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Owyhee County
Planning & Zoning

PO Box 128, Murphy, ID 83650
Phone (208) 495-2095 Fax (208) 495-2051

GENERAL

Land Use Permit Application
Requiring Public Hearing

☐ SINGLE FAMILY RESIDENCE ☐ COMMERCIAL ☐ SUBDIVISION ☐ CAFO ☐ INDUSTRIAL
☐ REZONE ☒ OTHER Wireless Communication Tower

White Cloud Communications Inc.

APPLICANT/ APPLICANT REPRESENTATIVE

663 Main Ave E.

MAILING ADDRESS

Twin Falls ID 83301
CITY STATE ZIP CODE

208-733-5470
TELEPHONE EMAIL OR FAX

Heart K Ranch Trust

OWNER'S NAME

19100 King Ln
OWNER'S MAILING ADDRESS

Oreana ID 83650
CITY STATE ZIP CODE

208-559-6573
OWNER'S PHONE NUMBER EMAIL OR FAX

21220 Oreana Loop Rd, Oreana, ID

PROJECT ADDRESS/LOCATION

26 04S 01E
SECTION TOWNSHIP RANGE

Does this parcel border dry land/range land? Y N
(If yes, please include fire mitigation measures on site plan)

RP04S01E260001
TAX ASSESSOR'S PARCEL NUMBER(s)

Agriculture
CURRENT ZONING OF THE SUBJECT PARCEL

Agriculture
CURRENT USE OF THE SUBJECT PARCEL

Wireless Communication Tower
PROPOSED USE

2,500 Sq Ft
TOTAL SQ. FT OF ALL PROPOSED STRUCTURES

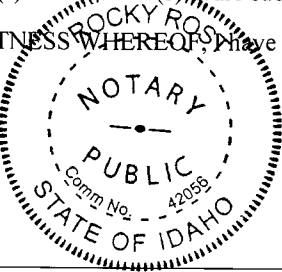
I DECLARE UNDER PENALTY OF PERJURY that I/we, Joseph Shelton, being duly sworn, depose and say that I/we am/are the applicant(s) in the foregoing application, that I/we have read the foregoing application and know the content thereof and state that the same is true and correct to the best of my knowledge. Furthermore, all information and data submitted to Owyhee County in support of my application is true and correct to the best of my knowledge. I/we acknowledge that by submitting this application a member or members of the planning and zoning commission may physically make a site visit to the proposed site and surrounding vicinity. I/we understand that this will be done at an unannounced time without conversation with owners, applicants, or the public.

Dated: 6/2/26 Signed: [Signature]

Dated: _____ Signed: _____

On the 2nd day of June, 2026, before me, the undersigned Notary Public, personally appeared, known to me to be the person(s) whose ~~name(s)~~ are subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same.

IN WITNESS WHEREOF, I have set my hand and seal the day and year as above written.



[Signature]
Notary Public
Residing at Twin Falls, Idaho
Commission Expires: 05/10/2027

File No. _____ Rec'd by: _____ FOR ADMINISTRATIVE USE
Date: _____ Pd. _____ Check No. _____

AFFIDAVIT

STATE OF IDAHO)
COUNTY OF OWYHEE)

I, Joseph Shelton, being duly sworn, depose and say that I am the applicant in the foregoing application, that I have read the foregoing application and know the content thereof and state that the same is true and correct to the best of my knowledge. Furthermore, all information and data submitted to Owyhee County in support of my application is true and correct to the best of my knowledge.

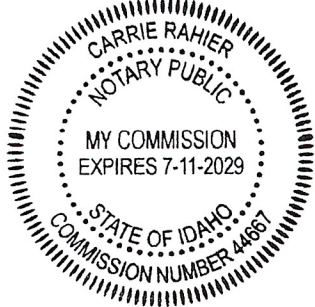
[Signature]
APPLICANT SIGNATURE
663 Mark Ave E
ADDRESS
Twin Falls ID 83301
CITY/STATE/ZIP
208-7335470
TELEPHONE

I, Gil King, the owner (if other than the applicant) of the real property involved in this application, do hereby consent to the filing of this application.

[Signature]
OWNER SIGNATURE
19100 KING LAKE
ADDRESS
Oreana IDAHO 83650
CITY/STATE/ZIP
208-559-6573
TELEPHONE

On the 22 day of May, 2024, before me, the undersigned Notary Public, personally appeared Gilbert King, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same.

IN WITNESS WHEREOF, I have set my hand and seal the day and year as above written.



[Signature]
Notary Public
Residing at Grand View Ed
Commission Expires: Aug 11, 2029

Proposal Summary Information

Applicant:

White Cloud Communications Inc

663 Main Ave East

Twin Falls, ID 83301

Property Owner: Heart K Ranch Trust

Request: Conditional Use Permit Application review for wireless communication tower consisting of a 160 ft tall WSST tower structure and a 50’X50’ compound with associated cabinets used for wireless communications (broadband Internet).

Location: 21220 Oreana Loop Rd, Oreana ID 83650 (Northwest portion of property).

Coordinates: 43°02’59.3"N, 116° 18’41.0"W

Zoning: Agriculture

Introduction

White Cloud Communications is currently expanding its wireless network infrastructure in Idaho, leveraging funding from the Capital Projects Fund, a state-administered grant provided through the Idaho Office of Broadband. This initiative aims to deliver high-speed, reliable, and cost-effective broadband services to unserved and underserved communities in Owyhee County. To facilitate these services, White Cloud is enhancing its tower portfolio by extending coverage into Owyhee County. The selection of individual tower site locations is determined by multiple factors, including topography, proximity to existing facilities, and various technical propagation considerations. Given that these wireless communication sites operate at low power and serve limited geographical areas, the options for site placement are significantly constrained, requiring precise and strategic planning.

