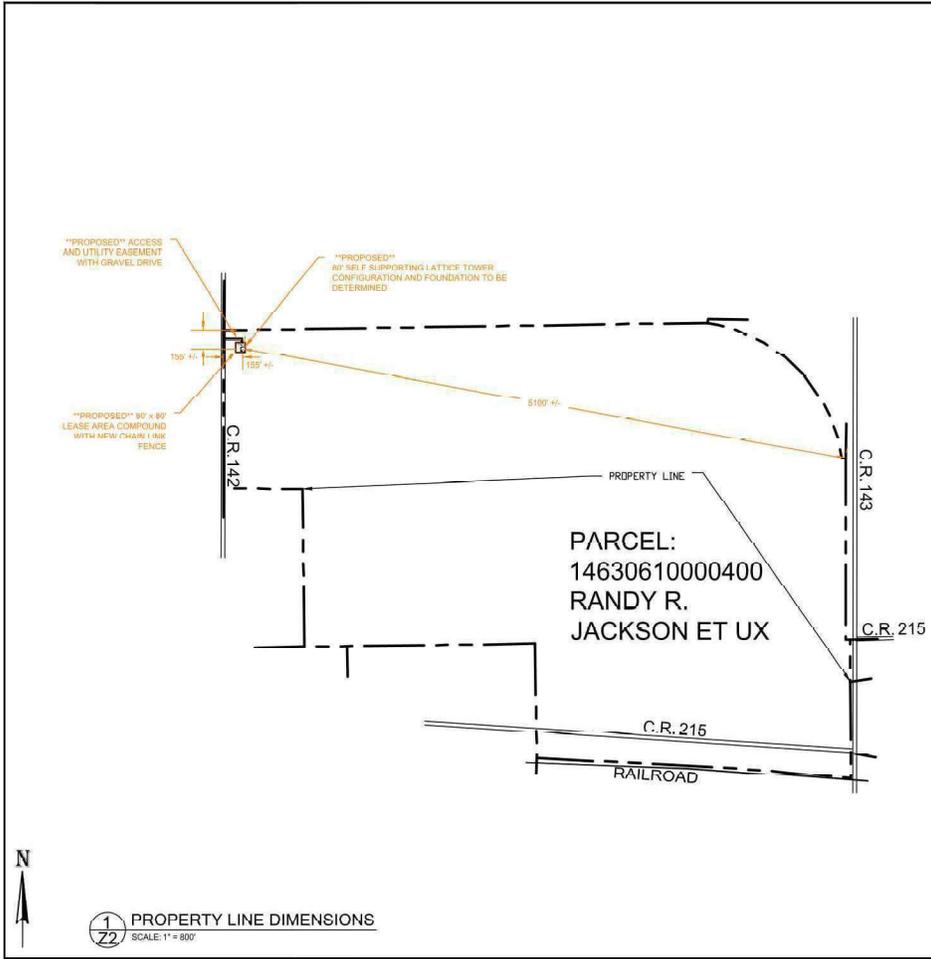
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(TBD) Hwy 142, Hillsdale, Laramie County, Wyoming, 82060. (Pidn: 14630610000400)

### **Other Information**

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If you have any further questions or comments concerning this application, please feel free to contact me via email at: [Courtney.Standridge@sacw.com](mailto:Courtney.Standridge@sacw.com). Thank you in advance for your time and attention to this application.



**LEGEND**

	FENCE LINE		PROPANE LABEL
	LEASE LINE		NO SMOKING SIGN
	PROPERTY LINE		RF CAUTION SIGN
	UNDERGROUND POWER		RF NOTICE SIGN
	OIL POWER		COMPANY IDENTIFIER
	FOUNDATION		POWER POLE
	HIDDEN LINE		NEW EQUIPMENT
			RETIRE EQUIPMENT

850 N. HIGHWAY 414  
 PO BOX 103  
 MOUNTAIN VIEW, WY 82939

THE INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY. ANY USE OR DISCLOSURE OTHER THAN THOSE AUTHORIZED BY UNION TELEPHONE COMPANY IS STRICTLY PROHIBITED.

REVISION	ISSUE DATE
A	10.16.25
B	12.16.25

DESIGNER: YK      REVIEWER: KS

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NAME:  
**HILLSDALE NORTH**

PROJECT ADDRESS:  
 TBD  
 HILLSDALE, WY 82060  
 LARAMIE COUNTY

SHEET TITLE:  
 PROPERTY LINE DIMENSIONS

SHEET NUMBER:  
 22



**Laramie County, WY**  
**Laramie County Planning and Development Office**

3966 Archer Pkwy  
 Cheyenne, WY 82009  
 (307) 633-4303  
 www.laramiecountywy.gov  
 planning@laramiecounty.com

**PERMIT**

**PA-25-00085**

**PRE-APPLICATION MEETINGS**

**SITE ADDRESS:** 5360 ROAD 211 BURNS  
**PRIMARY PARCEL:** 14622440000100  
**PROJECT NAME:** UNION WIRELESS CELL TOWERS, UMBRELLA  
 CONDITIONAL USE PERMIT

**ISSUED:** 10/01/2025  
**EXPIRES:** 03/30/2026

**APPLICANT:** Standridge, Courtney  
 300 Airport Rd., Ste 1  
 Elgin, IL 60123  
 6305243852

**OWNER:** UNKNOWN CONTACT UNKNOWN  
 123 XXX  
 XX, XX 00000

Detail Name	Detail Value
Meeting Date	09/24/2025
MEETING AM OR PM	AM
Application Types	Conditional Use Class B
Attendees	Online (Teams Meeting)
Property Interest	Leasee
Detailed Project Narrative	100 foot monolith towers for four separate locations throughout the county
Staff Attending	JA CC SP CS TM PB
Application Fees	Yes
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Development Action	Conditional Use Class B
Drainage Plans	No
Drainage Study	No
Traffic Study	No
Public Safety Fees Acknowledgement Letter	No
Community Facility Fees Acknowledgement Letter	No
WY DEQ Chapter 23 Study/Submittal Letter	No
Development Agreement	No



**Laramie County, WY**  
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 planning@laramiecounty.com

Roadway Maintenance Plan	No
Road/Easement Use Agreement	No
Right-of-Way Construction Permit	TBD
Engineer Review - Paid by Applicant	Yes
Environmental Health Review/Approval	No
Environmental and Services Impact Report	No
GESC Permit	TBD
Floodplain Development Permit	TBD
Perimeter Fence Construction per W.S.S. 18-5-319	No
Public Notice, Paid by Applicant	Yes
Newspaper Legal Notice, Paid by Applicant	Yes
Adjacent Property Owner Letter, Paid by Applicant	Yes
Miscellaneous Notes	

These four towers will be under one umbrella Class B Conditional Use Permit. This will be for removing Chinese equipment from current towers and replacing with Nokia products. First site for 7 Mile Butte, 713 Road 161, Pine Bluffs - Existing 40' lattice will be replaced by a 100' lattice. Taylor McCort WYDOT, if you cross their ROW then you will need a permit from the State - 307-745-2117. Dan Peters CBO, 307-775-7462, if it is utility owned then the building department does not get involved. If it is privately owned, then you will need permitting. 1889 Happy Jack Rd, new 80' foot lattice tower.

Miscellaneous Notes (2)

Third location, Egbert tower, 5360 Road 211, 45' existing tower with a proposed 80' new tower. Fourth location, Hillsdale North, this is a relocation of a tower, existing address 4253 Road 215, Hillsdale. Bringing old tower from Road 215 up the road to Road 142, Hillsdale South, 80' tower. Cadi Salza Public Works, 307-633-4302, Road 211 will need a new access permit as well as Road 161 will need upgrading and permitting.



## Laramie County, WY

### Laramie County Planning and Development Office

3966 Archer Pkwy  
Cheyenne, WY 82009  
(307) 633-4303

[www.laramiecountywy.gov](http://www.laramiecountywy.gov)  
[planning@laramiecounty.com](mailto:planning@laramiecounty.com)

Miscellaneous Notes (3)

This will be done as one submission of an umbrella conditional use permit, class B, with four simple site plan submissions, so five permits all together. Fees: Conditional Use Class B \$500, Simple Site plans \$500 each, action development signs \$26 X 4, legal ad for the conditional use permit, engineer review fees for all five permits, mailers for all five permits to adjacent landowners.

---

### CONDITIONS

- \* Disclaimer: These are intended as guidance only. Fee calculations are determined at the time of application, and issues that arise during review periods are not always anticipated at pre-application stage. Public Records Act: This document and any documents provided by the applicant to Planning may constitute a public record under W.S.S. 16-4-201 et seq. Applicants are advised not to divulge any information at a Pre-Application Meeting with Planning that they do not yet desire to be public information.
- \* A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.
- \* Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following: a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains). b. The development or redevelopment will not result in an increase in the historic impervious area. c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation. d. The development or redevelopment is unlikely to create drainage problems.
- \* A waiver or alternative to the required landscaping may be presented to the Planning and Development Director for review. The Director shall approve the proposed alternative landscape plan based on the following criteria: A. the proposed alternative meets or exceeds the intent of this regulation, and B. the proposed alternative is well-integrated with the surrounding landscaping and land uses, and C. the proposed alternative meets the goals of Laramie County Comprehensive Plan and; D. the purpose of the required site plan is to legalize an existing use and the impact or benefits of the landscape plan on the property would be minimal; or E. the landscaping as required would prohibit reasonable use of the property.

## Courtney Standridge

**Subject:** PA-25-00085 - Union Cell Tower Sites - Multiple Locations - Courtney Standridge (630) 524-3852

**Location:** Microsoft Teams Meeting

**Start:** Wed 10/1/2025 9:00 AM

**End:** Wed 10/1/2025 9:30 AM

**Recurrence:** (none)

**Meeting Status:** Accepted

**Organizer:** Catherine Cundall

**This Message Is From an External Sender**

This message came from outside your organization.

\*\*\*\*\*This is rescheduled to 10 am on 10/1/25. Following is additional information from Courtney on the proposed changes.

Here are the projects we will discuss:

Meeting Notes

Benedek East	1889 Happy Jack Road, Cheyenne, WY	Drop and Swap – New 80’ lattice tower within existing lease area.
7-Mile Butte	713 County Rd 161, Pine Bluffs, WY	Drop and Swap - New 80’-100’ lattice tower with existing lease area expansion.
Egbert	5360 Road 211, Burns, WY	Drop and Swap – New 80’ lattice w/in existing lease area.
Hillsdale North	80’ x 80’ parcel of land within Lot 3 of Section 31, T15 N, R63 of the 6 <sup>th</sup> PM.	Relo of Hillsdale South (existing site) Likely 80’-100’ lattice

One umbrella CUP B permit \$500  
 -Individual narrative  
 -Individual site plan -ZDs  
 - Site Plan must meet design requirements, setbacks, 2024 IBC,  
 -Engineering, Public Works, Planning Review  
 -Address comments  
 \*Union to create CDs with structural details  
 -Hearing prep, development signs, notice letters (30-days)  
 6-8 week process  
 Access Permit, Electrical Permit

\*\*\*\*\*  
 \*\*\*\*\*

Union Wireless are replacing three existing cell towers with larger towers and new equipment. There will be one new site where an existing tower is being relocated to. Following are the addresses given. Attached is a site plan permit for the 5360 Road 211 location. I was unable to locate any other site plans.

- 1) 5360 Road 211, Egbert, WY – Site Name: Egbert – Drop and Swap (replacing) of existing tower
- 2) 713 County Road 161, Pine Bluff, WY – Site Name: 7-Mile Butte - Drop and Swap (replacing) of existing tower

- 3) 1889 Happy Jack Road, Cheyenne, WY – Site Name: Benedek East – Drop and Swap (replacing) of existing tower
- 4) TBD, 142 North of Hillsdale – Site Name: Hillsdale North – Relocation of existing tower





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## Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 236 369 682 213 4

Passcode: TB72j2kC

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For organizers: [Meeting options](#)

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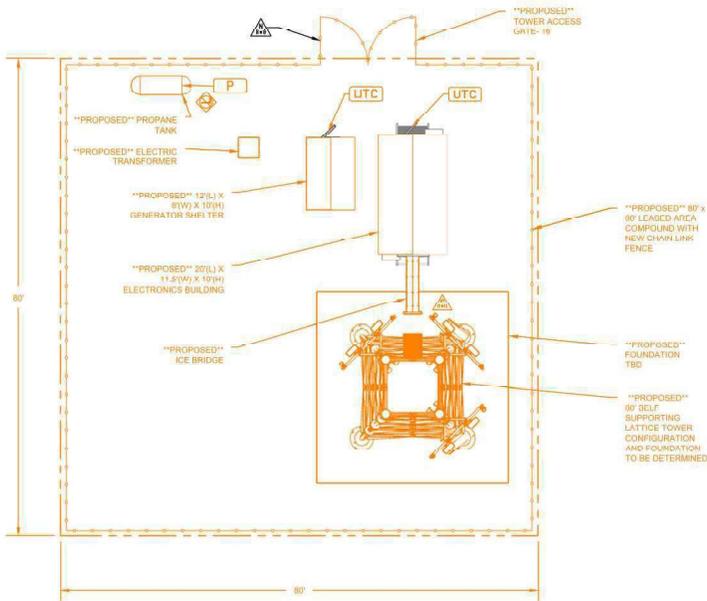


### LEGEND

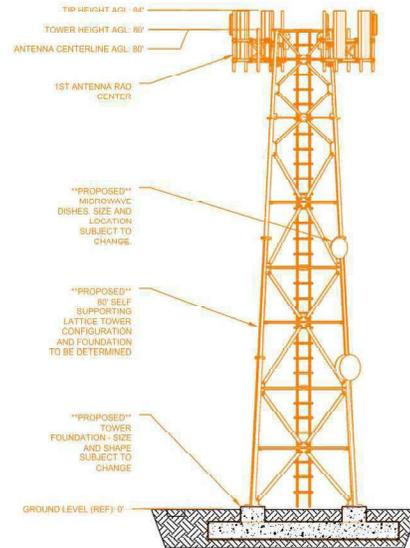
	FENCE LINE		PROPANE LABEL
	LEASE LINE		NO SMOKING SIGN
	PROPERTY LINE		RF CAUTION SIGN
	UNDERGROUND POWER		RF NOTICE SIGN
	O/H POWER		COMPANY IDENTIFIER
	FOUNDATION		POWER POLE
	HIDDEN LINE		NEW EQUIPMENT
			RETIRE EQUIPMENT

### GENERAL NOTES

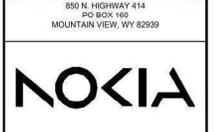
1. A 80' SELF-SUPPORT TOWER WILL BE CONSTRUCTED.
2. A PROPOSED 80' X 80' (0.147 ACRES) LEASE AREA IS TO BE UTILIZED.
3. A NEW FENCE IS TO BE INSTALLED WITHIN THE LEASE AREA.
4. PROPOSED SLAB FOUNDATION DESIGN MAY CHANGE DEPENDING ON GEOTECHNICAL AND STRUCTURAL RESULTS.
5. (2) PROPOSED BUILDINGS FOR ELECTRONICS AND GENERATOR. A PROPANE TANK WILL BE UTILIZED ON SITE.
6. UNDERGROUND POWER WILL BE INSTALLED ON-SITE.
7. EQUIPMENT SHOWN MAY NOT BE UTILIZED.
8. ANTENNA AND EQUIPMENT ALIGNMENT SUBJECT TO CHANGE, AND IS PRESENTED FOR VISUAL REFERENCE ONLY.
9. TOWER WILL HAVE STRUCTURAL CAPACITY TO SUPPORT UNION EQUIPMENT AND 3 ADDITIONAL COLOCATORS AND MW DISHES.
10. THE INFORMATION CONTAINED IN THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE.



**1** COMMUNICATION SITE PLAN  
SCALE: 1/16" = 1'



**2** SOUTH FACE ELEVATION  
SCALE: 1/16" = 1'



THE INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY. ANY USE OR DISCLOSURE OTHER THAN THOSE AUTHORIZED BY UNION TELEPHONE COMPANY IS STRICTLY PROHIBITED.

REVISION	ISSUE DATE
A	10.16.25
B	12.16.25

DESIGNER: YK REVIEWER: KS

PRELIMINARY NOT FOR CONSTRUCTION

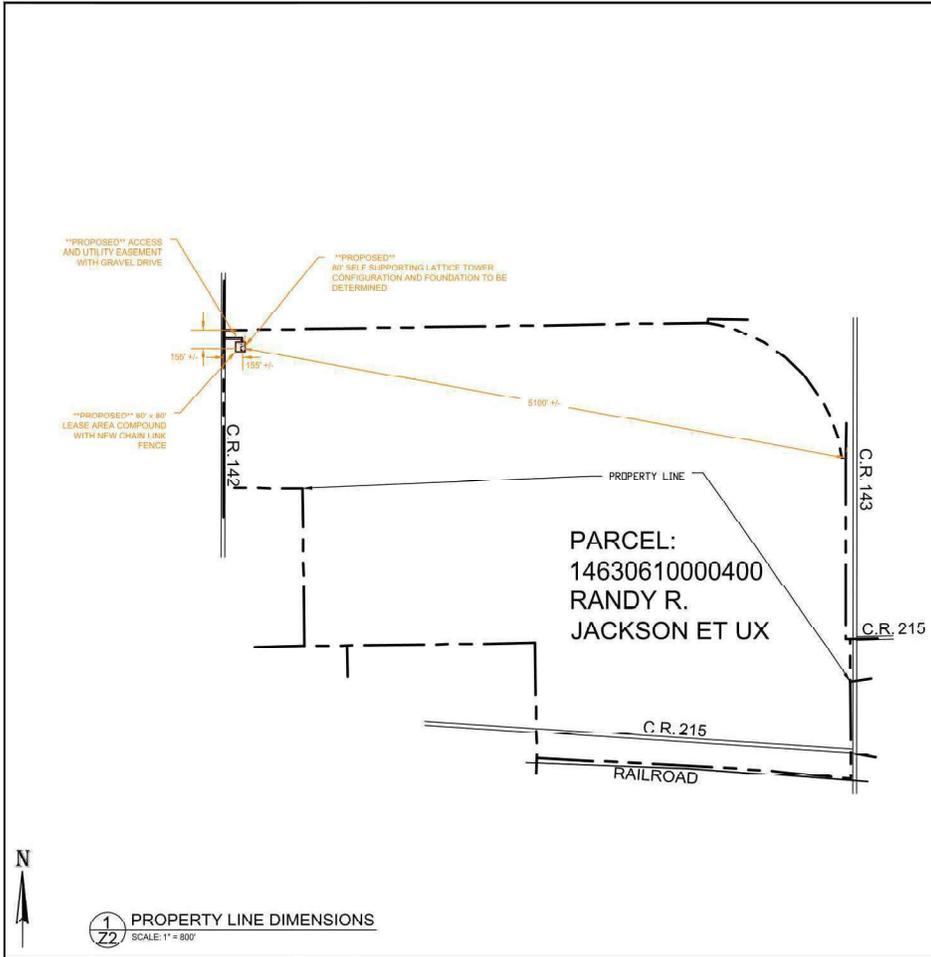
PROJECT NAME:

HILLSDALE NORTH

PROJECT ADDRESS:  
TBD  
HILLSDALE, WY 82060  
LARAMIE COUNTY

SHEET TITLE:  
ZONING DETAILS

SHEET NUMBER:  
21



**LEGEND**

	FENCE LINE		PROPANE LABEL
	LEASE LINE		NO SMOKING SIGN
	PROPERTY LINE		RF CAUTION SIGN
	UNDERGROUND POWER		RF NOTICE SIGN
	O/H POWER		COMPANY IDENTIFIER
	FOUNDATION		POWER POLE
	HIDDEN LINE		NEW EQUIPMENT
			RETIRE EQUIPMENT

850 N. HIGHWAY 414  
 PO BOX 103  
 MOUNTAIN VIEW, WY 82939

**NOKIA**

THE INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY. ANY USE OR DISCLOSURE OTHER THAN THOSE AUTHORIZED BY UNION TELEPHONE COMPANY IS STRICTLY PROHIBITED.

REVISION	ISSUE DATE
A	10.16.25
B	12.15.25

DESIGNER	YK	REVIEWER	KS
----------	----	----------	----

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NAME:  
**HILLSDALE NORTH**

PROJECT ADDRESS:  
TBD  
HILLSDALE, WY 82060  
LARAMIE COUNTY

SHEET TITLE:  
PROPERTY LINE DIMENSIONS

SHEET NUMBER:  
22



850 North Highway 414 • P.O. Box 160 • Mountain View, WY 82939

## **Drainage Study Waiver Request**

### **Re: Telecommunications Tower's Proposed in Laramie County, WY**

Union Telephone Company is requesting a waiver from a Drainage study at the following locations located in Laramie County as all the proposed sites fall within an area of minimal flood hazard. Listed below is the square footage of the area that will be disturbed in comparison to the overall parcel size. The unmanned telecommunication sites will have limited change to the existing topography and therefore have minimal impact on the historic impervious area near the site locations. Please see the included maps provided by FEMA Flood Map Service Center.

#### **7-Mile Butte (Existing Site) – 713 County Road 161, Pine Bluffs, WY 82082**

- 3,750 sqf. leased area. Parcel size = 392.79 acres

#### **Benedek East (Existing Site) – 1889 Happy Jack Road, Cheyenne, WY 82001**

- 6,400 sqf. leased area. Parcel Size = 5,688.50 acres

#### **Cheyenne Sara Ranch (Existing Site) – 2011 West College Drive, Cheyenne, WY 82001**

- 2,500 sqf. leased area. Parcel Size = 369.60 acres

#### **Egbert (Union Owned Parcel) – 5360 Road 211, Cheyenne, WY 82009**

- 8,000 sqf. fenced area. Parcel Size = 1 acre

#### **Hillsdale North (New Site) Address TBD**

- 6,400 sqf. leased area. Parcel Size = 335.38 acres

I appreciate your consideration,

Thank you,

**Cody Quintal**

Site Acquisition Specialist  
307-701-4092

# National Flood Hazard Layer FIRMette



104°29'18"W 41°13'36"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, AB99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
OTHER AREAS		Area with Flood Risk due to Levee Zone D
		NO SCREEN Area of Minimal Flood Hazard Zone X
OTHER AREAS		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
OTHER FEATURES		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/22/2025 at 6:12 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

104°28'40"W 41°13'9"N

Basemap Imagery Source: USGS National Map 2023



# LARAMIE COUNTY LAND USE REGULATIONS

## Transportation Assessment Worksheet

The following transportation assessment worksheet shall be completed in association with 5-6-103

Project: Union Wireless - Hillsdale North Project By: SAC Wireless - Site Acquisition Vendor

Date: 1/12/26 Contact: Courtney Standridge, SAC Wireless c/o Union Wireless

Owner/Developer: Union Telephone Company Phone: 630-524-3852

Property Address or Legal Description (lot, block, subdivision): \_\_\_\_\_

Legal Description: NW1/4 OF SW1/4 OF SECTION 31 T15N R63W 6THPM

Existing Zoning: Agricultural Change to: \_\_\_\_\_

Existing Land Use: Existing Wireless Facility Proposed: No changes

Applicant email: Courtney.Standridge@sacw.com

Above changes if applicable.