Proposal Description

White Cloud proposes the construction of a new, 160-foot-tall WSST structured tower site designed to support panel antennas and radios for delivering broadband internet services. The facility will include a compact communication cabinet at the tower’s base to house electronic equipment. All infrastructure will be contained within a secure 50’ x 50’ fenced area beneath the tower. This new wireless site will enhance White Cloud’s existing network, significantly improving broadband internet access and reliability for the surrounding area.

Access: Via Oreana Loop Rd

Herd District: Proposed facility in not in a herd district.

Surrounding Parcel Description:

- North- Dwelling owned by Andrew Duffy and Jacob Steiner
- South- Irrigated agriculture land owned by Cal & Susie Low
- East- Irrigated agriculture land owned by Cal & Susie Low
- West- Irrigated agriculture land owned by Robert Thomas

Domestic Water Description: The proposed wireless communications facility is an unstaffed, remotely operated site that does not need water or sewer services.

Irrigation: No irrigation water required

County Services: No county services needed for proposed site

Review Criteria

1. Whether the intended use is necessary or desirable to the public convenience and welfare.

Response:

The proposed 160-foot wireless communication tower and facility are both necessary and highly desirable to the public convenience and welfare of Owyhee County. This project, funded by a state broadband grant through the Capital Projects Fund, aims to bring reliable, high-speed broadband internet to unserved and underserved areas of the county. According to the Federal Communications Commission (FCC), significant portions of rural Idaho, including Owyhee County, lack access to broadband speeds of at least 100 Mbps download and 20 Mbps upload, which are essential for modern telework, online education, telemedicine, and emergency services connectivity. By addressing this digital divide, the tower will enable residents to participate in the digital economy, access educational resources, and connect with healthcare providers remotely—services that have become critical since the COVID-19 pandemic. For example, students in remote areas will gain equitable access to online learning, and farmers can utilize precision agriculture technologies to improve productivity. This infrastructure directly supports Owyhee County's economic growth and quality of life, making it a vital public benefit that aligns with state and federal goals to expand broadband access.

2. Whether the proposed use may create a hazard, nuisance, detriment or other injury to other property in the immediate vicinity or to the health or safety to the citizens of the county in general.

Response:

The proposed wireless communication tower is designed to minimize hazards, nuisances, or detriments to neighboring properties and the broader Owyhee County community. The 160-foot structure will comply with Federal Aviation Administration (FAA) and Federal Communications Commission (FCC) safety standards, including appropriate lighting and marking to prevent aviation hazards. The tower will emit non-ionizing radiofrequency (RF) signals well below the FCC's safety thresholds, ensuring no health risks to residents or wildlife. Noise will be negligible, as the facility will include only a small equipment shelter with minimal operational sound (e.g., cooling fans), far below levels that could constitute a nuisance. Visually, the proposed self-supporting lattice tower (WSST design) has been carefully engineered with a compact footprint and tapered profile to minimize its aesthetic impact compared to traditional wide-based lattice towers.. Construction will follow best practices to control dust and noise, lasting only a few weeks, ensuring temporary impacts are minimal. Thus, the project poses no significant hazard or detriment to the area or county.

3. Whether essential public services, or the general public health or safety, or the general public environment may be negatively impacted by such use or whether there may be a requirement of additional public funding in order to meet the needs created by the requested use.

Response:

The proposed tower and facility will enhance, rather than burden, essential public services, public health, safety, and the environment in Owyhee County, with no additional public funding required. By providing broadband access, the project will improve emergency response capabilities, as first responders can utilize reliable internet for communication and coordination during crises—a critical need in a rural county with vast distances. Public health will benefit from expanded telemedicine access, allowing residents to consult with medical professionals without traveling long distances. Environmentally, the tower’s small footprint (typically less than 2,500 square feet, including the equipment shelter) minimizes land disturbance compared to other infrastructure projects. The project is fully funded through the state broadband grant under the Capital Projects Fund, covering construction, maintenance, and operation costs, meaning no additional county funding or resources will be needed. Traffic impacts will be negligible, with only occasional maintenance visits (e.g., 1-2 times per month), avoiding strain on roads or public services. This use strengthens, rather than strains, county resources.

4. Whether adequate sewer, water and drainage facilities, and utility and other service systems are to be provided by the applicant to accommodate said use.**Response:**

The proposed wireless communication facility requires minimal infrastructure, and we will provide all necessary systems to support it without relying on county services. The tower and equipment shelter do not require sewer or water facilities, as they are unmanned and generate no wastewater or potable water needs. Drainage will be managed through a simple gravel base and natural runoff design, compliant with Owyhee County’s stormwater management standards, ensuring no erosion or flooding impacts to the parcel or surrounding areas. Utilities will be provided via a dedicated power connection from the local electric provider, with backup power (e.g., a small generator or battery system) housed within the equipment shelter to ensure reliability during outages. All installation and maintenance of these systems will be handled by the applicant, funded through the state broadband grant, ensuring self-sufficiency and no burden on local utility or service systems.

5. Whether the proposed use may have adverse impact on water supplies, both surface and underground.**Response:**

The proposed tower and facility will have no adverse impact on surface or underground water supplies in Owyhee County. The project involves no water usage during operation, eliminating any demand on local aquifers or surface water resources. Construction will be limited to a small area (approximately 50x50 feet for the tower base and equipment shelter), with no deep excavation beyond the tower’s foundation. This minimizes disruption to groundwater flow or quality. Best management practices, such as silt fencing and erosion control measures, will be implemented during construction to prevent sediment runoff into nearby surface waters,

protecting streams or irrigation channels common in Owyhee County’s agricultural areas. Post-construction, the site will be stabilized with gravel or native vegetation, ensuring long-term protection of water resources. The project’s design and execution prioritize environmental stewardship, safeguarding the county’s vital water supplies.

6. Whether the geological base on which the use is to be placed may or may not support the proposed use.

Response:

The geological base at the proposed site fully supports the construction and long-term operation of the 160-foot WSST telecommunications tower. The site is underlain by stable Tertiary basalt and rhyolite flows with only thin alluvial cover—a geologic setting that has successfully supported numerous telecommunications towers throughout southwest Idaho for decades. USDA-NRCS Web Soil Survey data for the parcel indicates surface soils rated “Low” and “Moderate” for concrete corrosion and present no severe limitations for foundations. Both “Low” and “Moderate” ratings are common and present no unusual risk when standard durability practices are followed. Prior to final design, an Idaho-licensed professional geotechnical engineer will conduct a required site-specific investigation including soil borings and laboratory testing. The foundation will then be designed in accordance with the current International Building Code, ASCE 7, and ANSI/TIA-222 standards using the verified soil parameters. Therefore, the geological base is suitable and will safely support the proposed tower for its entire design life.

7. Whether the proposed use at the site may endanger human health, animal life and plant life in the surrounding area and/or the county in general (i.e., species of animals or plants, or their habitats which might be harmed or interfered with by the proposed use).

Response:

The proposed tower poses no significant risk to human health, animal life, or plant life in the surrounding area or Owyhee County. The RF emissions from the tower will comply with FCC safety limits, well below levels that could affect humans or wildlife, as confirmed by decades of research on non-ionizing radiation. The project’s small footprint (less than 2,500 square feet) minimizes habitat disruption, avoiding impacts on sensitive species or ecosystems. Construction will avoid nesting seasons if migratory birds are present, and the site will be revegetated with native plants post-construction to restore any temporary disturbance. The tower’s height and lighting will follow FAA guidelines to minimize avian collisions. These measures ensure the project harmonizes with the local environment, protecting health and biodiversity.

8. Whether the proposed use complements, benefits, and is compatible with the surrounding land uses.

Response:

The proposed broadband communication tower is fully compatible with, complements, and directly benefits the surrounding rural land uses, which consist primarily of agriculture, low-density residential properties, and undeveloped land. With a minimal footprint and no loss of productive farmland, the slender tower blends seamlessly with existing rural vertical elements such as grain silos, windmills, and utility poles. Most importantly, it will deliver high-speed internet to an area currently unserved or underserved, enabling precision agriculture, remote learning, telehealth, farm monitoring, and improved emergency communications while supporting farm competitiveness, remote work opportunities, and increased property values. Far from conflicting with the area's rural and agricultural character, this low-impact infrastructure strengthens the community and directly advances local, state, and federal goals for rural broadband expansion.

9. Whether special conditions could be imposed upon the proposed use which would minimize any adverse impact as to justify the granting of the conditional use permit.**Response:**

Yes, the proposed broadband communication tower has inherently minimal adverse impacts, but the applicant is fully willing to accept reasonable special conditions to eliminate even those minor effects and ensure maximum compatibility. The following conditions, among others, would reduce any potential impact to a less-than-significant level and fully justify issuance of the conditional use permit:

- Limit tower height to the minimum required for service (currently proposed at 160 feet AGL).
- Require a design with a non-reflective gray or galvanized finish to minimize visual prominence.
- Install FAA-required lighting, utilizing dual red/white medium-intensity lighting with aircraft detection system (ADLS) to eliminate nighttime lighting when no aircraft are present, or red-only lighting if permitted.
- Screen the ground equipment compound with evergreen landscaping or fencing matching rural character, as approved by staff.
- Co-location requirement: allow future carriers to add antennas at no additional land disturbance, subject to structural capacity and standard administrative review.
- Maintain a minimum setback of 1.1 times the tower height from all property lines and dwellings.
- Remove the facility within 18 months of cessation of use.

With these or similar conditions, any conceivable adverse impact is reduced to insignificance, while the substantial public benefit of closing the digital divide in this unserved rural area is preserved. The applicant agrees to incorporation of such conditions and believes they fully support approval of the conditional use permit.

GIFT DEED

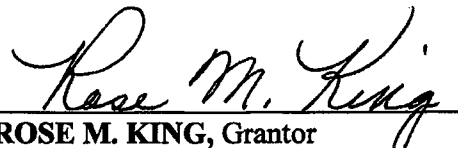
Intending a gift, **ROSE M. KING**, a single person, Grantor, does hereby grant, bargain, sell and convey to **GILBERT GENE KING, AS TRUSTEE (or any successor Trustee thereof) OF THE HEART K RANCH TRUST UTA DECEMBER 28, 2012**, Grantee, whose current address is Post Office Box 36, Murphy, Idaho 83650, the following real property located in Owyhee County, Idaho, as described on Exhibit A, attached hereto and incorporated herein.

SUBJECT TO current taxes and assessments and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

This conveyance shall include any and all appurtenances, tenements, hereditaments, reversions, remainders, easements, rights-of-way and water rights in anywise appertaining to the property herein described.

All income and gain derived from such property shall be the sole and separate property of said Grantee.

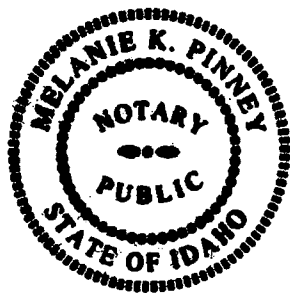
IN WITNESS WHEREOF, the Grantor has hereunto subscribed her name to this instrument this 28th day of December, 2012.


ROSE M. KING, Grantor

STATE OF IDAHO)
) ss:
County of Ada)

On this 28th day of December, 2012, before me, the undersigned, a notary public in and for said State, personally appeared ROSE M. KING, known or acknowledged to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that she executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year first above written.





Notary Public for Idaho
My Commission Expires 10-26-2018

EXHIBIT A

Tract I:

In Township 4 South, Range 1 East, Boise Meridian, Owyhee County, Idaho

Section 26: Southwest Quarter, South Half of the Northwest Quarter, North Half of the Southeast Quarter, Southwest Quarter of the Southeast Quarter, South Half of the Northeast Quarter, Northeast Quarter of the Northeast Quarter

Section 27: Southeast Quarter of the Southeast Quarter

Section 34: Northeast Quarter of the Northeast Quarter

Section 35: North Half of the Northwest Quarter, and a parcel in the Southwest Quarter of the Northwest Quarter described as follows: Beginning at the Northeast corner of the Southwest Quarter of the Northwest Quarter, Sec. 35, T4S, R1E, B.M.; thence in a Westerly direction 630 feet; thence in a Southerly direction 104 feet; thence in an Easterly direction 630 feet; thence in a Northerly direction 104 feet to the PLACE OF BEGINNING.