### All Developments

Provide the following information, to the best of your knowledge, for all projects:

1. Provide existing Land Use and Proposed Land Use for this site.
  - a. Traffic counts need to be included in here... if not existing developer must provide current traffic counts on adjacent public roadways.
  - b. Description of existing Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
	110	Gen.Light Industrial	Sq. Ft				

**Total:**

- c. Description of proposed Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
	110	Gen.Light Industrial	6,400 Sq Ft	Daily	4.87	8000 x 4.87 / 1000 = 31.18	

**Total:**

**New Land Use: Trips/Day**

1. Traffic Impact Study - Criteria I	
2. Traffic Impact Study - Criteria II	
3. Traffic Impact Study - Criteria III	
4. Traffic Impact Study - Criteria IV	
5. No Traffic Impact Study Required	

**Increase (+)/Decrease (-):**

31,168

### b. Standards for TIS

Traffic impact studies shall utilize the Institute of Transportation Engineers (ITE) trip generation rates unless better information is available and approved by the County. If there is no available current data regarding existing traffic counts on existing roadways, traffic counts will be required to be obtained when a TIS is required.

# Interactive Transportation System Map

Layers Basemaps



Streets



Imagery

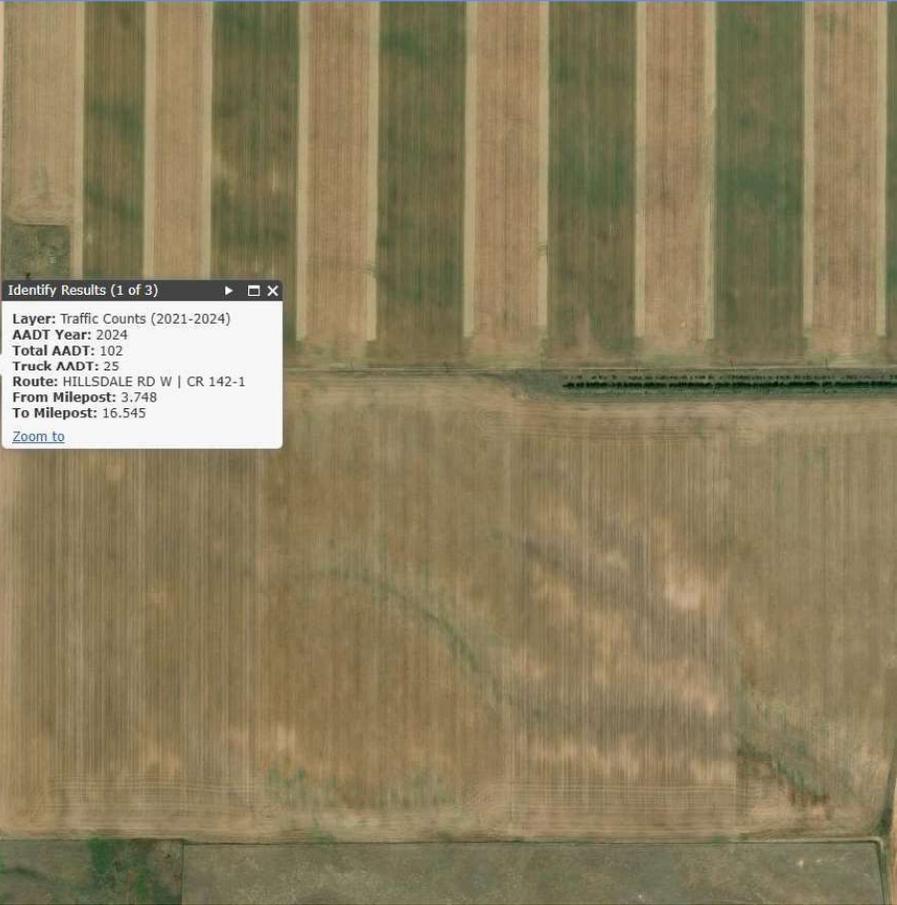


Shaded Relief



Topographic

Map navigation controls including a search bar with the text "hillsdale", zoom in (+) and zoom out (-) buttons, a full screen button, a home button, a compass button, a location history button, a globe button, and a close button (X). A scale bar is visible at the bottom of the map area.



**Identify Results (1 of 3)**

- Layer: Traffic Counts (2021-2024)
- AADT Year: 2024
- Total AADT: 102
- Truck AADT: 25
- Route: HILLSDALE RD W | CR 142-1
- From Milepost: 3.748
- To Milepost: 16.545

[Zoom to](#)

Review #1

Permit Notes

Permit Number: PZ-26-00006

Parcel Number: 14630610000400

Submitted: 01/27/2026

Applicant: Standridge, C  
Owner: JACKSON, RANDY R ET UX

Site Address: UNKNOWN  
Laramie County, WY 00000

Technically Complete: 01/27/2026  
Approved:  
Issued:

Project Description: Road 143-80' lattice tower , ice bridge, 80' x 80' lease with chain link fence, 20'x11.5'x10' electronic building, 12'x8'x10' generator building, propane tank pad

<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>
01/28/2026		Application	PZ-26-00006	GENERAL	No Comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
01/29/2026		Application	PZ-26-00006	GENERAL	No concerns noted	CONSERVATIONDISTRICT@LARAMIECOUNTY.WY.GOV
01/30/2026		Application	PZ-26-00006	GENERAL	<p>In general, the Department has no significant concerns with this project. We offer the following recommendations below.</p> <p>In the future, we advise the applicant include PLSS information in the project narrative to assist review of the proposal.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"><li>-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.</li><li>- Work with land managers 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.</li><li>- Additional information on prevention and treatment options for these grasses can be found at <a href="https://www.invasivegrasses.com/">https://www.invasivegrasses.com/</a>.</li></ul>	WYGAMEFISHDEPT@LARAMIECOUNTY.WY.GOV

## Permit Notes

02/02/2026	Application	PZ-26-00006	GENERAL	Administrative approval following approval/disapproval of PZ-25-00082	CATHERINE.CUNDALL@LARAMIECOUNTY.WY.GOV
02/02/2026	Workflow	FIRE DISTRICT REVIEW	GENERAL	No fire department objections	BRIAN.DOLAN@LARAMIECOUNTY.WY.GOV
02/03/2026	Workflow	WYDOT REVIEW	GENERAL	No comments.	TAYLOR.MCCORT@LARAMIECOUNTY.WY.GOV
02/05/2026	Workflow	ENGINEERS REVIEW	GENERAL	<ol style="list-style-type: none"> <li>1.The proposed site includes less than 20,000 sq.ft. of impervious or semi-impervious area, therefore it does not meet the requirements for a Drainage Report, and a waiver of a Drainage Report is needed, per the regulations.</li> <li>2.The anticipated traffic to and from the site does not warrant a Traffic Impact Study per the regulations.</li> <li>3.The site plan drawing is adequate for the proposed development.</li> <li>4.The access road should be a minimum 20' wide to accommodate emergency vehicles.</li> </ol>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
02/09/2026	Workflow	PUBLIC WORKS REVIEW	GENERAL	<ol style="list-style-type: none"> <li>1.All comments from the review engineer and/or surveyor shall be addressed and resolved appropriately.</li> <li>2.Any internal roadways on the site shall comply with the needs of emergency services.</li> <li>3.A separate access permit application through Public Works will be required. Please apply for your Public Works access permit on the SmartGov Portal. Call (307-633-4302) or email (permits@laramiecountyyw.gov) Public Works with any questions.</li> <li>Any existing access will need to be upgraded to comply with the current Laramie County Land Use Regulations through this permit.</li> <li>The access permit will not be issued until the site plan has been approved.</li> <li>4.As a heads up, if the access road condition is pavement, then the access approach for this site will have to be paved (from the edge of pavement to the right-of-way line or 20-foot back.</li> </ol>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
02/10/2026	Application	PZ-26-00006	GENERAL	WAPA has no conflict with this project	ROGERS@LARAMIECOUNTY.WY.GOV

## Catherine Cundall

---

**From:** towernotifyinfo@fcc.gov  
**Sent:** Tuesday, February 24, 2026 11:46 AM  
**To:** Planning  
**Subject:** Section 106 Notification of SHPO/THPO Concurrence- Email ID # 12130668

**Categories:** CATE

**Attention:** This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

This is to notify you that the Lead SHPO/THPO has concurred with the following filing:

Date of Action: 02/24/2026

Direct Effect: No Historic Properties in Area of Potential Effects (APE)

Visual Effect: No Historic Properties in Area of Potential Effects (APE)

Comment Text: We Concur with consultant finding of No Historic Properties in the Direct or Visual APE. We recommend the FCC - Federal Communications Commission allow the undertaking to proceed in accordance with state and federal laws subject to the following stipulations: If any cultural materials are discovered during construction, work in the area shall halt immediately, the federal agency must be contacted, and the materials evaluated by an archaeologist or historian meeting the Secretary of the Interior's Professional Qualification Standards (48 FR 22716, Sept. 1983).

File Number: 0011916306

TCNS Number: 306627

Purpose: New Tower Submission Packet

Notification Date: 7AM EST 02/23/2026

Applicant: Union Telephone Company

Consultant: EnviroBusiness Inc. d/b/a EBI Consulting (EBI 260059541PR)

Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No

Site Name: Hillsdale North

Site Address: Route 142

Detailed Description of Project: Proposed construction of a new telecommunications self-support tower and compound resulting in ground disturbance. Please see Attachment 4 of this filing for project design details. (260059541PR)

Site Coordinates: 41-13-22.8 N, 104-28-59.1 W

City: Hillsdale

County: LARAMIE

State:WY

Lead SHPO/THPO: Wyoming State Historic Preservation Office

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE

Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic

Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

# **Cheyenne Sara Ranch Tower**

**PZ-25-00082**

**PZ-26-00007**



To: Laramie County Planning and Zoning Commission  
From: SAC Wireless, on behalf of Union Wireless  
RE: CUP Application for Union Wireless Site: Cheyenne Sara Ranch

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**Project Narrative**  
**Union Wireless – Cheyenne Sara Ranch**  
**Jurisdiction: Laramie County**

**Description of Proposed Use**

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As part of the Rip & Replace program required by the FCC, SAC Wireless is submitting on behalf of Union Telephone Company, dba Union Wireless, a CUP for a new 150' Lattice Self-Support Tower, to Union's existing site located at 2011 West College Drive, Cheyenne, Laramie County, Wyoming, 82083. (Pidn: 13671310000100, Zone: AGR)

The existing 150' tower does not have the structural capability required for the necessary equipment upgrades Union Wireless needs to meet the FCC's Rip and Replace order. In addition, there are no other towers within the area of site. The proposed facility will have the structural capability to support Union Wireless's equipment and (3) additional collocators and MW dishes.

Summary of proposed upgrade to existing telecommunication Cheyenne Sara Ranch facility:

- 150' Lattice Self-Support Tower and foundation – please see attached drawings dated **XXXXX** for site plan and design proposal
- One (1) ice bridge, a horizontal steel structure that protects cabling from falling ice
- Antennas w/associated equipment and cabling;
- Keep existing 150' tower
- Existing lease area 50' x 50' to remain
- Keep existing 16'(L) X 8'(W) X 10'(H) equipment building
- Keep existing. 500-gallon propane tank on concrete pad
- Keep existing 200 amp power

**Laramie County CUP Application Requirements**

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- Pre-app Meeting Complete
- CUP Application (Online)
- Zoning Drawings dated **XXXXX**
- Proof of Ownership or Lease Rights
- Project Narrative
- Site Plan

**Design**

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**Setbacks-** The 100' tower will be set back at a 1:1 ratio from the nearest property lines. See property line dimensions on page 3 of attached drawings.

**Collocation** - The tower will be structurally designed to support Union and up to (3) additional carriers. Foundation and structural calculations to be provided.

**Lighting** - No marking or lighting will be required. See attached TOWAIR results.

**General Nuisances:** - As this is an unmanned facility, the site will not generate excessive traffic; will not cause any noise, air, or water pollution.

**Government** - The proposed tower will meet all current standards and regulations, including FAA, FCC, local, state or respective federal governing agency as required prior to construction of facility.

### **Location Details**

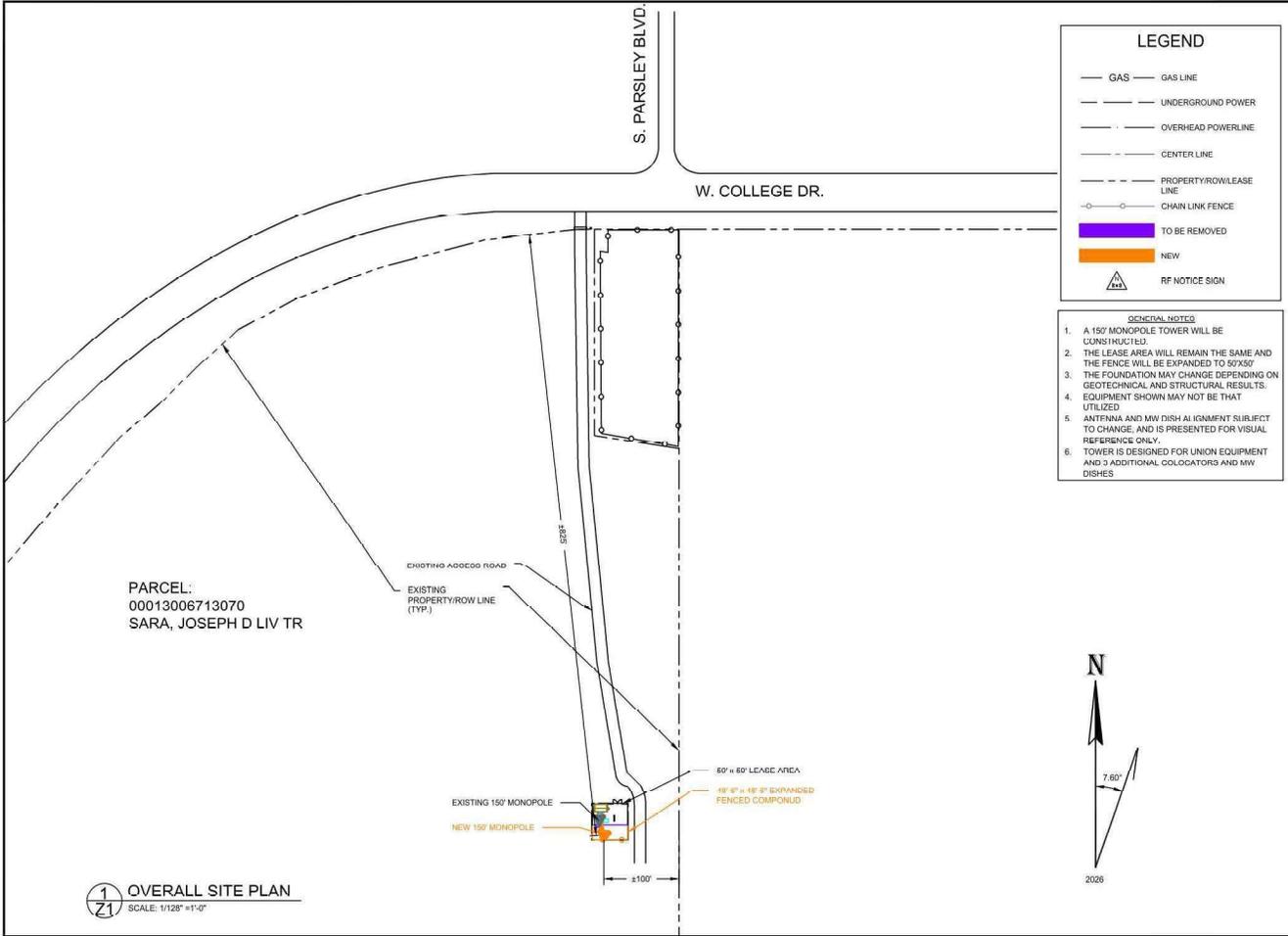
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2011 West College Drive, Cheyenne, Laramie County, Wyoming, 82083. (Pidn: 13671310000100)

### **Other Information**

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If you have any further questions or comments concerning this application, please feel free to contact me via email at: [Courtney.Standridge@sacw.com](mailto:Courtney.Standridge@sacw.com). Thank you in advance for your time and attention to this application.



**LEGEND**

- GAS — GAS LINE
- UNDERGROUND POWER
- OVERHEAD POWERLINE
- CENTER LINE
- - - PROPERTY/ROW/LEASE LINE
- CHAIN LINK FENCE
- TO BE REMOVED
- NEW
- ▲ RF NOTICE SIGN

- GENERAL NOTES**
1. A 150' MONOPOLE TOWER WILL BE DUNS TRUCTED.
  2. THE LEASE AREA WILL REMAIN THE SAME AND THE FENCE WILL BE EXPANDED TO 50'X50'.
  3. THE FOUNDATION MAY CHANGE DEPENDING ON GEOTECHNICAL AND STRUCTURAL RESULTS.
  4. EQUIPMENT SHOWN MAY NOT BE THAT UTILIZED.
  5. ANTENNA AND MW DISH ALIGNMENT SUBJECT TO CHANGE, AND IS PRESENTED FOR VISUAL REFERENCE ONLY.
  6. TOWER IS DESIGNED FOR UNION EQUIPMENT AND 3 ADDITIONAL COLOGATORS AND MW DISHES.



553 N. HIGHWAY 414  
PO BOX 160  
MOUNTAIN VIEW, WY 82939

**SOC WIRELESS**

**WESTCHESTER SERVICES LLC**

604 FOX GLEN  
BARRINGTON, IL 60010  
TELEPHONE: 847-277-0870  
FAX: 847-277-0880  
ae@westchesterservices.com

**JOHN M. BANKS ARCHITECT**

604 FOX GLEN  
BARRINGTON, IL 60010  
TELEPHONE: 847-277-0870  
FAX: 847-277-0880  
jbank@westchesterservices.com

THE INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY. ANY USE OR DISCLOSURE OTHER THAN THOSE AUTHORIZED BY UNION TELEPHONE COMPANY IS STRICTLY PROHIBITED.

REVISION	ISSUE DATE
A	12/18/2023
B	01/16/2026

DESIGNER: JS REVIEWER: JMB

PROJECT NAME: CHEYENNE SARA RANCH

PROJECT ADDRESS: 2011 WEST COLLEGE DRIVE CHEYENNE, LARAMIE COUNTY, WY 82083

SHEET TITLE: OVERALL SITE PLAN

SHEET NUMBER: Z1



**Laramie County, WY**  
**Laramie County Planning and Development Office**

3966 Archer Pkwy  
 Cheyenne, WY 82009  
 (307) 633-4303  
 www.laramiecountywy.gov  
 planning@laramiecounty.com

**PERMIT**

**PA-25-00085**

**PRE-APPLICATION MEETINGS**

**SITE ADDRESS:** 5360 ROAD 211 BURNS  
**PRIMARY PARCEL:** 14622440000100  
**PROJECT NAME:** UNION WIRELESS CELL TOWERS, UMBRELLA  
 CONDITIONAL USE PERMIT

**ISSUED:** 10/01/2025  
**EXPIRES:** 03/30/2026

**APPLICANT:** Standridge, Courtney  
 300 Airport Rd., Ste 1  
 Elgin, IL 60123  
 6305243852

**OWNER:** UNKNOWN CONTACT UNKNOWN  
 123 XXX  
 XX, XX 00000

Detail Name	Detail Value
Meeting Date	09/24/2025
MEETING AM OR PM	AM
Application Types	Conditional Use Class B
Attendees	Online (Teams Meeting)
Property Interest	Leasee
Detailed Project Narrative	100 foot monolith towers for four separate locations throughout the county
Staff Attending	JA CC SP CS TM PB
Application Fees	Yes
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Development Action	Conditional Use Class B
Drainage Plans	No
Drainage Study	No
Traffic Study	No
Public Safety Fees Acknowledgement Letter	No
Community Facility Fees Acknowledgement Letter	No
WY DEQ Chapter 23 Study/Submittal Letter	No
Development Agreement	No



**Laramie County, WY**  
**Laramie County Planning and Development Office**

3966 Archer Pkwy  
 Cheyenne, WY 82009  
 (307) 633-4303  
 www.laramiecountywy.gov  
 planning@laramiecounty.com

Roadway Maintenance Plan	No
Road/Easement Use Agreement	No
Right-of-Way Construction Permit	TBD
Engineer Review - Paid by Applicant	Yes
Environmental Health Review/Approval	No
Environmental and Services Impact Report	No
GESC Permit	TBD
Floodplain Development Permit	TBD
Perimeter Fence Construction per W.S.S. 18-5-319	No
Public Notice, Paid by Applicant	Yes
Newspaper Legal Notice, Paid by Applicant	Yes
Adjacent Property Owner Letter, Paid by Applicant	Yes
Miscellaneous Notes	

These four towers will be under one umbrella Class B Conditional Use Permit. This will be for removing Chinese equipment from current towers and replacing with Nokia products. First site for 7 Mile Butte, 713 Road 161, Pine Bluffs - Existing 40' lattice will be replaced by a 100' lattice. Taylor McCort WYDOT, if you cross their ROW then you will need a permit from the State - 307-745-2117. Dan Peters CBO, 307-775-7462, if it is utility owned then the building department does not get involved. If it is privately owned, then you will need permitting. 1889 Happy Jack Rd, new 80' foot lattice tower.

Miscellaneous Notes (2)

Third location, Egbert tower, 5360 Road 211, 45' existing tower with a proposed 80' new tower. Fourth location, Hillsdale North, this is a relocation of a tower, existing address 4253 Road 215, Hillsdale. Bringing old tower from Road 215 up the road to Road 142, Hillsdale South, 80' tower. Cadi Salza Public Works, 307-633-4302, Road 211 will need a new access permit as well as Road 161 will need upgrading and permitting.