EXCEPTING THEREFROM:

A portion of the Northwest Quarter of the Northwest Quarter of Section 35 in Township 4 South, Range 1 East, Boise Meridian, Owyhee County, Idaho, described as follows:

COMMENCING at the Section corner common to Sections 26, 27, 34 and 35 of Township 4 South, Range 1 East, Boise Meridian, Owyhee County, Idaho; thence

South 1320 feet along the Section line common to Sections 34 and 35 a distance of 1320 feet to the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 35; thence

East along the South line of said Northwest Quarter of the Northwest Quarter a distance of 558 feet to the TRUE POINT OF BEGINNING; thence

North parallel with the West line of said Section 35 a distance of 165 feet; thence

East and parallel with the South line of the Northwest Quarter of the Northwest Quarter a distance of 175 feet; thence

South and parallel with the West line of said Section 35 a distance of 165 feet to a point on the South line of the Northwest Quarter of the Northwest Quarter of said Section 35 that is East a distance of 175 feet from the POINT OF BEGINNING; thence

West along said South line of the Northwest Quarter of the Northwest Quarter a distance of 175 feet to the TRUE POINT OF BEGINNING.

Tract II:

A portion of the Northwest Quarter of the Northwest Quarter of Section 35 in Township 4 South, Range 1 East, Boise Meridian, Owyhee County, Idaho, described as follows:

COMMENCING at the Section corner common to Sections 26, 27, 34 and 35 of Township 4 South, Range 1 East, Boise Meridian, Owyhee County, Idaho; thence

South 1320 feet along the Section line common to Sections 34 and 35 a distance of 1320 feet to the Southwest corner of the Northwest Quarter of the Northwest Quarter of said Section 35; thence

East along the South line of said Northwest Quarter of the Northwest Quarter a distance of 558 feet to the TRUE POINT OF BEGINNING; thence

North parallel with the West line of said Section 35 a distance of 165 feet; thence

East and parallel with the South line of the Northwest Quarter of the Northwest Quarter a distance of 175 feet; thence

South and parallel with the West line of said Section 35 a distance of 165 feet to a point on the South line of the Northwest Quarter of the Northwest Quarter of said Section 35 that is East a distance of 175 feet from the POINT OF BEGINNING; thence

West along said South line of the Northwest Quarter of the Northwest Quarter a distance of 175 feet to the TRUE POINT OF BEGINNING.

Tract III:

In Township 7 South, Range 1 East, Boise Meridian, Owyhee County, Idaho

Section 9: East Half of the Northeast Quarter

Tract IV:

In Township 7 South, Range 2 East, Boise Meridian, Owyhee County, Idaho

Section 30: West Half of the Northeast Quarter

Tract V:

In Township 8 South, Range 1 East, Boise Meridian, Owyhee County, Idaho

Section 6: Government Lot 7, Southeast Quarter of the Southwest Quarter, Southwest Quarter of the Southeast Quarter

Section 7: Government Lot 1, Northeast Quarter of the Northwest Quarter, North Half of the Northeast Quarter

Section 18: Government Lots 2, 3, 5, 6 and 7, Northwest Quarter of the Southeast Quarter

Section 19: Government Lots 1, 2 and 3, East Half of the Northwest Quarter, Northeast Quarter of the Southwest Quarter, North Half of the Southeast Quarter

Tract VI:

In Township 8 South, Range 1 West, Boise Meridian, Owyhee County, Idaho

Section 1: East Half of the Southeast Quarter

Section 12: East Half of the Northeast Quarter, East Half of the Northwest Quarter of the Northeast Quarter

Section 13: South Half of the North Half, North Half of the South Half, Government Lots 1, 2, 3 and 4

Section 18: Southeast Quarter, East Half of the Southwest Quarter, Government Lots 3 and 4

Section 19: North Half of the Northeast Quarter, Southeast Quarter of the Northeast Quarter, Northeast Quarter of the Northwest Quarter, Government Lot 1, East Half of the Southeast Quarter

Section 20: Southwest Quarter of the Northwest Quarter, Northwest Quarter of the Southwest Quarter

Section 22: Northwest Quarter of the Southeast Quarter, South Half of the Southeast Quarter

Section 24: Northwest Quarter, North Half of the Southwest Quarter
Section 26: Southwest Quarter of the Northwest Quarter
Section 27: Northeast Quarter of the Northeast Quarter

TOGETHER WITH a grant of Easement for a well, ditch and cooling pond located in the NWNE, Sec. 34, T4S, R1E, BM, as granted by the United States, Dept. of Interior, Bureau of Land Management, on August 4, 1961, under Serial No. Idaho 012682.