## Laramie County, WY

### Laramie County Planning and Development Office

3966 Archer Pkwy  
Cheyenne, WY 82009  
(307) 633-4303

[www.laramiecountywy.gov](http://www.laramiecountywy.gov)  
[planning@laramiecounty.com](mailto:planning@laramiecounty.com)

Miscellaneous Notes (3)

This will be done as one submission of an umbrella conditional use permit, class B, with four simple site plan submissions, so five permits all together. Fees: Conditional Use Class B \$500, Simple Site plans \$500 each, action development signs \$26 X 4, legal ad for the conditional use permit, engineer review fees for all five permits, mailers for all five permits to adjacent landowners.

---

### CONDITIONS

\* Disclaimer: These are intended as guidance only. Fee calculations are determined at the time of application, and issues that arise during review periods are not always anticipated at pre-application stage. Public Records Act: This document and any documents provided by the applicant to Planning may constitute a public record under W.S.S. 16-4-201 et seq. Applicants are advised not to divulge any information at a Pre-Application Meeting with Planning that they do not yet desire to be public information.

\* A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.

\* Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following: a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains). b. The development or redevelopment will not result in an increase in the historic impervious area. c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation. d. The development or redevelopment is unlikely to create drainage problems.

\* A waiver or alternative to the required landscaping may be presented to the Planning and Development Director for review. The Director shall approve the proposed alternative landscape plan based on the following criteria: A. the proposed alternative meets or exceeds the intent of this regulation, and B. the proposed alternative is well-integrated with the surrounding landscaping and land uses, and C. the proposed alternative meets the goals of Laramie County Comprehensive Plan and; D. the purpose of the required site plan is to legalize an existing use and the impact or benefits of the landscape plan on the property would be minimal; or E. the landscaping as required would prohibit reasonable use of the property.

## Courtney Standridge

**Subject:** PA-25-00085 - Union Cell Tower Sites - Multiple Locations - Courtney Standridge (630) 524-3852

**Location:** Microsoft Teams Meeting

**Start:** Wed 10/1/2025 9:00 AM

**End:** Wed 10/1/2025 9:30 AM

**Recurrence:** (none)

**Meeting Status:** Accepted

**Organizer:** Catherine Cundall

**This Message Is From an External Sender**

This message came from outside your organization.

\*\*\*\*\*This is rescheduled to 10 am on 10/1/25. Following is additional information from Courtney on the proposed changes.

Here are the projects we will discuss:

Meeting Notes

Benedek East	1889 Happy Jack Road, Cheyenne, WY	Drop and Swap – New 80’ lattice tower within existing lease area.
7-Mile Butte	713 County Rd 161, Pine Bluffs, WY	Drop and Swap - New 80’-100’ lattice tower with existing lease area expansion.
Egbert	5360 Road 211, Burns, WY	Drop and Swap – New 80’ lattice w/in existing lease area.
Hillsdale North	80’ x 80’ parcel of land within Lot 3 of Section 31, T15 N, R63 of the 6 <sup>th</sup> PM.	Relo of Hillsdale South (existing site) Likely 80’-100’ lattice

One umbrella CUP B permit \$500  
 -Individual narrative  
 -Individual site plan -ZDs  
 - Site Plan must meet design requirements, setbacks, 2024 IBC,  
 -Engineering, Public Works, Planning Review  
 -Address comments  
 \*Union to create CDs with structural details  
 -Hearing prep, development signs, notice letters (30-days)  
 6-8 week process  
 Access Permit, Electrical Permit

\*\*\*\*\*  
 \*\*\*\*\*

Union Wireless are replacing three existing cell towers with larger towers and new equipment. There will be one new site where an existing tower is being relocated to. Following are the addresses given. Attached is a site plan permit for the 5360 Road 211 location. I was unable to locate any other site plans.

- 1) 5360 Road 211, Egbert, WY – Site Name: Egbert – Drop and Swap (replacing) of existing tower
- 2) 713 County Road 161, Pine Bluff, WY – Site Name: 7-Mile Butte - Drop and Swap (replacing) of existing tower

- 3) 1889 Happy Jack Road, Cheyenne, WY – Site Name: Benedek East – Drop and Swap (replacing) of existing tower
- 4) TBD, 142 North of Hillsdale – Site Name: Hillsdale North – Relocation of existing tower





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## Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 236 369 682 213 4

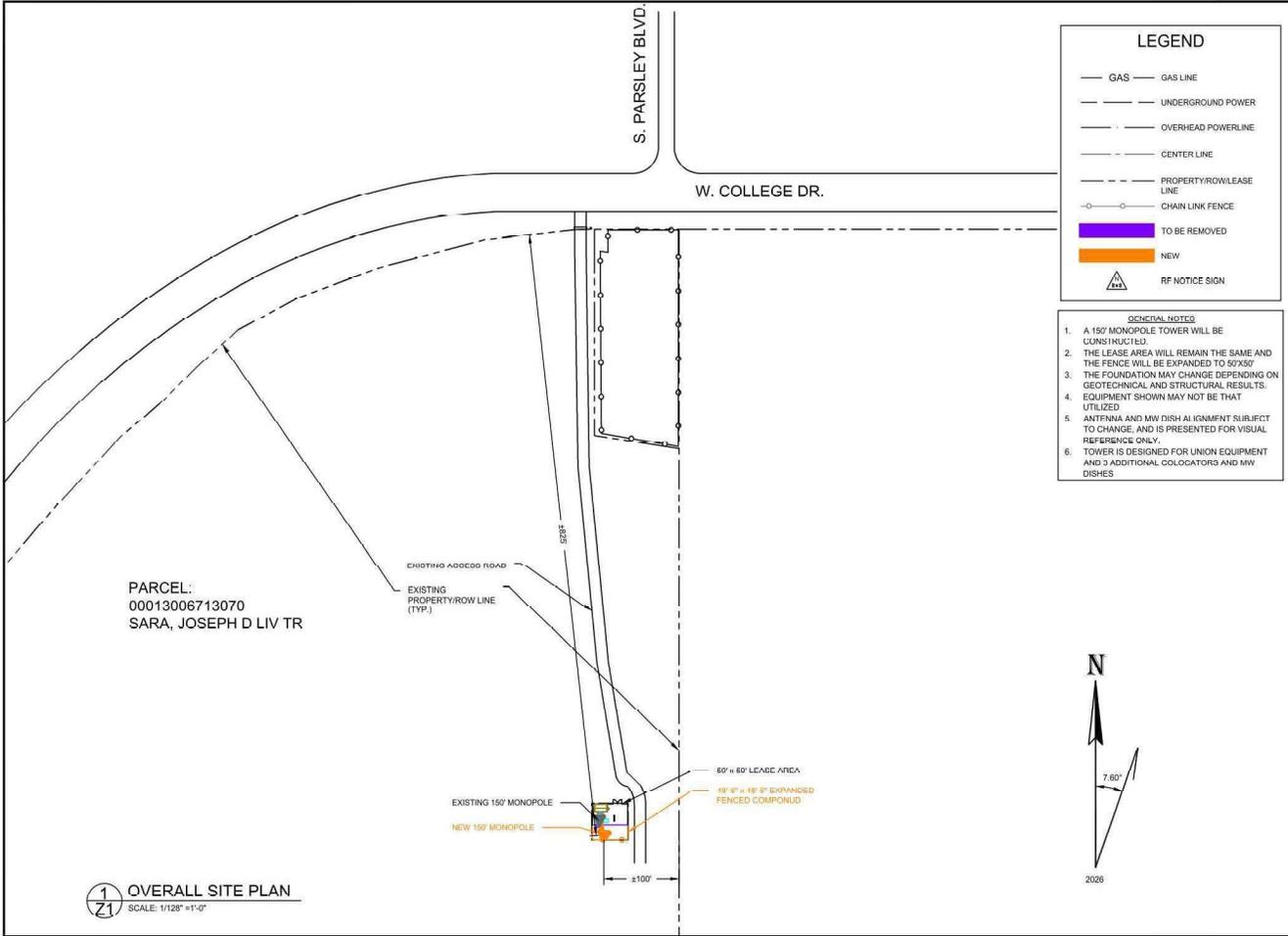
Passcode: TB72j2kC

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For organizers: [Meeting options](#)

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553 N. HIGHWAY 414  
PO BOX 160  
MOUNTAIN VIEW, WY 82939

---

604 FOX GLEN  
BARRINGTON, IL 60010  
TELEPHONE: 847-277-0870  
FAX: 847-277-0880  
ae@westchesterservices.com

---

**JOHN M. BANKS**  
**ARCHITECT**  
604 FOX GLEN  
BARRINGTON, IL 60010  
TELEPHONE: 847-277-0970  
FAX: 847-277-0080  
jbank@westchesterservices.com

---

THE INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY. ANY USE OR DISCLOSURE OTHER THAN THOSE AUTHORIZED BY UNION TELEPHONE COMPANY IS STRICTLY PROHIBITED.

REVISION	ISSUE DATE
A	12/18/2023
B	01/16/2026

---

DESIGNER: JS      REVIEWER: JMB

---

PROJECT NAME:  
**CHEYENNE SARA RANCH**

---

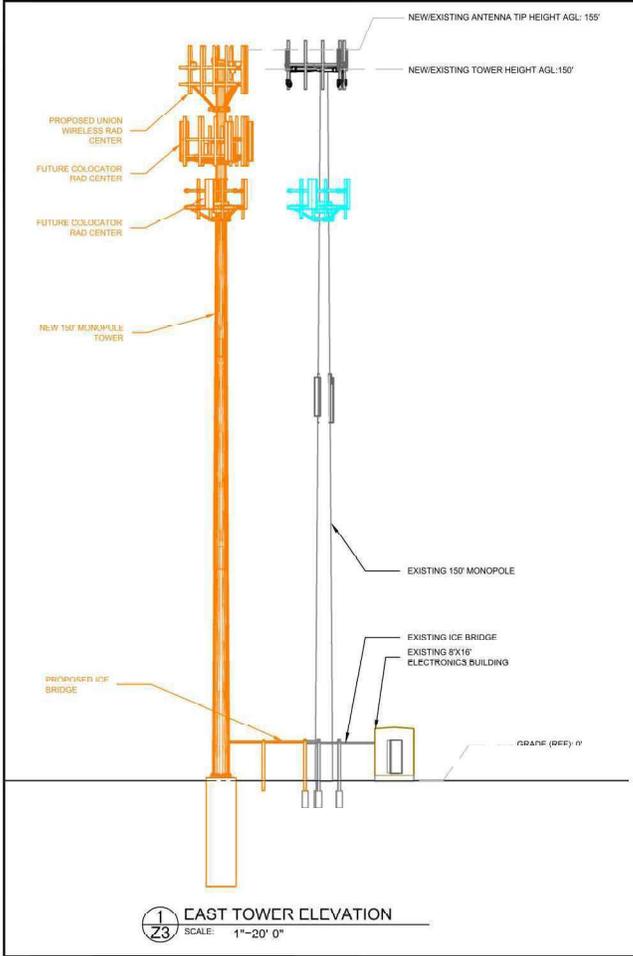
PROJECT ADDRESS:  
2011 WEST COLLEGE DRIVE  
CHEYENNE, LARAMIE COUNTY, WY 82083

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SHEET TITLE:  
**OVERALL SITE PLAN**

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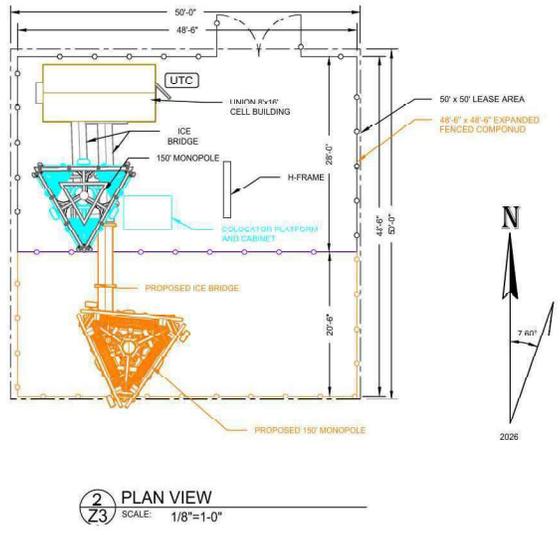
SHEET NUMBER:  
**Z1**



- GENERAL NOTES**
1. A 150' MONOPOLE 10W/6K WILL BE CONSTRUCTED.
  2. THE LEASE AREA WILL REMAIN THE SAME AND THE FENCE WILL BE EXPANDED TO 50'X50'.
  3. THE FOUNDATION MAY CHANGE DEPENDING ON GEOTECHNICAL AND STRUCTURAL RESULTS.
  4. EQUIPMENT SHOWN MAY NOT BE THAT IT IS UPD.
  5. ANTENNA AND MW DISH ALIGNMENT SUBJECT TO CHANGE, AND IS PRESENTED FOR VISUAL REFERENCE ONLY.
  6. TOWER IS DESIGNED FOR UNION EQUIPMENT AND 3 ADDITIONAL COLOCATORS AND MW DISHES.

**LEGEND**

- GAS LINE
- UNDERGROUND POWER
- OVERHEAD POWERLINE
- CENTER LINE
- PROPERTY/ROW/LEASE LINE
- CHAIN LINK FENCE
- TO BE REMOVED
- NEW
- CO-LOCATOR
- RF NOTICE SIGN



**Union WIRELESS**  
593 N. HIGHWAY 414  
PO BOX 160  
MOUNTAIN VIEW, WY 82939

**SOC WIRELESS**

**WESTCHESTER SERVICES LLC**  
604 FOX GLEN  
BARRINGTON, IL 60010  
TELEPHONE: 847-277-0070  
FAX: 847-277-0080  
jbank@westchesterservices.com  
ae@westchesterservices.com

**JOHN M. BANKS ARCHITECT**  
506 FOX GLEN  
BARRINGTON, IL 60010  
TELEPHONE: 847-277-0070  
FAX: 847-277-0080  
jbank@westchesterservices.com

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REVISION	ISSUE DATE
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B	01/16/2026

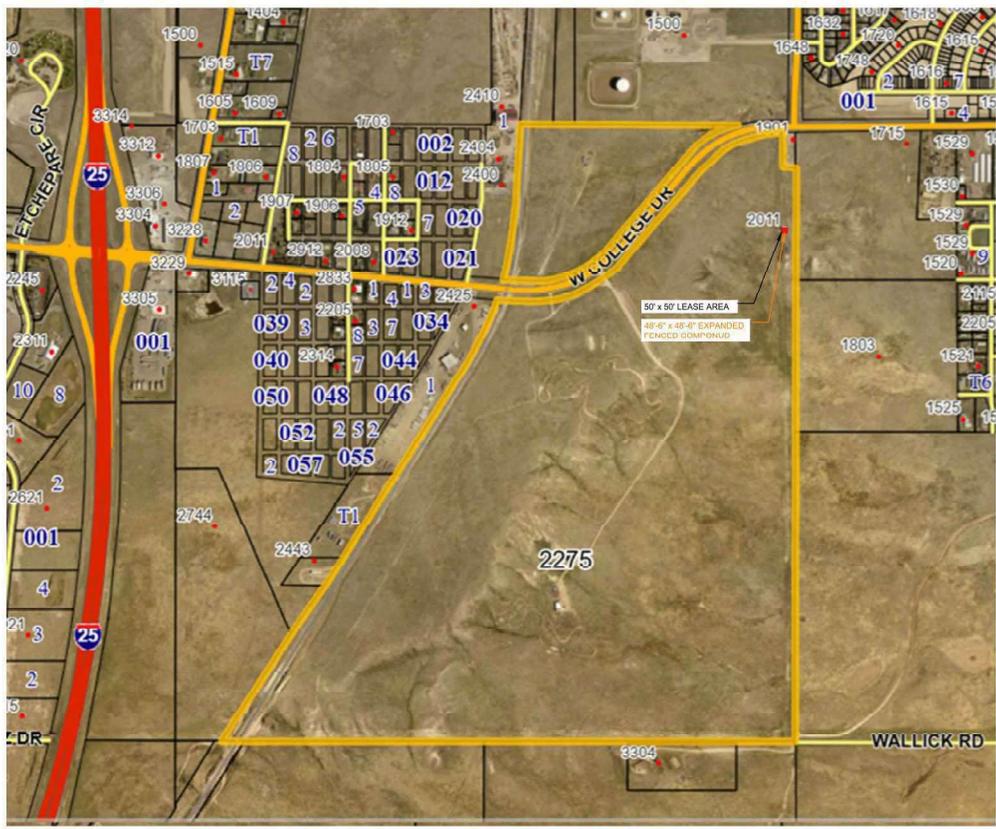
DESIGNER: JS REVISOR: JMB

PROJECT NAME: CHEYENNE SARA RANCH

PROJECT ADDRESS: 2011 WEST COLLEGE DRIVE  
CHEYENNE, LARAMIE COUNTY, WY 82083

SHEET TITLE: ZONING DETAILS

SHEET NUMBER: Z2



1  
23 PROPERTY LINE - OVERALL  
SCALE: N.T.S.

**LEGEND**

- GAS — GAS LINE
- UNDERGROUND POWER
- OVERHEAD POWERLINE
- LEASE LINE
- PROPERTY LINE
- CHAIN LINK FENCE
- TO BE REMOVED
- NEW
- ▲ HF NOTICE SIGN

**GENERAL NOTE**

1. A 150' MONOPOLE TOWER WILL BE CONSTRUCTED.
2. THE LEASE AREA WILL REMAIN THE SAME AND THE FENCE WILL BE EXPANDED TO 50'X50'.
3. THE FOUNDATION MAY CHANGE DEPENDING ON GEOTECHNICAL AND STRUCTURAL RESULTS.
4. EQUIPMENT SHOWN MAY NOT BE THAT UTILIZED.
5. ANTENNA AND MW DISH ALIGNMENT SUBJECT TO CHANGE, AND IS PRESENTED FOR VISUAL REFERENCE ONLY.
6. TOWER IS DESIGNED FOR UNION EQUIPMENT AND 3 ADDITIONAL COLOCATORS AND MW DISHES.



553 N. HIGHWAY 414  
PO BOX 160  
MOUNTAIN VIEW, WY 82559



604 FOX GLEN  
BARRINGTON, IL 60010  
TELEPHONE: 847-277-0870  
FAX: 847-277-0880  
jbank@westchesterservices.com

**JOHN M. BANKS  
ARCHITECT**

604 FOX GLEN  
BARRINGTON, IL 60010  
TELEPHONE: 847-277-0870  
FAX: 847-277-0880  
jbank@westchesterservices.com

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REVISION	ISSUE DATE
A	12/18/2023
B	01/16/2026

DESIGNER: JS REVIEWER: JMB

PROJECT NAME:  
**CHEYENNE SARA RANCH**

PROJECT ADDRESS:  
2011 WEST COLLEGE DRIVE  
CHEYENNE, LARAMIE COUNTY, WY 82083

SHEET TITLE:  
PROPERTY LINE - OVERALL

SHEET NUMBER:  
23



850 North Highway 414 • P.O. Box 160 • Mountain View, WY 82939

## **Drainage Study Waiver Request**

### **Re: Telecommunications Tower's Proposed in Laramie County, WY**

Union Telephone Company is requesting a waiver from a Drainage study at the following locations located in Laramie County as all the proposed sites fall within an area of minimal flood hazard. Listed below is the square footage of the area that will be disturbed in comparison to the overall parcel size. The unmanned telecommunication sites will have limited change to the existing topography and therefore have minimal impact on the historic impervious area near the site locations. Please see the included maps provided by FEMA Flood Map Service Center.

#### **7-Mile Butte (Existing Site) – 713 County Road 161, Pine Bluffs, WY 82082**

- 3,750 sqf. leased area. Parcel size = 392.79 acres

#### **Benedek East (Existing Site) – 1889 Happy Jack Road, Cheyenne, WY 82001**

- 6,400 sqf. leased area. Parcel Size = 5,688.50 acres

#### **Cheyenne Sara Ranch (Existing Site) – 2011 West College Drive, Cheyenne, WY 82001**

- 2,500 sqf. leased area. Parcel Size = 369.60 acres

#### **Egbert (Union Owned Parcel) – 5360 Road 211, Cheyenne, WY 82009**

- 8,000 sqf. fenced area. Parcel Size = 1 acre

#### **Hillsdale North (New Site) Address TBD**

- 6,400 sqf. leased area. Parcel Size = 335.38 acres

I appreciate your consideration,

Thank you,

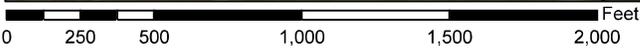
**Cody Quintal**

Site Acquisition Specialist  
307-701-4092

# National Flood Hazard Layer FIRMette



104°50'4"W 41°6'14"N



1:6,000

104°49'27"W 41°5'46"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, AB99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
OTHER AREAS		Area with Flood Risk due to Levee Zone D
		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
MAP PANELS		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
<p>The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.</p>		

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/22/2025 at 6:10 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



# LARAMIE COUNTY LAND USE REGULATIONS

## Transportation Assessment Worksheet

The following transportation assessment worksheet shall be completed in association with 5-6-103

Project: Union Wireless - Cheyenne Sara Ranch Project By: SAC Wireless - Site Acquisition Vendor

Date: 1/12/26 Contact: Courtney Standridge, SAC Wireless c/o Union Wireless

Owner/Developer: Union Telephone Company Phone: 630-524-3852

Property Address or Legal Description (lot, block, subdivision): \_\_\_\_\_

Legal Description: NE 1/4 OF NE 1/4 OF SECTION 13, T13N R67W OF THE 6TH PM

Existing Zoning: Agricultural Change to: \_\_\_\_\_

Existing Land Use: Existing Wireless Facility Proposed: No changes

Above changes if applicable.

Applicant email: Courtney.Standridge@sacw.com

### All Developments

Provide the following information, to the best of your knowledge, for all projects:

1. Provide existing Land Use and Proposed Land Use for this site.
  - a. Traffic counts need to be included in here... if not existing developer must provide current traffic counts on adjacent public roadways.
  - b. Description of existing Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
	110	Gen.Light Industrial	Sq. Ft				

**Total:**

- c. Description of proposed Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
	110	Gen.Light Industrial	2,500 Sq Ft	Daily	4.87	12,175 x 4.87	1000 = 12,175

**Total:**

**New Land Use: Trips/Day**

**Increase (+)/Decrease (-):** 12,175

1. Traffic Impact Study - Criteria I	
2. Traffic Impact Study - Criteria II	
3. Traffic Impact Study - Criteria III	
4. Traffic Impact Study - Criteria IV	
5. No Traffic Impact Study Required	

### b. Standards for TIS

Traffic impact studies shall utilize the Institute of Transportation Engineers (ITE) trip generation rates unless better information is available and approved by the County. If there is no available current data regarding existing traffic counts on existing roadways, traffic counts will be required to be obtained when a TIS is required.

**AGENCY REVIEW #1**

**Permit Notes**

**Permit Number:** PZ-26-00007

**Parcel Number:** 13671310000100

**Submitted:** 01/27/2026

**Applicant:** Standridge, C  
**Owner:** SARA, JOSEPH D LIV TR

**Site Address:** 2275 W COLLEGE DR  
 Cheyenne, WY 82007

**Technically Complete:** 01/27/2026  
**Approved:**  
**Issued:**

**Project Description:** 2011 West College Drive-150' lattice tower, ice bridge, antennas, lease 50' x 50', existing 16'x8'x10' equipment building, 500 gallon propane tank on concrete pad

<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>
01/29/2026		Application	PZ-26-00007	GENERAL	No concerns noted	CONSERVATIONDI STRICT@LARAMIE COUNTYWY.GOV
01/30/2026		Application	PZ-26-00007	GENERAL	<p>The Department has no concerns with this project. We offer the following recommendations.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>-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.</li> <li>-Work with land managers 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.</li> <li>- Additional information on prevention and treatment options for these grasses can be found at <a href="https://www.invasivegrasses.com/">https://www.invasivegrasses.com/</a>.</li> </ul>	WYGAMEFISHDEP T@LARAMIECOUN TYWY.GOV
02/02/2026		Application	PZ-26-00007	GENERAL	Approval will be done administratively following the approval/disapproval of PZ-25-00082	CATHERINE.CUND ALL@LARAMIECO UNTYWY.GOV
02/03/2026		Application	PZ-26-00007	GENERAL	No comments	MATTHEW.BUTLE R@LARAMIECOUN TYWY.GOV

## Permit Notes

02/05/2026	Workflow	ENGINEERS REVIEW	GENERAL	<p>1.The proposed site includes less than 20,000 sq.ft. of impervious or semi-impervious area, therefore it does not meet the requirements for a Drainage Report, and a waiver of a Drainage Report is needed, per the regulations.</p> <p>2.The anticipated traffic to and from the site does not warrant a Traffic Impact Study per the regulations.</p> <p>3.The site plan drawing is adequate for the proposed development.</p> <p>4.The access road should be a minimum of 20' wide to accommodate emergency vehicles.</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
02/09/2026	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1.All comments from the review engineer and/or surveyor shall be addressed and resolved appropriately.</p> <p>2.Any internal roadways on the site shall comply with the needs of emergency services.</p> <p>3.A separate access permit application through WYDOT will be required.</p>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
02/10/2026	Workflow	WYDOT REVIEW	GENERAL	<p>Will the existing approach be large enough for construction vehicles? If not, please apply for a temporary construction access. Please submit any questions or documentation to Paul Beckett (Paul.Beckett@wyo.gov- 307.745.2118).</p>	TAYLOR.MCCORT@LARAMIECOUNTY.WY.GOV
02/11/2026	Application	PZ-26-00007	GENERAL	<p>WAPA has no conflict with this project</p>	ROGERS@LARAMIECOUNTY.WY.GOV

**Catherine Cundall**

---

**From:** towernotifyinfo@fcc.gov  
**Sent:** Tuesday, February 24, 2026 2:46 PM  
**To:** Planning  
**Subject:** Section 106 New Filing Submitted- Email ID #12131041

**Attention:** This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

The following new Section 106 filing has been submitted:

File Number: 0011920726  
TCNS Number: 306511  
Purpose: New Tower Submission Packet

Notification Date: 7AM EST 02/25/2026

Applicant: Union Telephone Company  
Consultant: EnviroBusiness, Inc. d/b/a EBI Consulting (EBI 260059542PR)  
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No  
Site Name: Cheyenne Sara Ranch  
Site Address: 2011 West College Drive  
Detailed Description of Project: Proposed construction of a new telecommunications monopole tower with compound expansion resulting in ground disturbance. Please see Attachment 4 of this filing for project design details. (260059542PR)  
Site Coordinates: 41-5-59.7 N, 104-49-45.4 W  
City: Cheyenne  
County: LARAMIE  
State: WY  
Lead SHPO/THPO: Wyoming State Historic Preservation Office

Consultant Contact Information:  
Name: EnviroBusiness, Inc. d/b/a EBI Consulting (EBI 260059542PR)  
Title: Senior Architectural Historian  
PO Box:  
Address: 21 B Street  
City: Burlington  
State: MA  
Zip: 01803  
Phone: 203-231-6643  
Fax:  
Email: jdavis@ebiconsulting.com

NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE  
Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic

Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.

**FIRST AMENDMENT TO THE COMMUNICATION SITE LICENSE  
AND RIGHT OF WAY AGREEMENT**

THIS FIRST AMENDMENT TO THE COMMUNICATION SITE LICENSE AND RIGHT OF WAY AGREEMENT (the "First Amendment") is made and entered into this 28<sup>th</sup> day of January, 2021 by and between by and between **JOSEPH D. SARA** with an address of 2324 Seymour Avenue, Cheyenne, Wyoming 82001 ("Sara") and **UNION TELEPHONE COMPANY**, a Wyoming corporation, with an address of P.O. Box 160, Mountain View, Wyoming 82939 ("Union") (collectively the "Parties").

**WHEREAS**, Sara owns real property located in Section 13, Township 13 North, Range 67 West of the 6<sup>th</sup> P.M., Laramie County, Wyoming with an address of 2275 West College Drive in the City of Cheyenne.

**WHEREAS**, Sara and Union entered into a Communication Site License and Right of Way Agreement dated the 1<sup>st</sup> day of July, 2004 pursuant to which Sara granted Union a license for use of a fifty foot by fifty foot (50' x 50') parcel of land within the above described real property including the associated ingress and egress and utility easements (the "Original License").

**WHEREAS**, the Parties desire to amend the Original License to provide for the extension of the license term.

**WHEREAS**, Sara and Union have agreed to amend the Term portion of the Original License.

**WHEREAS**, Sara and Union have agreed to amend the Payments to Sara portion of Original License

**NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES, COVENANTS AND AGREEMENTS CONTAINED HEREIN, THE PARTIES AGREE AS FOLLOWS:**

1. Paragraph 2, Term, shall be restated as follows:

2. **Term.**

The Term of the Original License continues through September 14, 2023 (the "Current Term"). Thereafter, the Original License will automatically renew for five (5) additional terms (each a "Renewal Term") of five (5) years each, unless Union provides Sara notice of intention not to renew not less than 90 days prior to the expiration of any Renewal Term.

2. Paragraph 3, Payments to Sara, shall be restated as follows:

3. **Payments to Sara.**

[REDACTED]

[REDACTED]

3. Sara and Union agree that all other terms and conditions of the Original License not specifically restated shall remain in full force and effect.

IN WITNESS WHEREOF, the parties have executed this First Amendment to the Communication Site License and Right of Way Agreement as of the day and year above first written.

*[Signature of Joseph D. Sara]*

Joseph D. Sara

*[Signature of Eric J. Woody]*

By: Eric J. Woody  
On Behalf of Union Telephone Company

STATE OF WYOMING )

COUNTY OF Laramie ) ss

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of January, 2021 by **JOSEPH D. SARA**.

WITNESS my hand and official seal.

(SEAL)



My Commission Expires:

*[Signature of Jayne Oury]*  
Notary Public

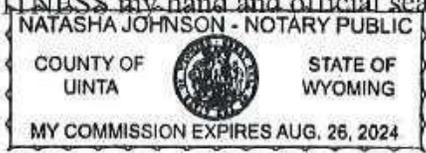
10/06/2024

STATE OF WYOMING )  
 ) ss  
COUNTY OF UINTA )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of January,  
2021 by Eric J Woody the Chief Technology & Operations with authority on behalf  
of Union Telephone Company. officer

WITNESS my hand and official seal.

(SEAL)



Natasha Johnson  
Notary Public  
08/26/2024



## Laramie County Planning & Development Office

Building Division  
3966 Archer Pkwy  
Cheyenne, WY 82009  
(307) 633-4512

**#BP-15-00915**

**JOB ADDRESS: 2011 W COLLEGE DR**

**PURPOSE: PLUMBING, MECHANICAL & ELECTRICAL**

Approved application, building plans, foundation plans, specifications, plot plan and inspection card are required to be on site, and available for the inspector for each inspection. Approved construction documents and plan review comments shall not be changed, modified or altered without the approval of the Chief Building Official. All revised documents shall have the signature of the Chief Building Official stating approval.

The assigned house number shall be displayed at the front property line in a conspicuous place during construction.

Please request inspection for all temporary power poles prior to contacting the power company to have energized.

The green building permit card shall be posted in such a position as to be plainly visible and legible from the main road at the access point.

It is the responsibility of the Contractor/Owner to provide for adequate trash containment during construction.

An open hole report, signed by a Wyoming Licensed Engineer, must be submitted prior to requesting Footer/Foundation inspection.

---

## REVIEW COMMENTS

### Plan Review:

CALL A MINIMUM OF 48 HOURS IN ADVANCE FOR INSPECTIONS PLEASE. (307)633-4615 OR VIA OUR WEBSITE. (PLEASE VISIT [www.laramiecountyplanning.com](http://www.laramiecountyplanning.com) , CLICK ON THE "INSPECTIONS" TAB, THEN GO TO THE LINK: "Request an Inspection via Email".)

BE ADVISED THAT THE GOVERNING BUILDING CODES FOR LARAMIE COUNTY ARE THE 2012 INTERNATIONAL CODES AND THE 2014 NATIONAL ELECTRIC CODE.

ELECTRICIANS SHALL BE LICENSED TO WORK IN THE STATE OF WYOMING IN ACCORDANCE WITH W.S. 35-9-125 AND W.S. 35-9-126

### Floodplain/Zoning:

### Addressing:

THERE WAS NO PLOT PLAN SUBMITTED; HOWEVER THE GPS COORDINATES GIVEN WERE CLOSE TO THE EXISTING TOWER ADDRESSED 2011 W COLLEGE DR. PLEASE ENSURE THAT THE ASSIGNED ADDRESS IS DISPLAYED CORRECTLY ON SITE.

Permit and comments picked up by: \_\_\_\_\_ date \_\_\_\_\_

# LARAMIE COUNTY BUILDING PERMIT

---



**Laramie County Planning & Development Office**  
Building Division  
3966 Archer Pkwy  
Cheyenne, WY 82009  
(307) 633-4512



Job Address: 2011 W COLLEGE DR

Permit #: BP-15-00915

Type: PLUMBING, MECHANICAL & ELECTRICAL

Description of Work Included: REPLACE 6 EXISTING ANTENNAS AT 150' AND  
ADDING 4 NEW ANTENNAS AT 80'. ADDING COAX AT 80'.

---

Approved plans **MUST** be retained on the job and this card **KEPT POSTED** until final inspections have been approved. All structures require a Final Inspection. Buildings may not be occupied until approved by the Building Official.

---

**For Inspections call: (307) 633-4615**

# **Benedek East Tower**

**PZ-25-00082**

**PZ-26-00008**



To: Laramie County Planning and Zoning Commission  
From: SAC Wireless, on behalf of Union Wireless  
RE: CUP Application for Union Wireless Site: Benedek East

---

**Project Narrative**  
**Union Wireless – Benedek East**  
**Jurisdiction: Laramie County**

**Description of Proposed Use**

---

As part of the Rip & Replace program required by the FCC, SAC Wireless is submitting on behalf of Union Telephone Company, dba Union Wireless, a CUP for a new 80' Lattice Self-Support Tower, to Union's existing site located at 1889 Happy Jack Road, Cheyenne, Laramie County, Wyoming. (Pidn: 13680110000400, Zone: AGR)

The existing 53' tower does not have the structural capability required for the necessary equipment upgrades Union Wireless needs to meet the FCC's Rip and Replace order. In addition, there are no other towers within the area of site. The proposed facility will have the structural capability to support Union Wireless's equipment and (3) additional collocators and MW dishes.

Summary of proposed upgrade to existing telecommunication Benedek East facility:

- 80' Lattice Self-Support Tower and foundation – please see attached drawings dated **XXXXX** for site plan and design proposal;
- One (1) ice bridge, a horizontal steel structure that protects cabling from falling ice;
- Antennas w/associated equipment and cabling;
- Keep existing 53' tower within existing 80' x 80' fenced lease area (0.147 ACRES)
- Keep existing 20'(L) X 11.5'(W) X 10'(H) Electronic Building
- Keep existing 12'(L) X 8'(W) X 10'(H) Generator Building
- Keep existing 500-gallon propane tank on concrete pad
- Keep existing 200amp power

**Laramie County CUP Application Requirements**

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- Pre-app Meeting Complete
- CUP Application (Online)
- Zoning Drawings dated **XXXXX**
- Proof of Ownership or Lease Rights
- Project Narrative
- Site Plan

**Design**

---



**Setbacks-** The 80' tower will be set back at a 1:1 ratio from the nearest property lines. See property line dimensions on page 3 of attached drawings.

**Collocation** - The tower will be structurally designed to support Union and up to (3) additional carriers. Foundation and structural calculations to be provided.

**Lighting** - No marking or lighting will be required. See attached TOWAIR results.

**General Nuisances:** - As this is an unmanned facility, the site will not generate excessive traffic; will not cause any noise, air, or water pollution.

**Government** - The proposed tower will meet all current standards and regulations, including FAA, FCC, local, state or respective federal governing agency as required prior to construction of facility.

### **Location Details**

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1889 Happy Jack Road, Cheyenne, Laramie County, Wyoming. (Pidn: 13680110000400)

### **Other Information**

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If you have any further questions or comments concerning this application, please feel free to contact me via email at: [Courtney.Standridge@sacw.com](mailto:Courtney.Standridge@sacw.com). Thank you in advance for your time and attention to this application.

PARCEL:  
13680110000400  
KING RANCH  
COMPANY LP

HAPPY JACK ROAD

I-80

OTTO ROAD

PROPERTY LINE

EXISTING 80' X 80' LEASED AREA WITH A CHAIN LINK FENCE

EXISTING ACCESS AND UTILITY EASEMENT WITH GRAVEL DRIVE

"PROPOSED" BY SELF SUPPORTING LATTICE TOWER CONFIGURATION AND FOUNDATION TO BE DETERMINED

8000' ±

3800' ±

7400' ±

**LEGEND**

-  FENCE LINE
-  LEASE LINE
-  PROPERTY LINE
-  UNDERGROUND POWER
-  OH POWER
-  FOUNDATION
-  HIDDEN LINE
-  PROPANE LABEL
-  NO SMOKING SIGN
-  RF CAUTION SIGN
-  RF NOTICE SIGN
-  LUTC COMPANY IDENTIFIER
-  POWER POLE
-  NEW EQUIPMENT
-  RETIRE EQUIPMENT



1/22 PROPERTY LINE DIMENSIONS  
SCALE: 1" = 400'



850 N. HIGHWAY 414  
PO BOX 103  
MOUNTAIN VIEW, WY 82939



THE INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY. ANY USE OR DISCLOSURE OTHER THAN THOSE AUTHORIZED BY UNION TELEPHONE COMPANY IS STRICTLY PROHIBITED.

REVISION	ISSUE DATE
A	10.16.25
B	12.16.25

DESIGNER	YK	REVIEWER	KS
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PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NAME:  
**BENEDEK EAST**

PROJECT ADDRESS:  
1809 HAPPY JACK ROAD  
CHEYENNE, WY 82001  
LARAMIE COUNTY

SHEET TITLE:  
PROPERTY LINE DIMENSIONS

SHEET NUMBER:  
22



**Laramie County, WY**  
**Laramie County Planning and Development Office**

3966 Archer Pkwy  
 Cheyenne, WY 82009  
 (307) 633-4303  
 www.laramiecountywy.gov  
 planning@laramiecounty.com

**PERMIT**

**PA-25-00085**

**PRE-APPLICATION MEETINGS**

**SITE ADDRESS:** 5360 ROAD 211 BURNS  
**PRIMARY PARCEL:** 14622440000100  
**PROJECT NAME:** UNION WIRELESS CELL TOWERS, UMBRELLA  
 CONDITIONAL USE PERMIT

**ISSUED:** 10/01/2025  
**EXPIRES:** 03/30/2026

**APPLICANT:** Standridge, Courtney  
 300 Airport Rd., Ste 1  
 Elgin, IL 60123  
 6305243852

**OWNER:** UNKNOWN CONTACT UNKNOWN  
 123 XXX  
 XX, XX 00000

Detail Name	Detail Value
Meeting Date	09/24/2025
MEETING AM OR PM	AM
Application Types	Conditional Use Class B
Attendees	Online (Teams Meeting)
Property Interest	Leasee
Detailed Project Narrative	100 foot monolith towers for four separate locations throughout the county
Staff Attending	JA CC SP CS TM PB
Application Fees	Yes
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Development Action	Conditional Use Class B
Drainage Plans	No
Drainage Study	No
Traffic Study	No
Public Safety Fees Acknowledgement Letter	No
Community Facility Fees Acknowledgement Letter	No
WY DEQ Chapter 23 Study/Submittal Letter	No
Development Agreement	No



**Laramie County, WY**  
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Roadway Maintenance Plan	No
Road/Easement Use Agreement	No
Right-of-Way Construction Permit	TBD
Engineer Review - Paid by Applicant	Yes
Environmental Health Review/Approval	No
Environmental and Services Impact Report	No
GESC Permit	TBD
Floodplain Development Permit	TBD
Perimeter Fence Construction per W.S.S. 18-5-319	No
Public Notice, Paid by Applicant	Yes
Newspaper Legal Notice, Paid by Applicant	Yes
Adjacent Property Owner Letter, Paid by Applicant	Yes
Miscellaneous Notes	

These four towers will be under one umbrella Class B Conditional Use Permit. This will be for removing Chinese equipment from current towers and replacing with Nokia products. First site for 7 Mile Butte, 713 Road 161, Pine Bluffs - Existing 40' lattice will be replaced by a 100' lattice. Taylor McCort WYDOT, if you cross their ROW then you will need a permit from the State - 307-745-2117. Dan Peters CBO, 307-775-7462, if it is utility owned then the building department does not get involved. If it is privately owned, then you will need permitting. 1889 Happy Jack Rd, new 80' foot lattice tower.

Miscellaneous Notes (2)

Third location, Egbert tower, 5360 Road 211, 45' existing tower with a proposed 80' new tower. Fourth location, Hillsdale North, this is a relocation of a tower, existing address 4253 Road 215, Hillsdale. Bringing old tower from Road 215 up the road to Road 142, Hillsdale South, 80' tower. Cadi Salza Public Works, 307-633-4302, Road 211 will need a new access permit as well as Road 161 will need upgrading and permitting.



# Laramie County, WY

## Laramie County Planning and Development Office

3966 Archer Pkwy  
Cheyenne, WY 82009  
(307) 633-4303

[www.laramiecountywy.gov](http://www.laramiecountywy.gov)  
[planning@laramiecounty.com](mailto:planning@laramiecounty.com)

Miscellaneous Notes (3)

This will be done as one submission of an umbrella conditional use permit, class B, with four simple site plan submissions, so five permits all together. Fees: Conditional Use Class B \$500, Simple Site plans \$500 each, action development signs \$26 X 4, legal ad for the conditional use permit, engineer review fees for all five permits, mailers for all five permits to adjacent landowners.

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### CONDITIONS

- \* Disclaimer: These are intended as guidance only. Fee calculations are determined at the time of application, and issues that arise during review periods are not always anticipated at pre-application stage. Public Records Act: This document and any documents provided by the applicant to Planning may constitute a public record under W.S.S. 16-4-201 et seq. Applicants are advised not to divulge any information at a Pre-Application Meeting with Planning that they do not yet desire to be public information.
- \* A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.
- \* Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following: a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains). b. The development or redevelopment will not result in an increase in the historic impervious area. c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation. d. The development or redevelopment is unlikely to create drainage problems.
- \* A waiver or alternative to the required landscaping may be presented to the Planning and Development Director for review. The Director shall approve the proposed alternative landscape plan based on the following criteria: A. the proposed alternative meets or exceeds the intent of this regulation, and B. the proposed alternative is well-integrated with the surrounding landscaping and land uses, and C. the proposed alternative meets the goals of Laramie County Comprehensive Plan and; D. the purpose of the required site plan is to legalize an existing use and the impact or benefits of the landscape plan on the property would be minimal; or E. the landscaping as required would prohibit reasonable use of the property.

## Courtney Standridge

**Subject:** PA-25-00085 - Union Cell Tower Sites - Multiple Locations - Courtney Standridge (630) 524-3852

**Location:** Microsoft Teams Meeting

**Start:** Wed 10/1/2025 9:00 AM

**End:** Wed 10/1/2025 9:30 AM

**Recurrence:** (none)

**Meeting Status:** Accepted

**Organizer:** Catherine Cundall

**This Message Is From an External Sender**

This message came from outside your organization.

\*\*\*\*\*This is rescheduled to 10 am on 10/1/25. Following is additional information from Courtney on the proposed changes.

Here are the projects we will discuss:

Meeting Notes

Benedek East	1889 Happy Jack Road, Cheyenne, WY	Drop and Swap – New 80’ lattice tower within existing lease area.
7-Mile Butte	713 County Rd 161, Pine Bluffs, WY	Drop and Swap - New 80’-100’ lattice tower with existing lease area expansion.
Egbert	5360 Road 211, Burns, WY	Drop and Swap – New 80’ lattice w/in existing lease area.
Hillsdale North	80’ x 80’ parcel of land within Lot 3 of Section 31, T15 N, R63 of the 6 <sup>th</sup> PM.	Relo of Hillsdale South (existing site) Likely 80’-100’ lattice

One umbrella CUP B permit \$500  
 -Individual narrative  
 -Individual site plan -ZDs  
 - Site Plan must meet design requirements, setbacks, 2024 IBC,  
 -Engineering, Public Works, Planning Review  
 -Address comments  
 \*Union to create CDs with structural details  
 -Hearing prep, development signs, notice letters (30-days)  
 6-8 week process  
 Access Permit, Electrical Permit

\*\*\*\*\*  
 \*\*\*\*\*

Union Wireless are replacing three existing cell towers with larger towers and new equipment. There will be one new site where an existing tower is being relocated to. Following are the addresses given. Attached is a site plan permit for the 5360 Road 211 location. I was unable to locate any other site plans.