Valuation Summary Sheet

OWYHEE County

5/5/2026 10:31:38 AM

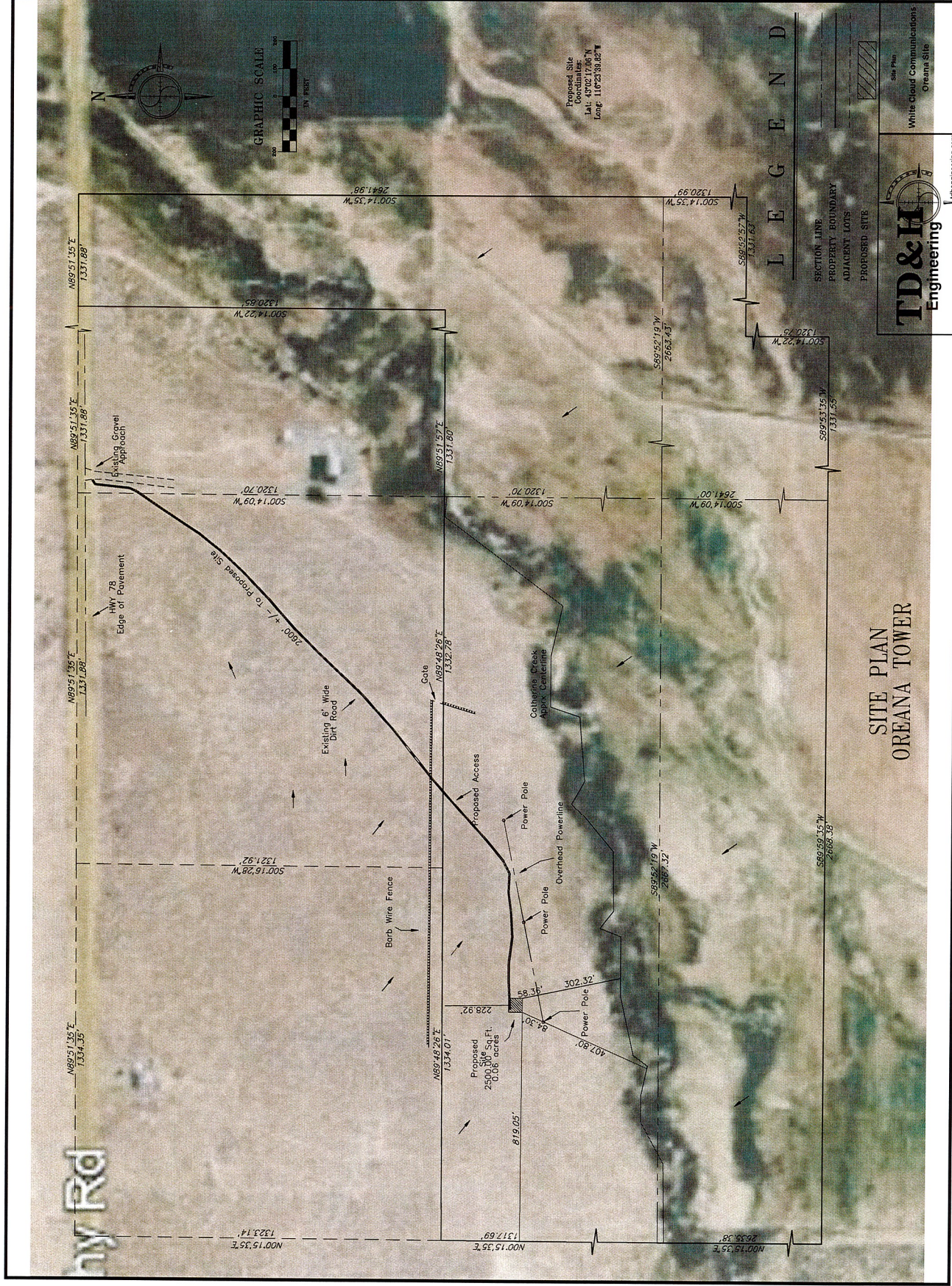
Parcel Number: RP04S01E260001		Property Address:	
Effective Date: 1/1/2007		Tax Code Area: 24-0000	
Expiration Date:		Legal Description: S2N2,N2S2,S2SW,SWSE,NENE 26 4S 1E	
Legal Party Name		Address	
HEART K RANCH TRUST		19100 KING LN	
		City St Zip	
		OREANA, ID 83650	
		Primary Owner	

Cat ID	Ext	Rv Year	Unit	Quantity	Value	HO Mkt	HO Exemp	PTR	Other
01	L00		2025 AC	117.800	\$34,162	\$0	\$0	\$0	\$0
03	L00		2025 AC	67.200	\$5,712	\$0	\$0	\$0	\$0
05	L00		2025 AC	295.000	\$10,325	\$0	\$0	\$0	\$0
Totals:				480.000	\$50,199	\$0	\$0	\$0	\$0

Deed Date		Deed Reference	
12/31/2012		279539&40	
12/31/2012		189404	

Zone Code:	
Parcel Type:	
Location Code: 3000	

Comments:	
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World Tower
COMPANY, INC.

1213 Compressor Drive
P.O. Box 508
Mayfield, KY 42066
270-247-3642
FAX: 270-247-0909
E-mail: worldtower@worldtower.com
Web: www.worldtower.com

160' MODEL WSST TOWER
FOR: WHITE CLOUD COMMUNICATIONS
SITE: OREANA
OWYHEE COUNTY, ID



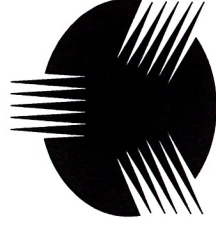
Michael F. Plahovinsak, P.E.
Sole Proprietor - Independent Engineer
18301 SR 161, Plain City, Ohio
614-398-6250 / mike@mfpeng.com
MFP Project #40925-130

Michael Plahovinsak 2025.09.02 09:51:34 -04'00'

Fabrication, Installation, and Maintenance of TV, AM, FM, & Wireless Communications Towers

GENERAL TOWER NOTES:

1. WELDED CONNECTIONS SHALL CONFORM TO THE LATEST REVISION OF THE AMERICAN WELDING SOCIETY AWS. D 1.1.
2. TOWER AND ALL FABRICATED ACCESSORIES ARE HOT-DIP GALVANIZED.
3. ALL BOLTS SHALL BE GALVANIZED ACCORDING TO THE STANDARD SPECIFICATION FOR ZINC COATING OF IRON AND STEEL HARDWARE ASTM A153.
4. LEG STEEL IS 50 KSI MIN YIELD SOLID ROUND OR PIPE AND BRACING STEEL IS 36 KSI MIN YIELD SOLID ROUND OR A529-50 STRUCTURAL ANGLE.
5. ALL STRUCTURAL BOLTS ARE ASTM A325.
6. TOWER SHOULD BE INSPECTED IN ACCORDANCE WITH TIA-222-G EVERY 5 YEARS.
7. TOWER INSPECTION SHOULD ONLY BE PERFORMED BY EXPERIENCED QUALIFIED PERSONNEL. FOR ASSISTANCE IN PROPER MAINTENANCE OF YOUR TOWER, CALL WORLD TOWER AT 270-247-3642.