- 1) 5360 Road 211, Egbert, WY – Site Name: Egbert – Drop and Swap (replacing) of existing tower
- 2) 713 County Road 161, Pine Bluff, WY – Site Name: 7-Mile Butte - Drop and Swap (replacing) of existing tower

- 3) 1889 Happy Jack Road, Cheyenne, WY – Site Name: Benedek East – Drop and Swap (replacing) of existing tower
- 4) TBD, 142 North of Hillsdale – Site Name: Hillsdale North – Relocation of existing tower





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## Microsoft Teams [Need help?](#)

[Join the meeting now](#)

Meeting ID: 236 369 682 213 4

Passcode: TB72j2kC

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For organizers: [Meeting options](#)

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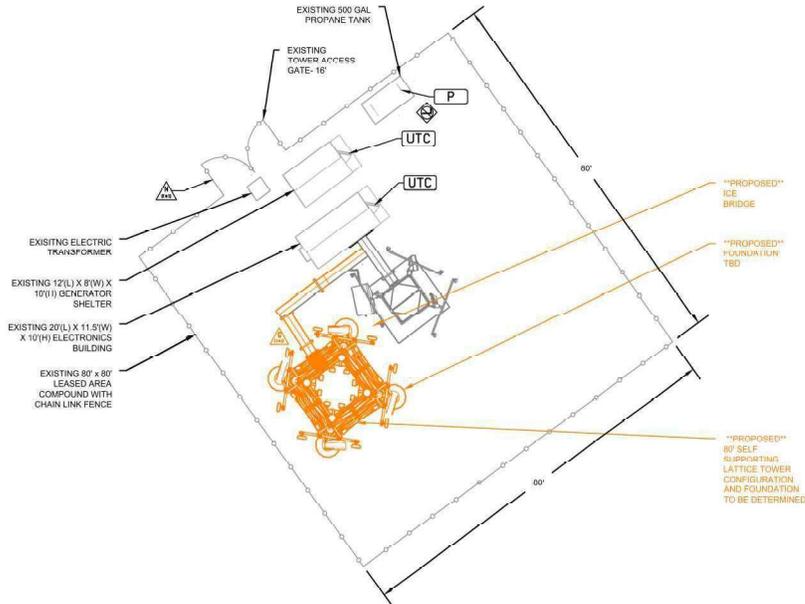


**LEGEND**

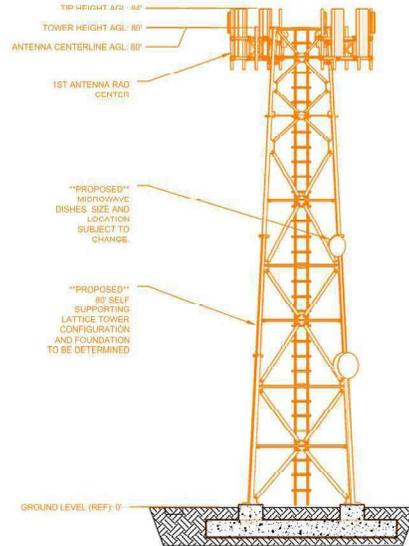
- FENCE LINE
- LEASE LINE
- PROPERTY LINE
- UNDERGROUND POWER
- O/H POWER
- FOUNDATION
- HIDDEN LINE
- P** PROPANE LABEL
- NO SMOKING SIGN**
- RF CAUTION SIGN**
- RF NOTICE SIGN**
- UTC** COMPANY IDENTIFIER
- POWER POLE**
- NEW EQUIPMENT**
- RETIRE EQUIPMENT**

**GENERAL NOTES**

1. A 80' SELF-SUPPORT TOWER WILL BE CONSTRUCTED. THE EXISTING 45' SELF-SUPPORT TOWER WILL REMAIN.
2. AN EXISTING 80' X 80' (0.147 ACRES) LEASE AREA IS TO BE UTILIZED.
3. AN EXISTING FENCE IS TO REMAIN WITHIN THE LEASE AREA.
4. PROPOSED SLAB FOUNDATION DESIGN MAY CHANGE DEPENDING ON GEOTECHNICAL AND STRUCTURAL RESULTS.
5. (2) EXISTING BUILDINGS FOR ELECTRONICS AND GENERATOR AND A PROPANE TANK WILL BE UTILIZED ON SITE.
6. UNDERGROUND POWER IS INSTALLED ON-SITE.
7. EQUIPMENT SHOWN MAY NOT BE UTILIZED.
8. ANTENNA AND EQUIPMENT ALIGNMENT SUBJECT TO CHANGE, AND IS PRESENTED FOR VISUAL REFERENCE ONLY.
9. TOWER WILL HAVE STRUCTURAL CAPACITY TO SUPPORT UNION EQUIPMENT AND 3 ADDITIONAL COLOCATORS AND MW DISHES.
10. THE INFORMATION CONTAINED IN THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE.



**1** COMMUNICATION SITE PLAN  
SCALE: 1" = 20'



**2** SOUTH FACE ELEVATION  
SCALE: 1/16" = 1'



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REVISION	ISSUE DATE
A	10.16.25
B	12.16.25

DESIGNER: YK REVIEWER: KS

**PRELIMINARY NOT FOR CONSTRUCTION**

PROJECT NAME:  
**BENEDEK EAST**

PROJECT ADDRESS:  
1809 HAPPY JACK ROAD  
CHEYENNE, WY 82001  
LARAMIE COUNTY

SHEET TITLE:  
**ZONING DETAILS**

SHEET NUMBER:  
**21**

PARCEL:  
13680110000400  
KING RANCH  
COMPANY LP

HAPPY JACK ROAD

I-80

OTTO ROAD

PROPERTY LINE

EXISTING 80' X 80' LEASED AREA WITH A CHAIN LINK FENCE

EXISTING ACCESS AND UTILITY EASEMENT WITH GRAVEL DRIVE

"PROPOSED" BY SELF SUPPORTING LATTICE TOWER CONFIGURATION AND FOUNDATION TO BE DETERMINED

8000' ±

3800' ±

7400' ±

**LEGEND**

- FENCE LINE
- LEASE LINE
- PROPERTY LINE
- UNDERGROUND POWER
- OH POWER
- FOUNDATION
- HIDDEN LINE
- PROPANE LABEL
- NO SMOKING SIGN
- RF CAUTION SIGN
- RF NOTICE SIGN
- LUTC COMPANY IDENTIFIER
- POWER POLE
- NEW EQUIPMENT
- RETIRE EQUIPMENT



**1**  
**22** PROPERTY LINE DIMENSIONS  
SCALE: 1" = 400'



850 N. HIGHWAY 414  
PO BOX 103  
MOUNTAIN VIEW, WY 82939

**NOKIA**

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REVISION	ISSUE DATE
A	10.16.25
B	12.16.25

DESIGNER	YK	REVIEWER	KS
----------	----	----------	----

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NAME:  
**BENEDEK EAST**

PROJECT ADDRESS:  
1809 HAPPY JACK ROAD  
CHEYENNE, WY 82001  
LARAMIE COUNTY

SHEET TITLE:  
PROPERTY LINE DIMENSIONS

SHEET NUMBER:  
**22**



850 North Highway 414 • P.O. Box 160 • Mountain View, WY 82939

## **Drainage Study Waiver Request**

### **Re: Telecommunications Tower's Proposed in Laramie County, WY**

Union Telephone Company is requesting a waiver from a Drainage study at the following locations located in Laramie County as all the proposed sites fall within an area of minimal flood hazard. Listed below is the square footage of the area that will be disturbed in comparison to the overall parcel size. The unmanned telecommunication sites will have limited change to the existing topography and therefore have minimal impact on the historic impervious area near the site locations. Please see the included maps provided by FEMA Flood Map Service Center.

#### **7-Mile Butte (Existing Site) – 713 County Road 161, Pine Bluffs, WY 82082**

- 3,750 sqf. leased area. Parcel size = 392.79 acres

#### **Benedek East (Existing Site) – 1889 Happy Jack Road, Cheyenne, WY 82001**

- 6,400 sqf. leased area. Parcel Size = 5,688.50 acres

#### **Cheyenne Sara Ranch (Existing Site) – 2011 West College Drive, Cheyenne, WY 82001**

- 2,500 sqf. leased area. Parcel Size = 369.60 acres

#### **Egbert (Union Owned Parcel) – 5360 Road 211, Cheyenne, WY 82009**

- 8,000 sqf. fenced area. Parcel Size = 1 acre

#### **Hillsdale North (New Site) Address TBD**

- 6,400 sqf. leased area. Parcel Size = 335.38 acres

I appreciate your consideration,

Thank you,

**Cody Quintal**

Site Acquisition Specialist  
307-701-4092

# National Flood Hazard Layer FIRMette



104°57'39"W 41°7'13"N



104°57'2"W 41°6'46"N

Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, AB9
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
OTHER AREAS		Area with Flood Risk due to Levee Zone D
		NO SCREEN Area of Minimal Flood Hazard Zone X
GENERAL STRUCTURES		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
OTHER FEATURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/22/2025 at 6:09 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



# LARAMIE COUNTY LAND USE REGULATIONS

## Transportation Assessment Worksheet

The following transportation assessment worksheet shall be completed in association with 5-6-103

Project: Union Wireless - Benedek East Project By: SAC Wireless - Site Acquisition Vendor

Date: 1/12/26 Contact: Courtney Standridge, SAC Wireless c/o Union Wireless

Owner/Developer: Union Telephone Company Phone: 630-524-3852

Property Address or Legal Description (lot, block, subdivision): \_\_\_\_\_

Legal Description: NE1/4 OF NW 1/4 OF SECTION 12 T13N R68W 6THPM

Existing Zoning: Agricultural Change to: \_\_\_\_\_

Existing Land Use: Existing Wireless Facility Proposed: No changes

Applicant email: Courtney.Standridge@sacw.com

Above changes if applicable.

### All Developments

Provide the following information, to the best of your knowledge, for all projects:

1. Provide existing Land Use and Proposed Land Use for this site.
  - a. Traffic counts need to be included in here... if not existing developer must provide current traffic counts on adjacent public roadways.
  - b. Description of existing Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
	110	Gen.Light Industrial	Sq. Ft				

**Total:**

- c. Description of proposed Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
	110	Gen.Light Industrial	6400 Sq Ft	Daily	4.87	6400 x 4.87 / 1000 =	31.168

**Total:**

**New Land Use: Trips/Day**

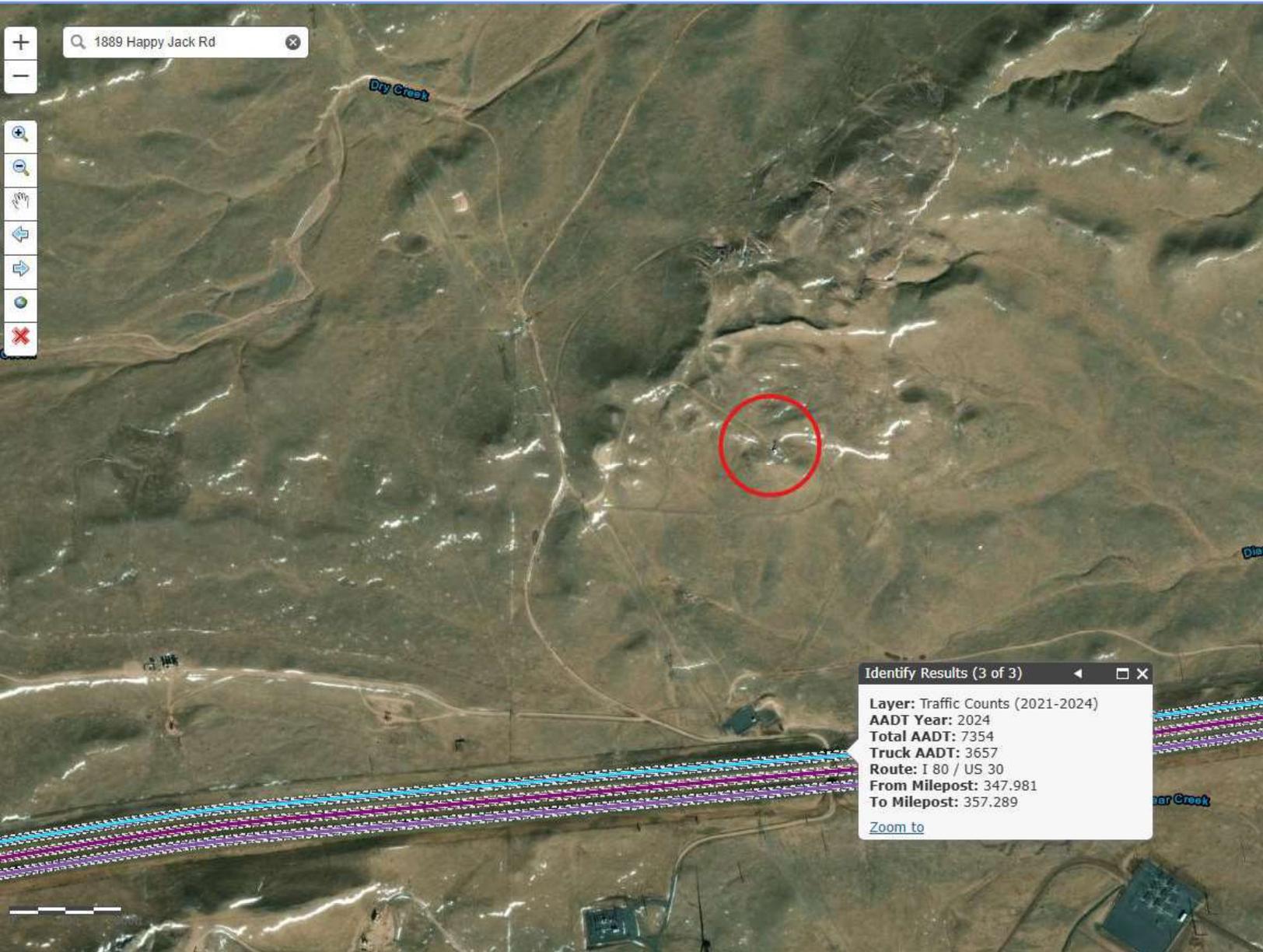
1. Traffic Impact Study - Criteria I	
2. Traffic Impact Study - Criteria II	
3. Traffic Impact Study - Criteria III	
4. Traffic Impact Study - Criteria IV	
5. No Traffic Impact Study Required	

**Increase (+)/Decrease (-):**

31.168

### b. Standards for TIS

Traffic impact studies shall utilize the Institute of Transportation Engineers (ITE) trip generation rates unless better information is available and approved by the County. If there is no available current data regarding existing traffic counts on existing roadways, traffic counts will be required to be obtained when a TIS is required.



**AGENCY REVIEW #1**

**Permit Notes**

**Permit Number:** PZ-26-00008

**Parcel Number:** 13680110000400

**Submitted:** 01/27/2026

**Applicant:** Standridge, C  
**Owner:** KING RANCH COMPANY LP

**Site Address:** 1688 OTTO RD  
Cheyenne, WY 82001

**Technically Complete:** 01/27/2026  
**Approved:**  
**Issued:**

**Project Description:** 1889 Happy Jack Road - 80' lattice tower, ice bridge, antennas, existing 53' tower, 80'x80' lease with fence, existing 20'x11.5'x10' electronic building, existing 12'x8'x10' generator building, 500 gallon propane tank on pad.

<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>
01/29/2026	01/29/2026	Application	PZ-26-00008	GENERAL	No concerns noted	CONSERVATIONDI STRICT@LARAMIE COUNTY.WY.GOV
01/30/2026		Application	PZ-26-00008	GENERAL	No Comment	CHRISTOPHER.YA NEY@LARAMIECO UNTYWY.GOV
02/02/2026	02/02/2026	Application	PZ-26-00008	GENERAL	<p>Please see the attached recommendations from the Wyoming Game and Fish Department, thank you. Unable to connect to file upload function, so I have pasted text in here.</p> <p>The staff of the Wyoming Game and Fish Department (Department) has reviewed the proposed Benedek East Communications Tower at T13N R68W in Section 12. 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.</p> <p>The proposed project is an 80 lattice self-supporting tower at the site of an existing tower, infrastructure, and lease area west of Cheyenne. The site is located in prairie habitat and is delineated as crucial winter range habitat for the Iron Mountain Pronghorn Herd.</p> <p>Recommendations:</p> <p>Protect wintering pronghorn The project area is located in pronghorn crucial winter range habitat. Crucial winter range habitat is designated as such because it is a determining factor in a population's ability to maintain itself long-term, meaning that the Iron Mountain Pronghorn Herd depends on the use of these delineated crucial habitats to maintain population viability. In this region, pronghorn move nomadically across the landscape to find hospitable winter habitat until they meet I-80 and the City of Cheyenne and cannot move further south or east, thus often remaining in the area surrounding the proposed development. Construction activity during the winter months can disrupt and displace wintering pronghorn that are using this area.</p>	WYGAMEFISHDEP T@LARAMIECOUN TYWY.GOV

## Permit Notes

Our Department is directed by the Wyoming Game and Fish Commission in their Mitigation Policy (2016) to maintain no net loss of crucial winter range habitat, and to recommend seasonal timing stipulations to minimize impacts when avoidance is not possible. As such, the Department recommends:

Avoiding construction and development activities during the winter stipulation period of November 15 - April 30.

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 land managers 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. Additional information on prevention and treatment options for these grasses can be found at <https://www.invasivegrasses.com/>.

Include PLSS information in project narrative. For ease of locating and reviewing proposed projects, we recommend that the proponent include PLSS information in future project narratives.

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

---

## Permit Notes

02/03/2026	02/03/2026	Application	PZ-26-00008	GENERAL	No comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV
02/05/2026		Workflow	ENGINEERS REVIEW	GENERAL	<p>1.The proposed site includes less than 20,000 sq.ft. of impervious or semi-impervious area, therefore it does not meet the requirements for a Drainage Report, and a waiver of a Drainage Report is needed, per the regulations.</p> <p>2.The anticipated traffic to and from the site does not warrant a Traffic Impact Study per the regulations.</p> <p>3.The site plan drawing is adequate for the proposed development.</p> <p>4.The access road should be a minimum of 20 wide to accommodate emergency vehicles.</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
02/09/2026		Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1.All comments from the review engineer and/or surveyor shall be addressed and resolved appropriately.</p> <p>2.Any internal roadways on the site shall comply with the needs of emergency services.</p> <p>3.A separate access permit application through WYDOT will be required</p>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
02/10/2026		Workflow	WYDOT REVIEW	GENERAL	Will the existing approach be large enough for construction vehicles? If not, please apply for a temporary construction access. Please submit any questions or documentation to Paul Beckett (Paul.Beckett@wyo.gov- 307.745.2118).	TAYLOR.MCCORT@LARAMIECOUNTY.WY.GOV
02/11/2026	02/11/2026	Application	PZ-26-00008	GENERAL	WAPA has no conflict with this project	ROGERS@LARAMIECOUNTY.WY.GOV

# LARAMIE COUNTY BUILDING PERMIT

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Laramie County Planning & Development Office  
310 W 19<sup>th</sup> Street, Suite # 400  
Cheyenne, WY 82001  
(307) 633-4303



---

Job Address: 1889 HAPPY JACK RD

Permit #: BP-09-01335

Type: PLUMBING, MECHANICAL & ELECTRICAL

Description of Work Included: TWO PRE-FABRICATED BUILDINGS WILL BE INSTALLED ON SKIDS; ONE 16'X8'X8' EQUIPMENT SHED AND ONE 12'X8'X8' GENERATOR SHED. A 200 AMP 120/40V SES WILL SERVE THE EQUIPMENT SHED HOLDING RADIO EQUIPMENT HAVING A LOAD AF 123 AMPS @ 240V, AND THE GENERATOR SHED WITH A LOAD OF 10 AMPS @ 240V. THE TOWER FOUNDATION MEASURES 13'X13'X4' AND CONSISTS OF 25 YARDS OF #6 REBAR REINFORCED OF 5000 PSI @ 28 DAY CONCRETE.

---

Approved plans **MUST** be retained on the job and this card **KEPT POSTED** until final inspections have been approved. All structures require a Final Inspection. Buildings may not be occupied until approved by the Building Official.

---

This permit expires and becomes null and void is work is not started within 180 days. An inspection must be performed every 180 days to keep this permit active.



## LARAMIE COUNTY PLANNING AND DEVELOPMENT OFFICE

310 WEST 19<sup>TH</sup> STREET, SUITE #400  
CHEYENNE, WY 82001

PHONE (307) 633-4303 INSPECTIONS (307) 633-4615 FAX (307) 633-4519



**#BP-09-01335**

**JOB ADDRESS: 1889 HAPPY JACK RD**

**PURPOSE: PLUMBING, MECHANICAL & ELECTRICAL**

Approved application, building plans, foundation plans, specifications, plot plan and inspection card are required to be on site, and available for the inspector for each inspection. Approved construction documents and plan review comments shall not be changed, modified or altered without the approval of the Chief Building Official. All revised documents shall have the signature of the Chief Building Official stating approval.

The assigned house number shall be displayed at the front property line in a conspicuous place during construction.

Please request inspection for all temporary power poles prior to contacting the power company to have energized.

The green building permit card shall be posted in such a position as to be plainly visible and legible from the main road at the access point.

It is the responsibility of the Contractor/Owner to provide for adequate trash containment during construction.

An open hole report, signed by a Wyoming Licensed Engineer, must be submitted prior to requesting Footer/Foundation inspection.