WORLD TOWER

1213 COMPRESSOR DRIVE
MAYFIELD, KY 42066
P: 270-246-3642 F: 270-247-0900
WWW.WORLDTOWER.COM

SFAL

[illegible]

160' MODEL WSST TOWER
FOR: WHITE CLOUD COMMUNICATIONS
SITE: OREANA
OWYHEE COUNTY, ID

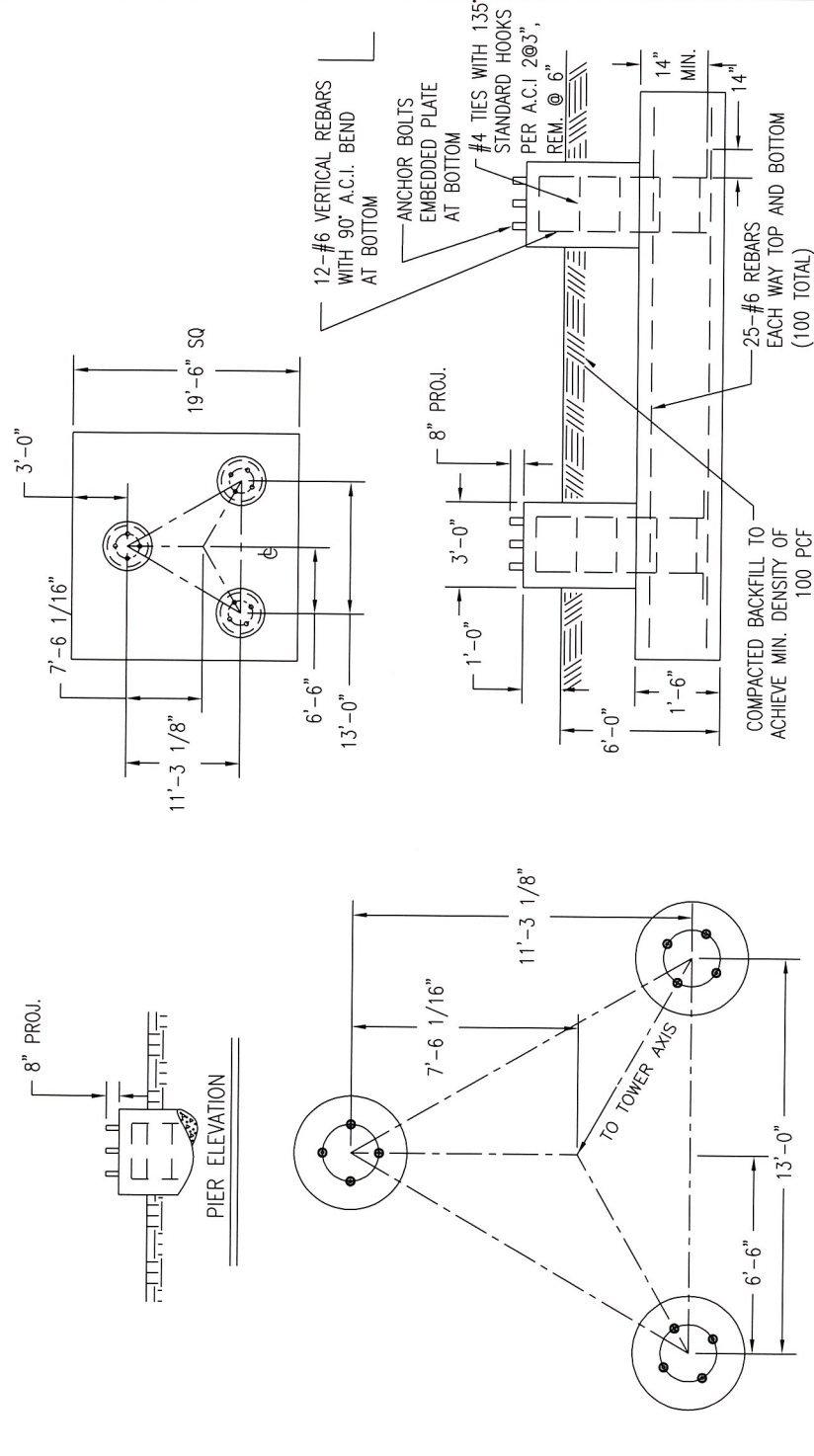
SCALE	NONE	DWN.	LKC	CKD.		DATE	8-29-25
FILE				DWG. NO.	Q250588N		

SPAS

[illegible]