---

### REVIEW COMMENTS

Plan Review:

Floodplain/Zoning:

Addressing:

THE ADDRESS ASSIGNED TO THIS STRUCTURE IS 1889 HAPPY JACK RD

Permit and comments picked up by: \_\_\_\_\_ date \_\_\_\_\_

Laramie County  
Planning and Development Office

**Customer Receipt**

Operator: Rauchelle Chubb

Date: 11/03/2009  
Tender Detail

Receipt no: 1946

Item	Description	Payment	Reference	Paid
BP-09-01335 1889 HAPPY JACK RD	PLAN REVIEW FEE	CHECK	227573	\$233.01
BP-09-01335 1889 HAPPY JACK RD	BUILDING FEE	CHECK	227573	\$358.47
<b>Total:</b>				<b>\$591.48</b>

Transaction Date: 11/03/2009

Time: 07:51:56 MST



# Plumbing, Mechanical & Electrical Building Permit Application

Laramie County Planning and Development Office  
310 W 19<sup>th</sup> St Room 400  
Cheyenne, WY 82001

Fax: 307-633-4519  
Phone: 307-633-4303  
Inspection: 307-633-4615  
Website: laramiecounty.com  
planning@laramiecounty.com

Site Name: **Benedek East**

**Incomplete Applications Can Not Be Accepted**

Bldg  Plmbg  Mech  Elctr  Gas

BP-09-01335

For Office Use Only	Received By: <b>RC</b>	Date: <b>10-23-09</b>	Plan Review #	Permit #
---------------------	------------------------	-----------------------	---------------	----------

Valuation of Work: \$25,157.08	Job Address:
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Legal Description: Subdivision	Lot	Block/Tract:	# Acres: .15	# Sq Ft:
--------------------------------	-----	--------------	--------------	----------

Division: 80'x80' in the NE 1/4 of the NW 1/4	Section: 12	Township: 13 N	Range: 68 W
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Owner Name: Union Telephone Company	Phone: (307)782-4466
-------------------------------------	----------------------

Address: P.O. Box 160	City: Mountain View	State: WY	Zip Code: 82939
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Contractor Name: Union Telephone Company	Phone: (307)782-4466
--	----------------------

Address: P.O. Box 160	City: Mountain View	State: WY	Zip Code: 82939
-----------------------	---------------------	-----------	-----------------

Purpose of Permit	Electrical <input checked="" type="checkbox"/>	Water Line <input type="checkbox"/>	New Furnace and/or AC <input checked="" type="checkbox"/>
	Stove/Fireplace <input type="checkbox"/>	Gas Line <input type="checkbox"/>	Replacement Furnace and/or AC <input type="checkbox"/>

Furnace and/or AC BTU: 3 ton AC	Pipe Size:	Heating Type: Natural Gas <input type="checkbox"/>	Propane <input type="checkbox"/>	Electric <input type="checkbox"/>	Other <input type="checkbox"/>
---------------------------------	------------	--	----------------------------------	-----------------------------------	--------------------------------

Work to be Done in: Dwelling <input type="checkbox"/>	Outbuilding <input type="checkbox"/>	Other <input checked="" type="checkbox"/>	Manufactured Bldg <input checked="" type="checkbox"/>
---	--------------------------------------	---	---

Proposed Use of Building: Communications Tower Site with two Buildings: one Equipment Shed and one Generator Shed

Description of Work *Complete description of the work done including any plumbing, mechanical (Heating, ventilation or air conditioning), electrical, fire sprinkler or alarm. (Work is not included in the permit unless described in this scope of work)*

Two pre-fabricated buildings will be installed on skids; one 16'x8'x8' equipment shed and one 12'x8'x8' generator shed. A 200 Amp 120/240v SES will serve the equipment shed holding radio equipment having a load of 123 amps @ 240v, and the generator shed with a load of 10 amps @ 240v. The tower foundation measures 13'x13'x4' and consists of 25 yards of #6 rebar reinforced of 5000 PSI @ 28 day concrete.

*foundation & electrical only*

By my signature and under penalty of perjury, I hereby certify that I am the owner of the reference property, or the owner's authorized agent. I have read and examined this application and know the same to be true and correct. All provisions or laws and ordinances governing this type of work will be complied with, whether specified herein or not.

The issuance of a permit does not presume to give authority to violate or cancel the provisions of any state or local law regulating construction, or guarantee issuance of a well or septic permit, this permit becomes null and void if work or construction authorized is not commenced within 180 days, unless prior authorization has been issued by this office. Failure to obtain inspection every 180 days will cause permit to expire.

I understand that occupying this structure prior to obtaining a Certificate of Occupancy/Completion is against the law. Failure to comply may result in a \$750 fine with each day of occupancy being a separate offence.

Signature of Owner/Agent: *James E. Malone*

Printed Name: James E. Malone Date: 10/21/20

For Office Use Only	Type of Construction:	Occupancy Group:	Elev. Cert. or Floodplain Dev. <input type="checkbox"/>	New Address <input type="checkbox"/>
Flood Hazard Area <input type="checkbox"/>	Flood Zone:	Panel Number:	Zoning District:	Map Page:

Conditions:  
1889 Huppy Jack RD

	Approved By	Review Date	Building Fee	
Floodplain Review:	<i>[Signature]</i>	10-27-09	358.47	
Zoning Review:	<i>[Signature]</i>	10-27-09	233.01	
Address Review/Assignment:	<i>[Signature]</i>	10-27-09		
Plan Review:	<i>[Signature]</i>			
Board of Commissioners-approved for issuance:	<i>[Signature]</i>	10/28/09		
			Total Fees	591.48
			Fees Paid: CK# 227570	Cash <input type="checkbox"/> Receipt #: 1946

After recording return to:  
Union Telephone Company  
P.O. Box 160  
Mountain View, WY 82939  
Attn: ROW Engineering

LARAMIE  
COUNTY  
OCT 23 2009  
PLANNING & DEVELOPMENT  
OFFICE

STATE OF: WYOMING

COUNTY OF:

The Above Space for Recorder's Use Only

### MEMORANDUM OF LEASE

THIS MEMORANDUM OF LEASE ("Memorandum") is executed this 19<sup>th</sup> day of October, 2009, by and between King Ranch Company L.P. , a Colorado limited partnership ("Lessor") whose mailing address is 10333 Happy Jack Road, Cheyenne, WY 82007 and Union Telephone Company, ("Lessee"), whose mailing address is P.O. Box 160, Mountain View, Wyoming 82939.

WHEREAS, Lessor and Lessee executed and entered into a Lease Agreement (the "Lease"), Lease Reference No. 08WRW73501, dated October 19, 2009, for the purpose of installing, operating and maintaining radio communications facilities and other improvements on the Property (as hereinafter defined).

WHEREAS, the parties wish to provide a memorandum of the lease, to supplement the description of the Property (as hereinafter defined), to acknowledge Lessee's exercise of its option under the Lease and to provide a commencement date under the Lease.

NOW, THEREFORE, in consideration of the Lease and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee hereby agree as follows:

1. **Lease Terms:** The term of the Lease shall be five (5) years commencing on the date the Option is exercised by Lessee, which date is to be no later than December 1, 2008 (the "Commencement Date"), and terminating at midnight on the 5<sup>th</sup> anniversary of the Commencement Date (the "Initial Term"). Lessee has the option under the terms of the Lease to extend the Lease for two (2) additional five (5) year terms (the "Renewal Terms").
1. **Property:** Subject to the terms of the Lease, as may be amended for time to time, Lessor has leased to Lessee the real property described on Exhibit "A" attached hereto (the "Property") and Lessor has granted unto Lessee, for the Initial Term and any Renewal Term, easements for ingress, egress and utilities over, under and across that real property as described on Exhibit "B" attached hereto (the "Easement").
2. **Notices:** All notices, requests, demands and other communications to Lessor or Lessee shall be made at the addresses for each as set forth above, unless otherwise notified in writing.

IN WITNESS WHEREOF, the parties have executed this Memorandum of Lease as of the day and year above first written.

LESSOR:

LESSEE:

By:

Ann King  
General Partner

By:

[Signature]

By:

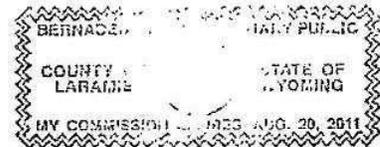
[Signature]  
General Partner

STATE OF Wyoming )  
COUNTY OF Laramie ) ss

The foregoing instrument was acknowledged before me this 21 day of October, 2009, by Ann King, Mark E. Selc to me known to be the lessor of the property.

WITNESS my hand and official seal.

(SEAL) Bernadene Howell



Notary Public

My Commission Expires: Aug 20, 2011

STATE OF WYOMING )  
COUNTY OF UINTA ) ss

On the 20<sup>th</sup> day of October, 2009, the above and foregoing instrument was acknowledged before me by Jon Lewis of Union Telephone Company, a Wyoming corporation, who executed the above instrument on behalf of Union Telephone Company.

WITNESS my hand and official seal.

(SEAL)



[Signature]

Notary Public

My Commission Expires: 08/20/2011

## EXHIBIT "A"

A certain tract of land 80'x80' situated in the NE 1/4 ¼ of the NW 1/4 ¼ of Section 12, T13N, R68W of the 6<sup>th</sup> P.M., Laramie County, Wyoming.

## EXHIBIT "B"

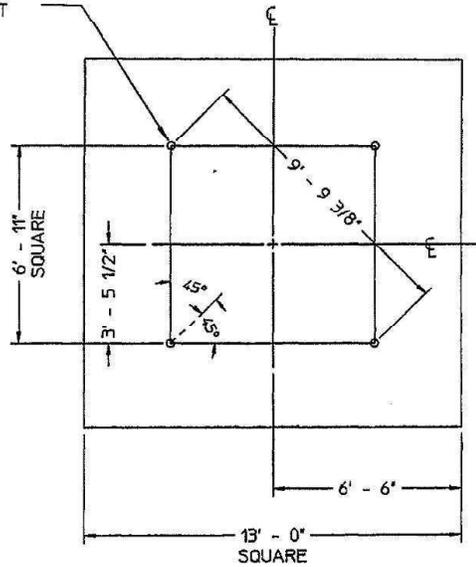
A twenty (20) foot wide access road easement and sixteen (16) foot wide power line easement situated in Section 31, T14N, R67W, Section 6, T13N, R67W, Section 1, T13N, R68W, Section 2, T13N, R68W of the 6<sup>th</sup> P.M, Laramie County, Wyoming.



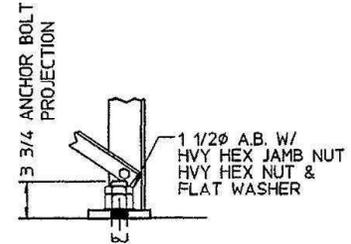
PLANNING & DEVELOPMENT  
OFFICE

LARAMIE  
COUNTY  
OCT 23 2009

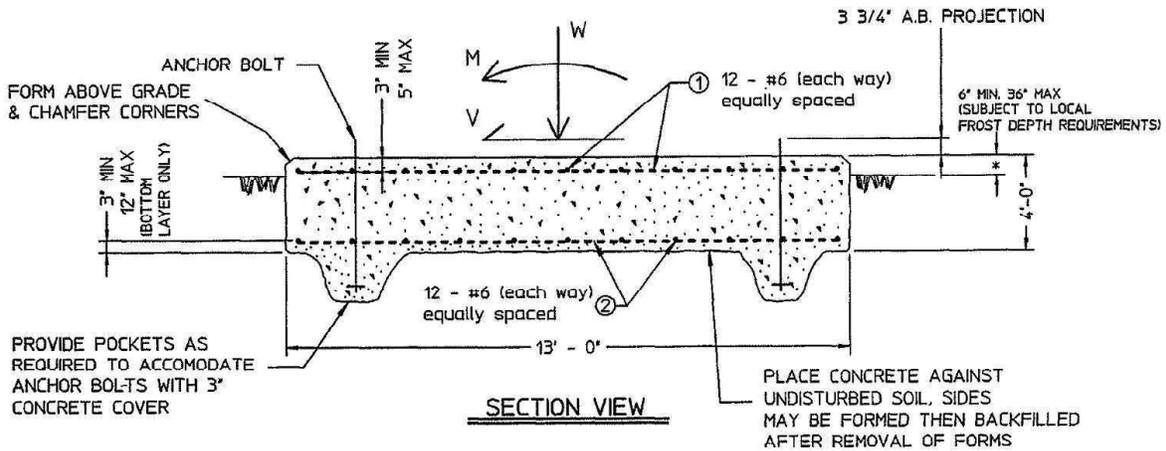
1 1/2" dia. x 60"  
ANCHOR BOLT



PLAN VIEW



ANCHOR BOLT  
PROJECTION DETAIL  
1 1/2"-1'-0"



SECTION VIEW

Reinforcement to be deformed bars conforming to ASTM A615 GR. 60

Concrete minimum strength @ 30 days shall be  $f' = 3000$  psi

Rebar length is 12'-6"  
Length tolerance is +0", -3"

Soil to have minimum allowable vertical bearing pressure of 2000 psf.

DESIGN WIND LOADS ARE 40 PSF WITH 1/2" ICE

TOWER MODEL	M (kip-ft)	V (kips)	W (kips)	Vol. Conc. (yds. <sup>3</sup> )	Max Toe Press(ksf)
QH30	316.0	15.10	7.41	25.0	1.84

DWG. NO. B-119755

**QH30 SLAB FOUNDATION**  
UNION TELEPHONE



1-877-467-4763 Plymouth, IN  
1-800-547-2151 Salem, OR

BY	JG
CK	SM
DATE	200CT04
S.O.	

ADG 25 2008



EXPIRES ON  
DEC 31 2009

REVISIONS

REV	DESCRIPTION	DATE	BY/CK



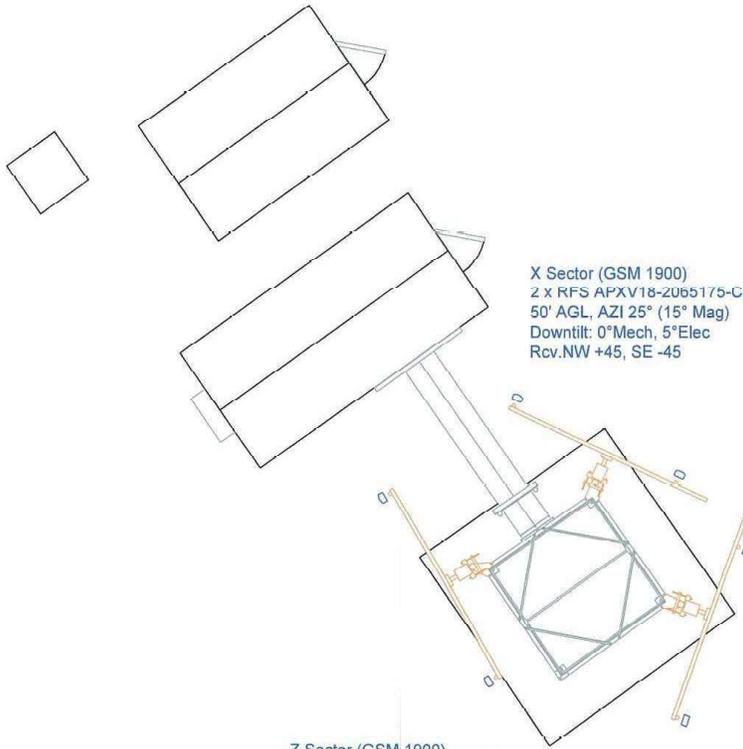
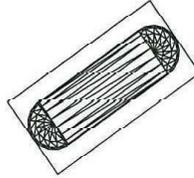
# Benedek East, <callsign>

NE1/4 of NW1/4 Sec12 T13N R68W, Laramie County, Wyoming

41°6'55.5"N 104°57'27.0"W (NAD83), 6557' AMSL

Owner: King Ranch Company L.P.

ASR#: N/A



X Sector (GSM 1900)  
2 x RFS APXV18-2065175-C  
50' AGL, AZI 25° (15° Mag)  
Downtilt: 0°Mech, 5°Elec  
Rcv.NW +45, SE -45

To Crow Creek  
16' Above Concrete Level  
18' AGL, AZI 80.7° (71° Mag)  
WHPX6-65-P6A, Vertical  
EW63 Feed

Y Sector (GSM 1900)  
2 x RFS APXV18-209015-C  
50' AGL, AZI 110° (100° Mag)  
Downtilt: 0°Mech, 6°Elec  
Rcv.N +45, S -45

Z Sector (GSM 1900)  
2 x RFS APXV18-2065175-C  
50' AGL, AZI 240° (230° Mag)  
Downtilt: 0°Mech, 0°Elec

To Cheyenne Junction  
18' Above Concrete Level  
20' AGL, AZI 258.1° (249° Mag)  
WHPX6



**Benedek East**  
Plan View

DWG NO.

REV .B. SHEET 2 of 5

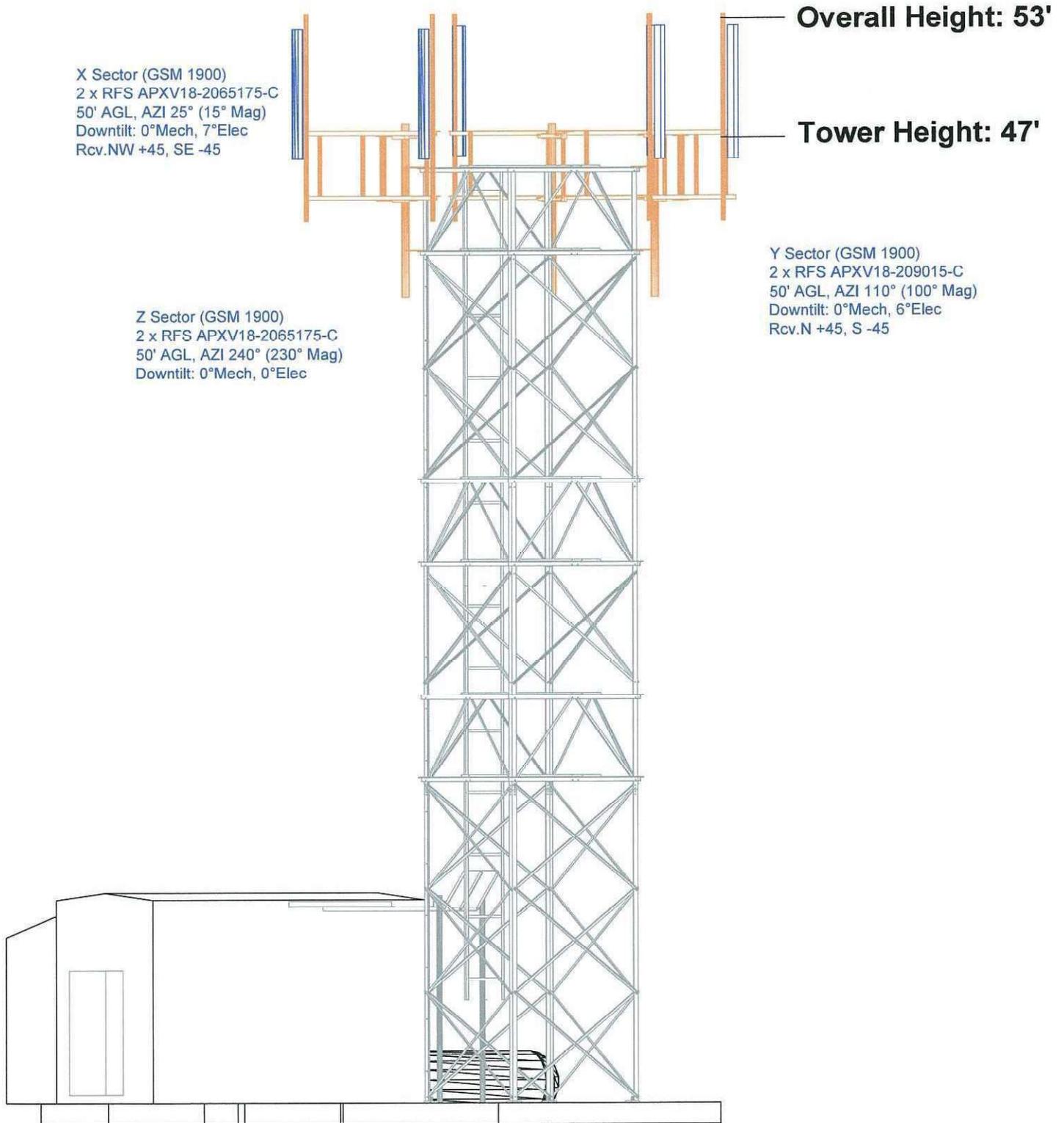
# Benedek East, <callsign>

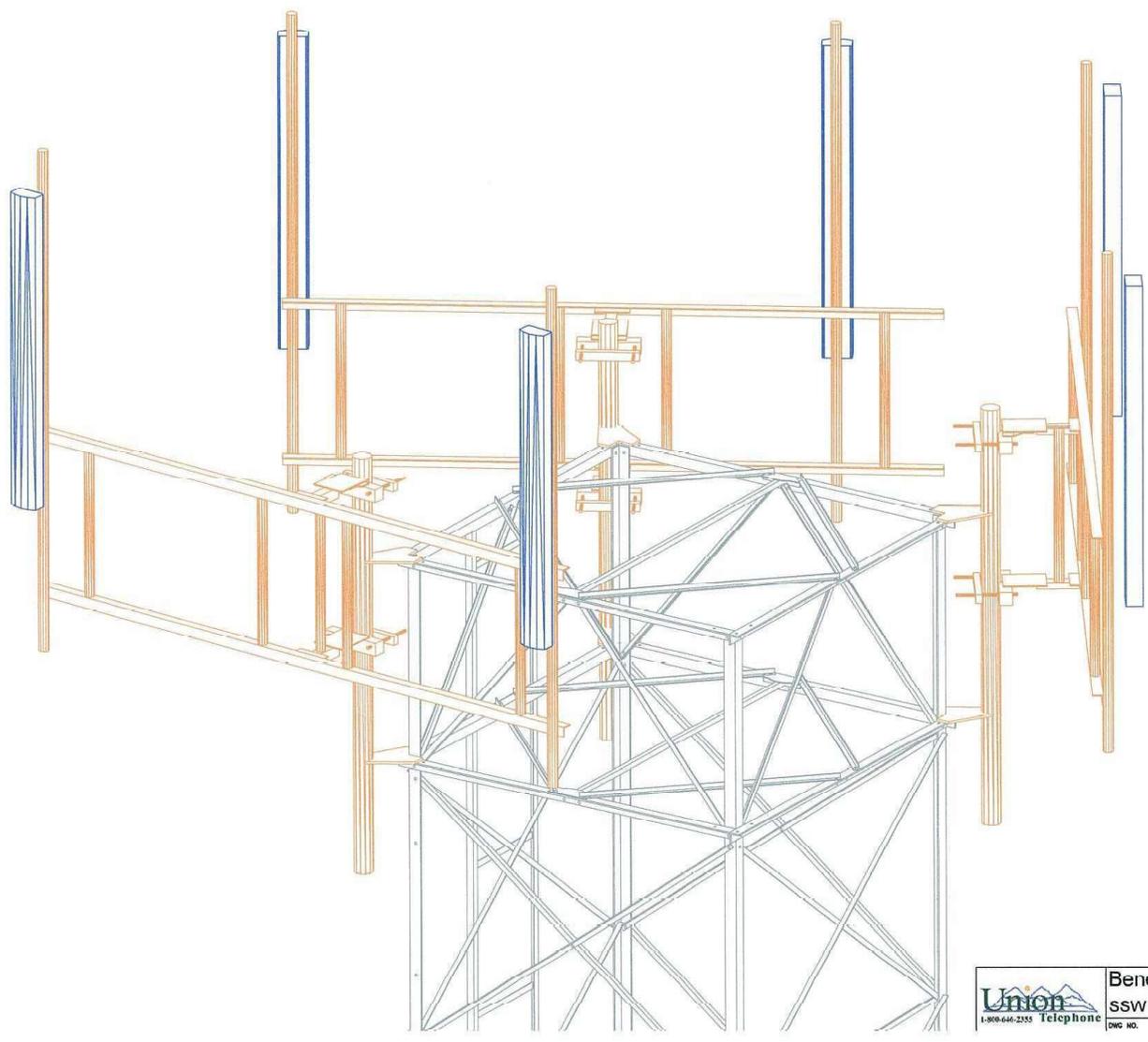
NE1/4 of NW1/4 Sec12 T13N R68W, Laramie County, Wyoming