160' MODEL WSST TOWER
FOR: WHITE CLOUD COMMUNICATIONS
SITE: OREANA
OWYHEE COUNTY, ID

SCALE	NONE	DWGN.	LKC	CKD.	DATE	8-29-25
FILE				DWG. NO.	Q250588F	

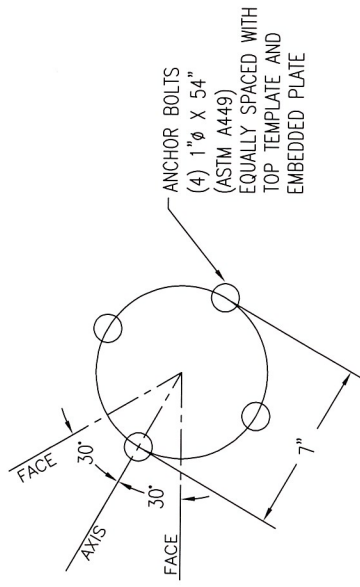


FOUNDATION NOTES

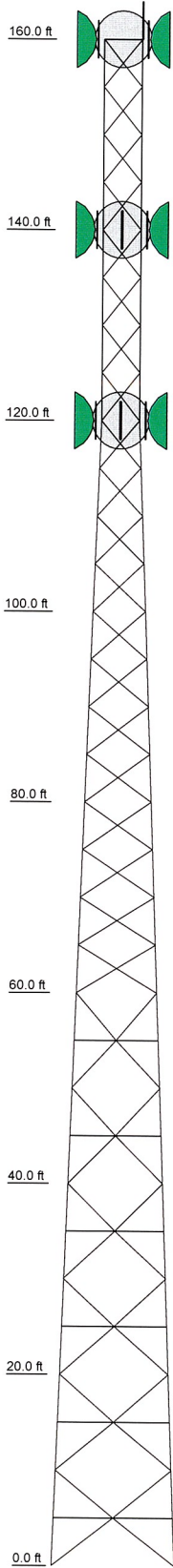
1. CONCRETE TO HAVE 4000 PSI MINIMUM COMPRESSIVE STRENGTH AFTER 28 DAYS.
2. ALL REINFORCEMENT STEEL IS DEFORMED AND MEETS THE STRENGTH REQUIREMENTS OF ASTM A615 GRADE 60.
3. EMBEDDED STEEL TO HAVE 3" MINIMUM CONCRETE COVER.
4. WORLD TOWER COMPANY WAS NOT PROVIDED WITH A SITE SPECIFIC SOILS REPORT. FOUNDATIONS DESIGNED FOR NORMAL DRY SOILS CONDITIONS IN ACCORDANCE WITH EIA-G. NO ALLOWANCE WAS MADE FOR SOFT SOILS, PEATS, ORGANICS, WATER, OR ROCK IN THE EXCAVATION(S).

25.5 CU. YDS.
CONCRETE REQ'D.

BASE REACTIONS	
OTM:	1833.0 FT. KIPS
COMP.	169.0 KIPS
UPLIFT	143.0 KIPS
SHEAR (3 LEGS)	18.0 KIPS
WT. NO ICE	19.0 KIPS
WT. 1/4" ICE	27.0 KIPS



Section	T8	T7	T6	T5	T4	T3	T2	
Legs	SR 3		SR 2 3/4			SR 2 1/2	SR 2 1/4	
Leg Grade				A572-50				
Diagonals		L2 1/2x2 1/2x3/16						
Diagonal Grade			L2x2x3/16					
Top Girts				N.A.				L1 3/4x1 3/4x1/8
Horizontals		L2x2x3/16				N.A.		
Face Width (ft)	13	11.5	10	8.5	7	5.5		
# Panels @ (ft)				32 @ 5				
Weight (K)	12.5	2.4	2.1	1.6	1.4	1.3	1.1	0.8

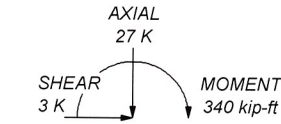


ALL REACTIONS
ARE FACTORED

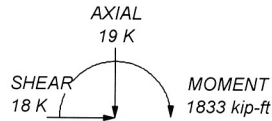
MAX. CORNER REACTIONS AT BASE:

DOWN: 169 K
SHEAR: 11 K

UPLIFT: -143 K
SHEAR: 10 K



TORQUE 1 kip-ft
40.00 mph WIND - 0.25 in ICE



TORQUE 4 kip-ft
REACTIONS - 102.00 mph WIND

DESIGNED APPURTENANCE LOADING

TYPE	ELEVATION	TYPE	ELEVATION
Beacon Lighting	160	Dish Mount	140
Lightning Rod 5/8x4'	160	6 FT DISH	140
Dish Mount	160	6 FT DISH	140
Dish Mount	160	6 FT DISH	140
Dish Mount	160	Dish Mount	120
6 FT DISH	160	Dish Mount	120
6 FT DISH	160	Dish Mount	120
6 FT DISH	160	6 FT DISH	120
Dish Mount	140	6 FT DISH	120
Dish Mount	140	6 FT DISH	120