41°6'55.5"N 104°57'27.0"W (NAD83), 6557' AMSL

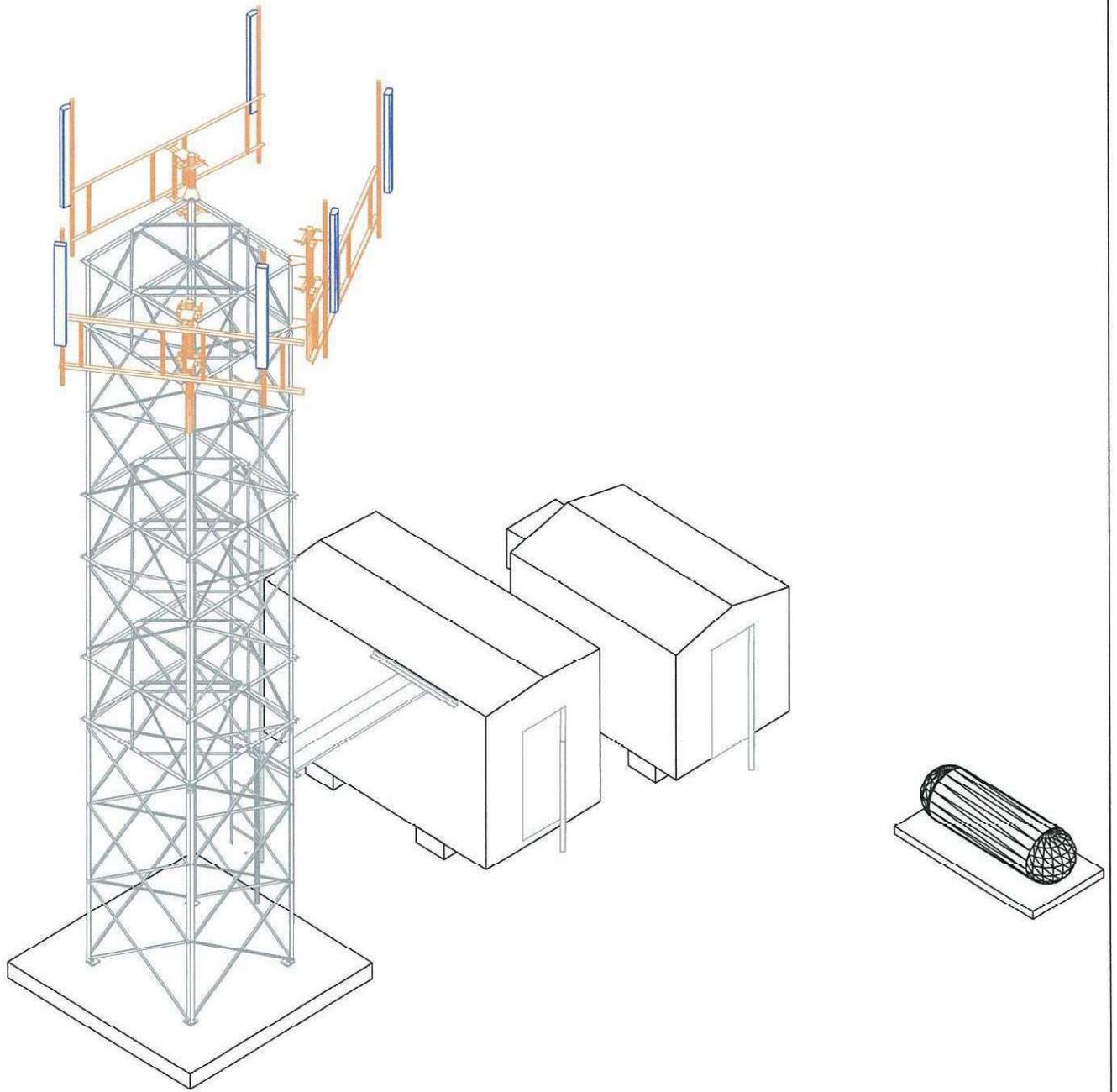
Owner: King Ranch Company L.P.

ASR#: N/A





 1-800-644-2355 Telephone	<b>Benedek East</b>
	SSW Antenna Detail
DWG NO.	REV B SHEET 4 of 5



# **Egbert Union Tower**

**PZ-25-00082**

**PZ-26-00009**



To: Laramie County Planning and Zoning Commission  
From: SAC Wireless, on behalf of Union Wireless  
RE: CUP Application for Union Wireless Site: Egbert

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**Project Narrative  
Union Wireless – Egbert  
Jurisdiction: Laramie County**

**Description of Proposed Use**

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As part of the Rip & Replace program required by the FCC, SAC Wireless is submitting on behalf of Union Telephone Company, dba Union Wireless, a CUP for a new 80' Lattice Self-Support Tower, to Union's existing site located at 5360 Road 211, Burns, Laramie County, Wyoming, 82053.  
(Pidn: 14622440000100, Zone: AGR)

The existing 45' tower does not have the structural capability required for the necessary equipment upgrades Union Wireless needs to meet the FCC's Rip and Replace order. In addition, there are no other towers within the area of site. The proposed facility will have the structural capability to support Union Wireless's equipment and (3) additional collocators and MW dishes.

Summary of proposed upgrade to existing telecommunication Egbert facility:

- 80' Lattice Self-Support Tower and foundation – please see attached drawings dated **XXXXX** for site plan and design proposal
- One (1) ice bridge, a horizontal steel structure that protects cabling from falling ice
- Antennas w/associated equipment and cabling;
- Keep existing 45' tower
- Existing lease area expansion from 80' x 80' to 80' x 100' with new chain link fence.
- Keep existing 20'(L) X 11.5'(W) X 10'(H) Electronic Building
- Keep existing 12'(L) X 8'(W) X 10'(H) Generator Building
- Keep existing. 500-gallon propane tank on concrete pad
- Keep existing 200amp power

**Laramie County CUP Application Requirements**

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- Pre-app Meeting Complete
- CUP Application (Online)
- Zoning Drawings dated **XXXXX**
- Proof of Ownership or Lease Rights
- Project Narrative
- Site Plan



## Design

---

**Setbacks-** The 80' tower will be set back at a 1:1 ratio from the nearest property lines. See property line dimensions on page 3 of attached drawings.

**Collocation** - The tower will be structurally designed to support Union and up to (3) additional carriers. Foundation and structural calculations to be provided.

**Lighting** - No marking or lighting will be required. See attached TOWAIR results.

**General Nuisances:** - As this is an unmanned facility, the site will not generate excessive traffic; will not cause any noise, air, or water pollution.

**Government** - The proposed tower will meet all current standards and regulations, including FAA, FCC, local, state or respective federal governing agency as required prior to construction of facility.

## Location Details

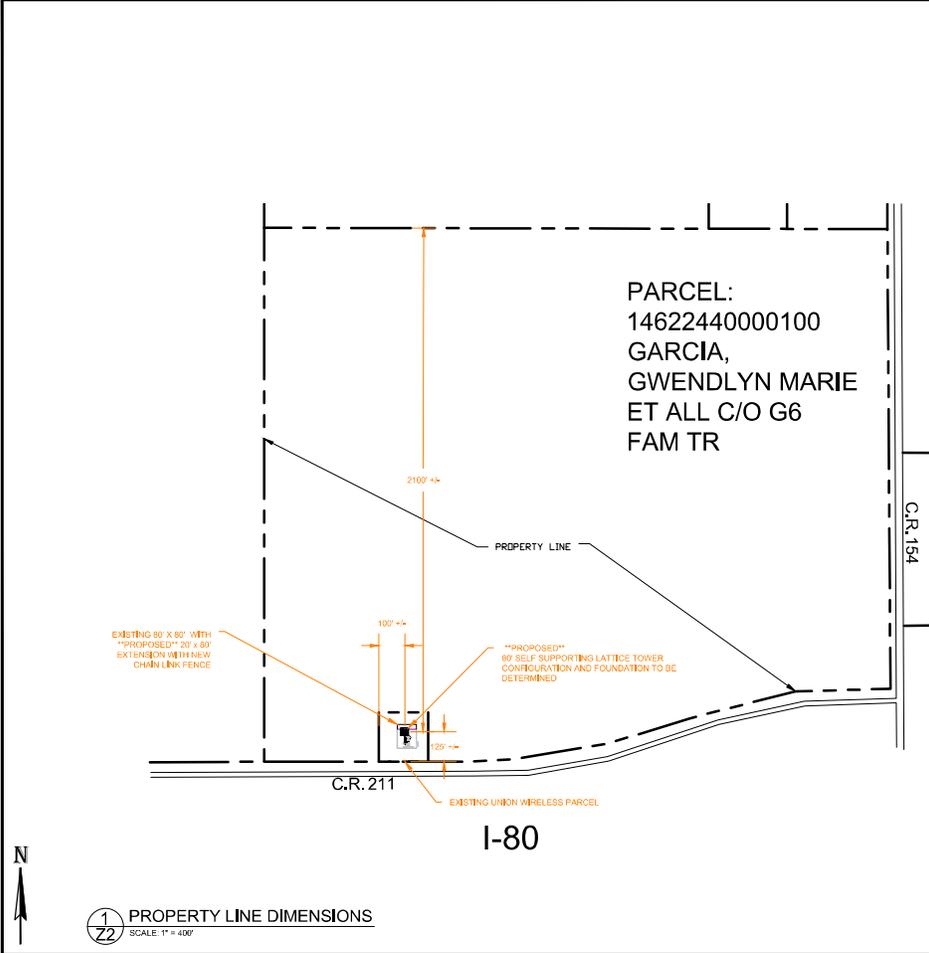
---

5360 Road 211, Burns, Laramie County, Wyoming, 82053 (Pidn: 14622440000100) \* Union purchased the 1-acre parcel surrounding the area.

## Other Information

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If you have any further questions or comments concerning this application, please feel free to contact me via email at: [Courtney.Standridge@sacw.com](mailto:Courtney.Standridge@sacw.com). Thank you in advance for your time and attention to this application.



**LEGEND**

	FENCE LINE		PROPANE LABEL
	LEASE LINE		NO SMOKING SIGN
	PROPERTY LINE		RF CAUTION SIGN
	UNDERGROUND POWER		RF NOTICE SIGN
	O/H POWER		COMPANY IDENTIFIER
	FOUNDATION		POWER POLE
	HIDDEN LINE		NEW EQUIPMENT
			RETIRE EQUIPMENT

850 N. HIGHWAY 414  
PO BOX 192  
MOUNTAIN VIEW, WY 82939

THE INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY. ANY USE OR DISCLOSURE OTHER THAN THOSE AUTHORIZED BY UNION TELEPHONE COMPANY IS STRICTLY PROHIBITED.

REVISION	ISSUE DATE
A	10/16/25
B	12/16/25

DESIGNER: YK      REVIEWER: KS

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NAME:  
**EGBERT**

PROJECT ADDRESS:  
5360 ROAD 211  
BURNS, WY 82053  
LARAMIE COUNTY

SHEET TITLE:  
PROPERTY LINE DIMENSIONS

SHEET NUMBER:  
22

THE INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY. ANY USE OR DISCLOSURE OTHER THAN THOSE AUTHORIZED BY UNION TELEPHONE COMPANY IS STRICTLY PROHIBITED.

REVISION	ISSUE DATE
A	10/16/25
B	12/16/25

DESIGNER: YK REVIEWER: KS

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NAME:  
**EGBERT**

PROJECT ADDRESS:  
5360 ROAD 211  
BURNS, WY 82053  
LARAMIE COUNTY

SHEET TITLE:  
**ZONING DETAILS**

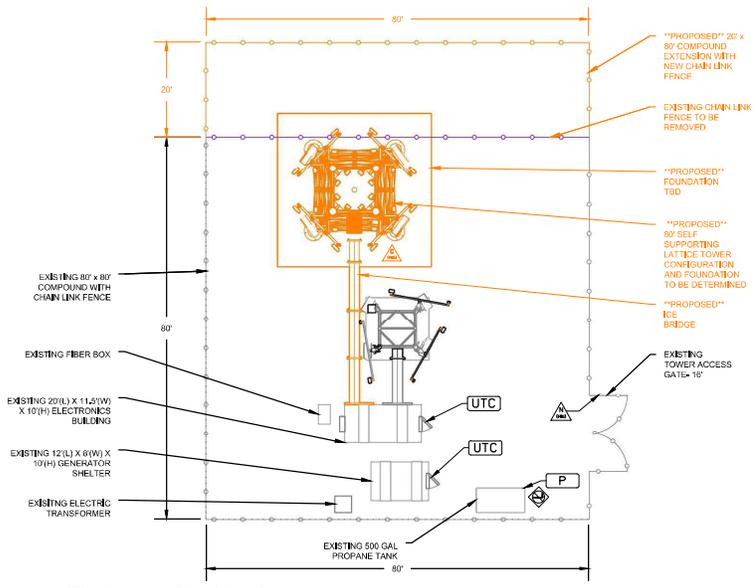
SHEET NUMBER:  
Z1

**LEGEND**

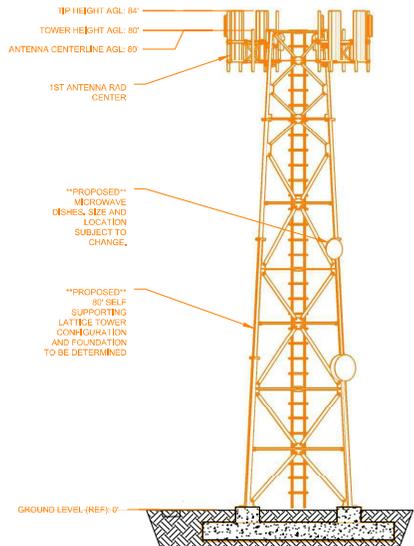
- FENCE LINE
- LEASE LINE
- PROPERTY LINE
- UNDERGROUND POWER
- O/H POWER
- FOUNDATION
- HIDDEN LINE
- P** PROPANE LABEL
- NO SMOKING SIGN**
- RF CAUTION SIGN**
- RF NOTICE SIGN**
- UTC** COMPANY IDENTIFIER
- POWER POLE**
- NEW EQUIPMENT**
- RETIRE EQUIPMENT**

**GENERAL NOTES**

1. A 80' SELF-SUPPORT TOWER WILL BE CONSTRUCTED, THE EXISTING 45' SELF-SUPPORT TOWER WILL REMAIN.
2. EXISTING 1 ACRE PARCEL WITH TOWER SITE.
3. A NEW FENCE IS TO BE INSTALLED.
4. PROPOSED SLAB FOUNDATION DESIGN MAY CHANGE DEPENDING ON GEOTECHNICAL AND STRUCTURAL RESULTS.
5. (2) EXISTING BUILDINGS FOR ELECTRONICS AND GENERATOR AND A PROPANE TANK WILL BE UTILIZED ON SITE.
6. UNDERGROUND POWER IS INSTALLED ON-SITE.
7. EQUIPMENT SHOWN MAY NOT BE UTILIZED.
8. ANTENNA AND EQUIPMENT ALIGNMENT SUBJECT TO CHANGE, AND IS PRESENTED FOR VISUAL REFERENCE ONLY.
9. TOWER WILL HAVE STRUCTURAL CAPACITY TO SUPPORT UNION EQUIPMENT AND 3 ADDITIONAL COLOCATORS AND MW DISHES.
10. THE INFORMATION CONTAINED IN THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE.



**1**  
Z1  
COMMUNICATION SITE PLAN  
SCALE: 1" = 20'



**2**  
Z1  
SOUTH FACE ELEVATION  
SCALE: 1/16" = 1'



**Laramie County, WY**  
**Laramie County Planning and Development Office**

3966 Archer Pkwy  
 Cheyenne, WY 82009  
 (307) 633-4303  
 www.laramiecountywy.gov  
 planning@laramiecounty.com

**PERMIT**

**PA-25-00085**

**PRE-APPLICATION MEETINGS**

**SITE ADDRESS:** 5360 ROAD 211 BURNS  
**PRIMARY PARCEL:** 14622440000100  
**PROJECT NAME:** UNION WIRELESS CELL TOWERS, UMBRELLA  
 CONDITIONAL USE PERMIT

**ISSUED:** 10/01/2025  
**EXPIRES:** 03/30/2026

**APPLICANT:** Standridge, Courtney  
 300 Airport Rd., Ste 1  
 Elgin, IL 60123  
 6305243852

**OWNER:** UNKNOWN CONTACT UNKNOWN  
 123 XXX  
 XX, XX 00000

Detail Name	Detail Value
Meeting Date	09/24/2025
MEETING AM OR PM	AM
Application Types	Conditional Use Class B
Attendees	Online (Teams Meeting)
Property Interest	Leasee
Detailed Project Narrative	100 foot monolith towers for four separate locations throughout the county
Staff Attending	JA CC SP CS TM PB
Application Fees	Yes
Copy of Pre-App Notes	REQUIRED FOR APPLICATION SUBMITTAL
Project Narrative Letter	Yes
Warranty Deed and/or Lease Agreement	Yes
Development Action	Conditional Use Class B
Drainage Plans	No
Drainage Study	No
Traffic Study	No
Public Safety Fees Acknowledgement Letter	No
Community Facility Fees Acknowledgement Letter	No
WY DEQ Chapter 23 Study/Submittal Letter	No
Development Agreement	No



**Laramie County, WY**  
**Laramie County Planning and Development Office**

3966 Archer Pkwy  
 Cheyenne, WY 82009  
 (307) 633-4303  
 www.laramiecountywy.gov  
 planning@laramiecounty.com

Roadway Maintenance Plan	No
Road/Easement Use Agreement	No
Right-of-Way Construction Permit	TBD
Engineer Review - Paid by Applicant	Yes
Environmental Health Review/Approval	No
Environmental and Services Impact Report	No
GESC Permit	TBD
Floodplain Development Permit	TBD
Perimeter Fence Construction per W.S.S. 18-5-319	No
Public Notice, Paid by Applicant	Yes
Newspaper Legal Notice, Paid by Applicant	Yes
Adjacent Property Owner Letter, Paid by Applicant	Yes
Miscellaneous Notes	

These four towers will be under one umbrella Class B Conditional Use Permit. This will be for removing Chinese equipment from current towers and replacing with Nokia products. First site for 7 Mile Butte, 713 Road 161, Pine Bluffs - Existing 40' lattice will be replaced by a 100' lattice. Taylor McCort WYDOT, if you cross their ROW then you will need a permit from the State - 307-745-2117. Dan Peters CBO, 307-775-7462, if it is utility owned then the building department does not get involved. If it is privately owned, then you will need permitting. 1889 Happy Jack Rd, new 80' foot lattice tower.

Miscellaneous Notes (2)

Third location, Egbert tower, 5360 Road 211, 45' existing tower with a proposed 80' new tower. Fourth location, Hillsdale North, this is a relocation of a tower, existing address 4253 Road 215, Hillsdale. Bringing old tower from Road 215 up the road to Road 142, Hillsdale South, 80' tower. Cadi Salza Public Works, 307-633-4302, Road 211 will need a new access permit as well as Road 161 will need upgrading and permitting.



# Laramie County, WY

## Laramie County Planning and Development Office

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[planning@laramiecounty.com](mailto:planning@laramiecounty.com)

Miscellaneous Notes (3)

This will be done as one submission of an umbrella conditional use permit, class B, with four simple site plan submissions, so five permits all together. Fees: Conditional Use Class B \$500, Simple Site plans \$500 each, action development signs \$26 X 4, legal ad for the conditional use permit, engineer review fees for all five permits, mailers for all five permits to adjacent landowners.

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### CONDITIONS

\* Disclaimer: These are intended as guidance only. Fee calculations are determined at the time of application, and issues that arise during review periods are not always anticipated at pre-application stage. Public Records Act: This document and any documents provided by the applicant to Planning may constitute a public record under W.S.S. 16-4-201 et seq. Applicants are advised not to divulge any information at a Pre-Application Meeting with Planning that they do not yet desire to be public information.

\* A traffic study may be required for any site plan, subdivision permit, or access request for any development and shall be required for any project or development that will generate 100 or more trips during any hour or over 200 trips per day. Traffic studies shall be prepared by a qualified civil engineer licensed by the Wyoming State Board of Registration for Professional Engineers and Professional Land Surveyors to practice engineering in Wyoming. The applicant and the engineer shall meet with the County prior to preparation of the traffic study to discuss specific issues or concerns. The Director of Planning and Development may waive a traffic study based on estimated ADT, and peak hour trips, or existing road or site conditions, including adequate pedestrian access.

\* Requests for waivers for drainage impact studies shall be made in writing to the Laramie County Public Works Department. The County shall review the request and approve the grant for a waiver or identify the level of study required for the proposed development action. Laramie County Public Works may waive the requirement for drainage study based on the following: a. Information is provided to substantiate there are no potential drainage problems at the site or downstream of the site (including impacts to downstream floodplains). b. The development or redevelopment will not result in an increase in the historic impervious area. c. The development or redevelopment of an area is immediately adjacent to a major drainageway that is capable of conveying the fully developed basin 100-year flood without impact to the base flood elevation. d. The development or redevelopment is unlikely to create drainage problems.

\* A waiver or alternative to the required landscaping may be presented to the Planning and Development Director for review. The Director shall approve the proposed alternative landscape plan based on the following criteria: A. the proposed alternative meets or exceeds the intent of this regulation, and B. the proposed alternative is well-integrated with the surrounding landscaping and land uses, and C. the proposed alternative meets the goals of Laramie County Comprehensive Plan and; D. the purpose of the required site plan is to legalize an existing use and the impact or benefits of the landscape plan on the property would be minimal; or E. the landscaping as required would prohibit reasonable use of the property.

## Courtney Standridge

**Subject:** PA-25-00085 - Union Cell Tower Sites - Multiple Locations - Courtney Standridge (630) 524-3852

**Location:** Microsoft Teams Meeting

**Start:** Wed 10/1/2025 9:00 AM

**End:** Wed 10/1/2025 9:30 AM

**Recurrence:** (none)

**Meeting Status:** Accepted

**Organizer:** Catherine Cundall

### This Message Is From an External Sender

This message came from outside your organization.

\*\*\*\*\*This is rescheduled to 10 am on 10/1/25. Following is additional information from Courtney on the proposed changes.

Here are the projects we will discuss:

### Meeting Notes

Benedek East	1889 Happy Jack Road, Cheyenne, WY	Drop and Swap – New 80’ lattice tower within existing lease area.
7-Mile Butte	713 County Rd 161, Pine Bluffs, WY	Drop and Swap - New 80’-100’ lattice tower with existing lease area expansion.
Egbert	5360 Road 211, Burns, WY	Drop and Swap – New 80’ lattice w/in existing lease area.
Hillsdale North	80’ x 80’ parcel of land within Lot 3 of Section 31, T15 N, R63 of the 6 <sup>th</sup> PM.	Relo of Hillsdale South (existing site) Likely 80’-100’ lattice

One umbrella CUP B permit \$500  
 -Individual narrative  
 -Individual site plan -ZDs  
 - Site Plan must meet design requirements, setbacks, 2024 IBC,  
 -Engineering, Public Works, Planning Review  
 -Address comments  
 \*Union to create CDs with structural details  
 -Hearing prep, development signs, notice letters (30-days)  
 6-8 week process  
 Access Permit, Electrical Permit

\*\*\*\*\*  
 \*\*\*\*\*

Union Wireless are replacing three existing cell towers with larger towers and new equipment. There will be one new site where an existing tower is being relocated to. Following are the addresses given. Attached is a site plan permit for the 5360 Road 211 location. I was unable to locate any other site plans.

- 1) 5360 Road 211, Egbert, WY – Site Name: Egbert – Drop and Swap (replacing) of existing tower
- 2) 713 County Road 161, Pine Bluff, WY – Site Name: 7-Mile Butte - Drop and Swap (replacing) of existing tower

- 3) 1889 Happy Jack Road, Cheyenne, WY – Site Name: Benedek East – Drop and Swap (replacing) of existing tower
- 4) TBD, 142 North of Hillsdale – Site Name: Hillsdale North – Relocation of existing tower





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## Microsoft Teams [Need help?](#)

### [Join the meeting now](#)

Meeting ID: 236 369 682 213 4

Passcode: TB72j2kC

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For organizers: [Meeting options](#)

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THE INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY. ANY USE OR DISCLOSURE OTHER THAN THOSE AUTHORIZED BY UNION TELEPHONE COMPANY IS STRICTLY PROHIBITED.

REVISION	ISSUE DATE
A	10/16/25
B	12/16/25

DESIGNER: YK      REVIEWER: KS

**PRELIMINARY NOT FOR CONSTRUCTION**

PROJECT NAME:  
**EGBERT**

PROJECT ADDRESS:  
5360 ROAD 211  
BURNS, WY 82053  
LARAMIE COUNTY

SHEET TITLE:  
**ZONING DETAILS**

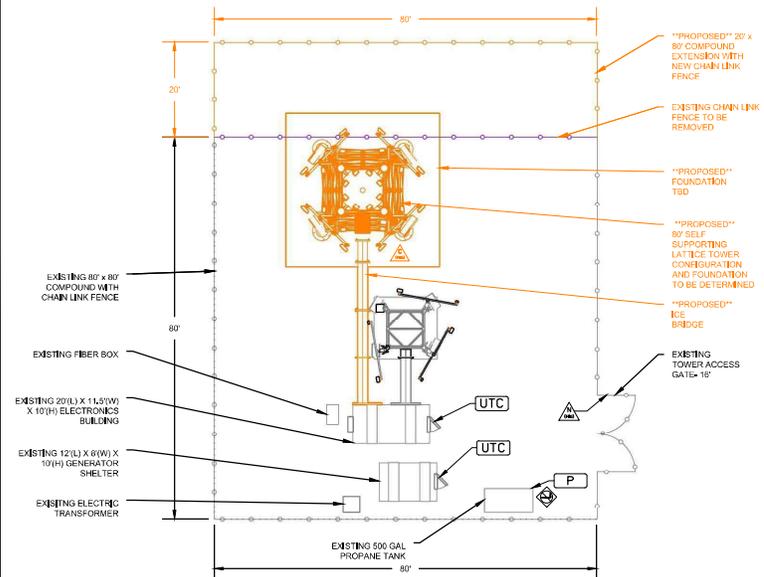
SHEET NUMBER:  
**Z1**

**GENERAL NOTES**

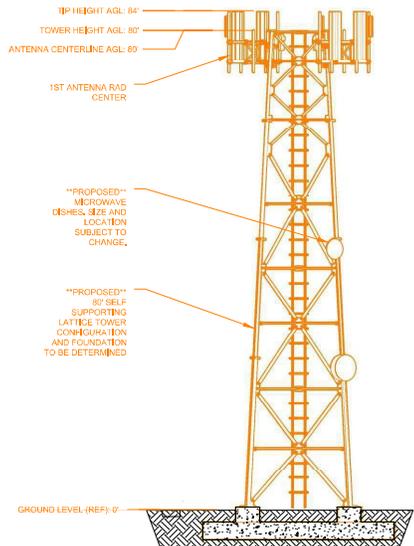
1. A 80' SELF-SUPPORT TOWER WILL BE CONSTRUCTED, THE EXISTING 45' SELF-SUPPORT TOWER WILL REMAIN.
2. EXISTING 1 ACRE PARCEL WITH TOWER SITE.
3. A NEW FENCE IS TO BE INSTALLED.
4. PROPOSED SLAB FOUNDATION DESIGN MAY CHANGE DEPENDING ON GEOTECHNICAL AND STRUCTURAL RESULTS.
5. (2) EXISTING BUILDINGS FOR ELECTRONICS AND GENERATOR AND A PROPANE TANK WILL BE UTILIZED ON SITE.
6. UNDERGROUND POWER IS INSTALLED ON-SITE.
7. EQUIPMENT SHOWN MAY NOT BE UTILIZED.
8. ANTENNA AND EQUIPMENT ALIGNMENT SUBJECT TO CHANGE, AND IS PRESENTED FOR VISUAL REFERENCE ONLY.
9. TOWER WILL HAVE STRUCTURAL CAPACITY TO SUPPORT UNION EQUIPMENT AND 3 ADDITIONAL COLOCATORS AND MW DISHES.
10. THE INFORMATION CONTAINED IN THIS DOCUMENT IS PRELIMINARY IN NATURE AND IS SUBJECT TO CHANGE.

**LEGEND**

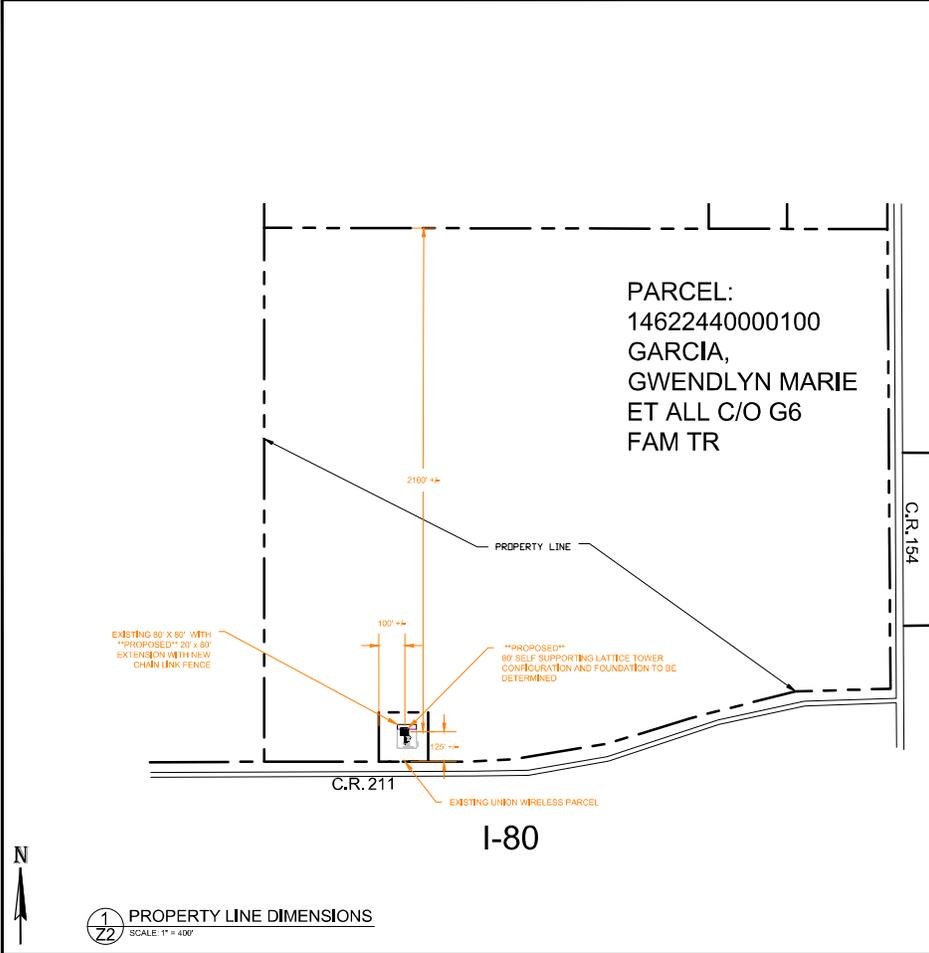
- FENCE LINE
- LEASE LINE
- PROPERTY LINE
- UNDERGROUND POWER
- O/H POWER
- FOUNDATION
- HIDDEN LINE
- PROPANE LABEL
- NO SMOKING SIGN
- RF CAUTION SIGN
- RF NOTICE SIGN
- COMPANY IDENTIFIER
- POWER POLE
- NEW EQUIPMENT
- RETIRE EQUIPMENT



**1**  
**Z1**  
**COMMUNICATION SITE PLAN**  
SCALE: 1" = 20'



**2**  
**Z1**  
**SOUTH FACE ELEVATION**  
SCALE: 1/16" = 1'



**LEGEND**

—○—○—	FENCE LINE	[P]	PROPANE LABEL
— — — —	LEASE LINE	⊠	NO SMOKING SIGN
— — — —	PROPERTY LINE	⚠	RF CAUTION SIGN
— — — —	UNDERGROUND POWER	⚠	RF NOTICE SIGN
— — — —	O/H POWER	[UTC]	COMPANY IDENTIFIER
[ ]	FOUNDATION	⊙	POWER POLE
---	HIDDEN LINE	▬	NEW EQUIPMENT
		▬	RETIRE EQUIPMENT

**Union**  
WIRELESS  
850 N. HIGHWAY 414  
PO BOX 192  
MOUNTAIN VIEW, WY 82939

**NOKIA**

THE INFORMATION CONTAINED IN THIS DOCUMENT IS PROPRIETARY. ANY USE OR DISCLOSURE OTHER THAN THOSE AUTHORIZED BY UNION TELEPHONE COMPANY IS STRICTLY PROHIBITED.

REVISION	ISSUE DATE
A	10/16/25
B	12/16/25

DESIGNER: YK      REVIEWER: KS

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NAME:  
**EGBERT**

PROJECT ADDRESS:  
5360 ROAD 211  
BURNS, WY 82053  
LARAMIE COUNTY

SHEET TITLE:  
PROPERTY LINE DIMENSIONS

SHEET NUMBER:  
22

1  
22  
**PROPERTY LINE DIMENSIONS**  
SCALE: 1" = 400'



850 North Highway 414 • P.O. Box 160 • Mountain View, WY 82939

## **Drainage Study Waiver Request**

### **Re: Telecommunications Tower's Proposed in Laramie County, WY**

Union Telephone Company is requesting a waiver from a Drainage study at the following locations located in Laramie County as all the proposed sites fall within an area of minimal flood hazard. Listed below is the square footage of the area that will be disturbed in comparison to the overall parcel size. The unmanned telecommunication sites will have limited change to the existing topography and therefore have minimal impact on the historic impervious area near the site locations. Please see the included maps provided by FEMA Flood Map Service Center.

#### **7-Mile Butte (Existing Site) – 713 County Road 161, Pine Bluffs, WY 82082**

- 3,750 sqf. leased area. Parcel size = 392.79 acres

#### **Benedek East (Existing Site) – 1889 Happy Jack Road, Cheyenne, WY 82001**

- 6,400 sqf. leased area. Parcel Size = 5,688.50 acres

#### **Cheyenne Sara Ranch (Existing Site) – 2011 West College Drive, Cheyenne, WY 82001**

- 2,500 sqf. leased area. Parcel Size = 369.60 acres

#### **Egbert (Union Owned Parcel) – 5360 Road 211, Cheyenne, WY 82009**

- 8,000 sqf. fenced area. Parcel Size = 1 acre

#### **Hillsdale North (New Site) Address TBD**

- 6,400 sqf. leased area. Parcel Size = 335.38 acres

I appreciate your consideration,

Thank you,

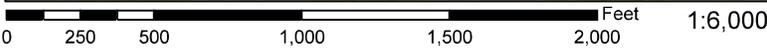
**Cody Quintal**

Site Acquisition Specialist  
307-701-4092

# National Flood Hazard Layer FIRMette



104°16'W 41°9'48"N



Basemap Imagery Source: USGS National Map 2023

## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, AB99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes, Zone X
OTHER AREAS		Area with Flood Risk due to Levee Zone D
		NO SCREEN Area of Minimal Flood Hazard Zone X
GENERAL STRUCTURES		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
OTHER FEATURES		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/22/2025 at 6:11 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



# LARAMIE COUNTY LAND USE REGULATIONS

## Transportation Assessment Worksheet

The following transportation assessment worksheet shall be completed in association with 5-6-103

Project: Union Wireless - Egbert Project By: SAC Wireless - Site Acquisition Vendor

Date: 1/12/26 Contact: Courtney Standridge, SAC Wireless c/o Union Wireless

Owner/Developer: Union Telephone Company Phone: 630-524-3852

Property Address or Legal Description (lot, block, subdivision): \_\_\_\_\_

Legal Description: SW1/4 OF SE 1/4 SECTION 24 T14N R62W 6THPM

Existing Zoning: Agricultural Change to: \_\_\_\_\_

Existing Land Use: Existing Wireless Facility Proposed: No changes

Applicant email: Courtney.Standridge@sacw.com

Above changes if applicable.

### All Developments

Provide the following information, to the best of your knowledge, for all projects:

1. Provide existing Land Use and Proposed Land Use for this site.
  - a. Traffic counts need to be included in here... if not existing developer must provide current traffic counts on adjacent public roadways.
  - b. Description of existing Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
	110	Gen.Light Industrial	Sq. Ft				

**Total:**

- c. Description of proposed Land Use: (If none, use Vacant) If using Peak Hours, multiply by a Rate of 7.44

Type	ITE Code	Land Use	Unit	Time Period	Rate	Size	Trips/Day
	110	Gen.Light Industrial	8,000 Sq Ft	Daily	4.87	8000 x 4.87 / 1000 = 38.96	

**Total:**

**New Land Use: Trips/Day**

1. Traffic Impact Study - Criteria I	
2. Traffic Impact Study - Criteria II	
3. Traffic Impact Study - Criteria III	
4. Traffic Impact Study - Criteria IV	
5. No Traffic Impact Study Required	

**Increase (+)/Decrease (-):**

38.96

### b. Standards for TIS

Traffic impact studies shall utilize the Institute of Transportation Engineers (ITE) trip generation rates unless better information is available and approved by the County. If there is no available current data regarding existing traffic counts on existing roadways, traffic counts will be required to be obtained when a TIS is required.

### Interactive Transportation System Map

Layers Basemaps

- Bridge Condition Rating
- Road Classification
- Pavement Condition Rating
- State Transportation Improvement Plan
- Traffic Counts (2021-2024)
  - AADT > 20,000
  - 12,000 < AADT <= 20,000
  - 6,000 < AADT <= 12,000
  - 2,000 < AADT <= 6,000
  - AADT <= 2,000

[Clear All Layers](#)



**AGENCY REVIEW #1**

**Permit Notes**

**Permit Number:** PZ-26-00009

**Parcel Number:** 14622440000200

**Submitted:** 01/27/2026

**Applicant:** Standridge, C  
**Owner:** UNION TELEPHONE COMPANY

**Site Address:** 5360 ROAD 211  
 Burns, WY 82053

**Technically Complete:** 01/27/2026  
**Approved:**  
**Issued:**

**Project Description:** 5360 Road 211-80' lattice tower, ice bridge, antennas, existing 45' tower, lease expansion to 80'x100' with chain link fence, existing 20'x11.5'x10' electronic building, existing 12'x8'x10' generator building, existing 500 gallon propane tank on pad.

<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>
01/30/2026		Application	PZ-26-00009	GENERAL	<p>The Department has no concerns with this project. We offer the following recommendations.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> <li>-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.</li> <li>-Work with land managers 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.</li> <li>- Additional information on prevention and treatment options for these grasses can be found at <a href="https://www.invasivegrasses.com/">https://www.invasivegrasses.com/</a>.</li> </ul>	WYGAMEFISHDEPT@LARAMIECOUNTY.WY.GOV
02/02/2026		Application	PZ-26-00009	GENERAL	Approval will be done administratively following disapproval/approval of PZ-25-00082.	CATHERINE.CUNDELL@LARAMIECOUNTY.WY.GOV
02/03/2026		Application	PZ-26-00009	GENERAL	No comments	MATTHEW.BUTLER@LARAMIECOUNTY.WY.GOV

## Permit Notes

02/05/2026	Workflow	ENGINEERS REVIEW	GENERAL	<p>1.The proposed site includes less than 20,000 sq.ft. of impervious or semi-impervious area, therefore it does not meet the requirements for a Drainage Report, and a waiver of a Drainage Report is needed, per the regulations.</p> <p>2.The anticipated traffic to and from the site does not warrant a Traffic Impact Study per the regulations.</p> <p>3.The site plan drawing is adequate for the proposed development.</p> <p>4.The access road should be a minimum of 20' wide to accommodate emergency vehicles.</p>	SCOTT.LARSON@LARAMIECOUNTY.WY.GOV
02/09/2026	Workflow	PUBLIC WORKS REVIEW	GENERAL	<p>1.All comments from the review engineer and/or surveyor shall be addressed and resolved appropriately.</p> <p>2.Any internal roadways on the site shall comply with the needs of emergency services.</p> <p>3.A separate access permit application through Public Works will be required. Please apply for your Public Works access permit on the SmartGov Portal. Call (307-633-4302) or email (permits@laramiecountyyw.gov) Public Works with any questions.</p> <p>Any existing access will need to be upgraded to comply with the current Laramie County Land Use Regulations through this permit.</p> <p>The access permit will not be issued until the site plan has been approved.</p> <p>4.As a heads up, if the access road condition is pavement, then the access approach for this site will have to be paved (from the edge of pavement to the right-of-way line or 20-foot back.</p>	MOLLY.BENNETT@LARAMIECOUNTY.WY.GOV
02/11/2026	Application	PZ-26-00009	GENERAL	WAPA has no conflict with this project	ROGERS@LARAMIECOUNTY.WY.GOV
02/12/2026	Workflow	FIRE DISTRICT REVIEW	GENERAL	no problems from fire district with this project.	DEREK.WALLS@LARAMIECOUNTY.WY.GOV

## Catherine Cundall

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**From:** towernotifyinfo@fcc.gov  
**Sent:** Tuesday, February 24, 2026 9:47 AM  
**To:** Planning  
**Subject:** Section 106 New Filing Submitted- Email ID #12130501

**Categories:** CATE, GENERAL

**Attention:** This email message is from an **external(non-County)** email address. Please exercise caution and/or verify authenticity before opening the email/attachments/links from an email you aren't expecting.

The following new Section 106 filing has been submitted:

File Number: 0011919915  
TCNS Number: 306517  
Purpose: New Tower Submission Packet

Notification Date: 7AM EST 02/25/2026

Applicant: Union Telephone Company  
Consultant: EnviroBusiness Inc. d/b/a EBI Consulting (EBI 260059545PR)  
Positive Train Control Filing Subject to Expedited Treatment Under Program Comment: No  
Site Name: Egbert  
Site Address: 5360 Road 211  
Detailed Description of Project: Proposed construction of a new telecommunications self-support tower with compound expansion resulting in ground disturbance. Please see Attachment 4 of this filing for project design details. (260059545PR)  
Site Coordinates: 41-9-34.3 N, 104-15-40.9 W  
City: Burns  
County: LARAMIE  
State: WY  
Lead SHPO/THPO: Wyoming State Historic Preservation Office

Consultant Contact Information:  
Name: EnviroBusiness Inc. d/b/a EBI Consulting (EBI 260059545PR)  
Title: Assistant Tech Dir, Cultural Resources  
PO Box:  
Address: 21 B Street  
City: Burlington  
State: MA  
Zip: 01803  
Phone: 585-815-3290  
Fax:  
Email: agreeen@ebiconsulting.com

**NOTICE OF FRAUDULENT USE OF SYSTEM, ABUSE OF PASSWORD AND RELATED MISUSE**

Use of the Section 106 system is intended to facilitate consultation under Section 106 of the National Historic Preservation Act and may contain information that is confidential, privileged or otherwise protected from disclosure under applicable laws. Any person having access to Section 106 information shall use it only for its intended purpose. Appropriate action will be taken with respect to any misuse of the system.