MATERIAL STRENGTH

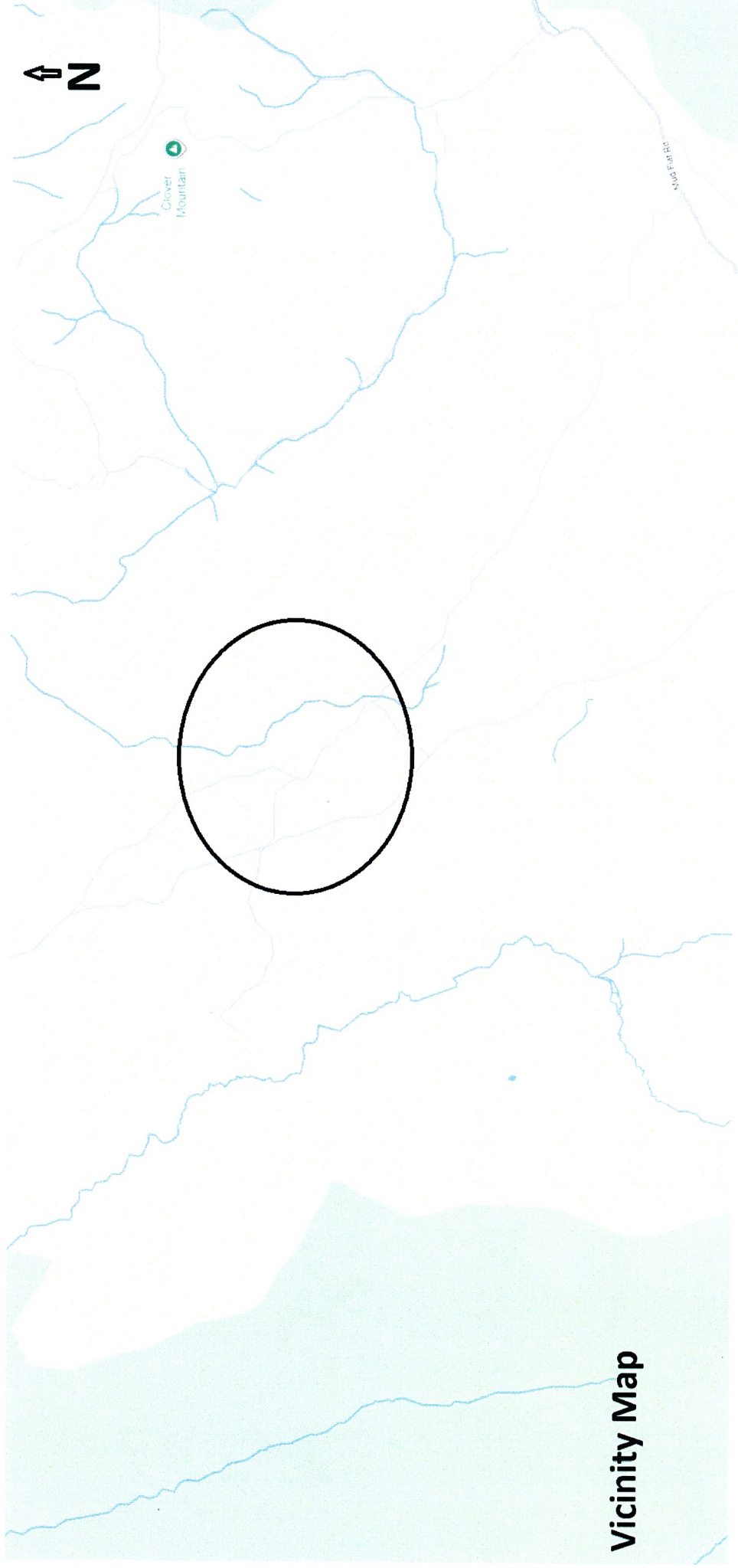
GRADE	Fy	Fu	GRADE	Fy	Fu
A572-50	50 ksi	65 ksi	A529-50	50 ksi	65 ksi

TOWER DESIGN NOTES

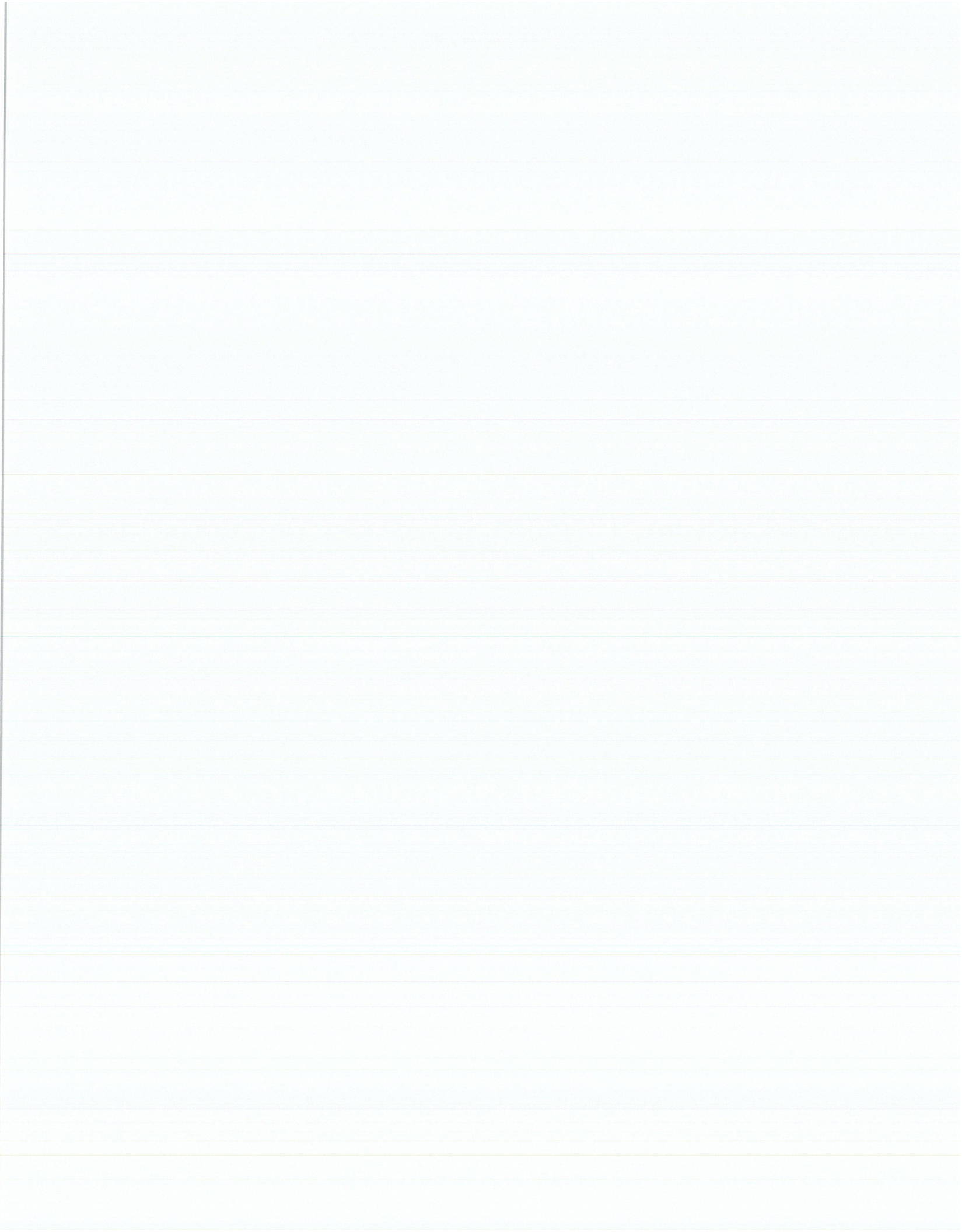
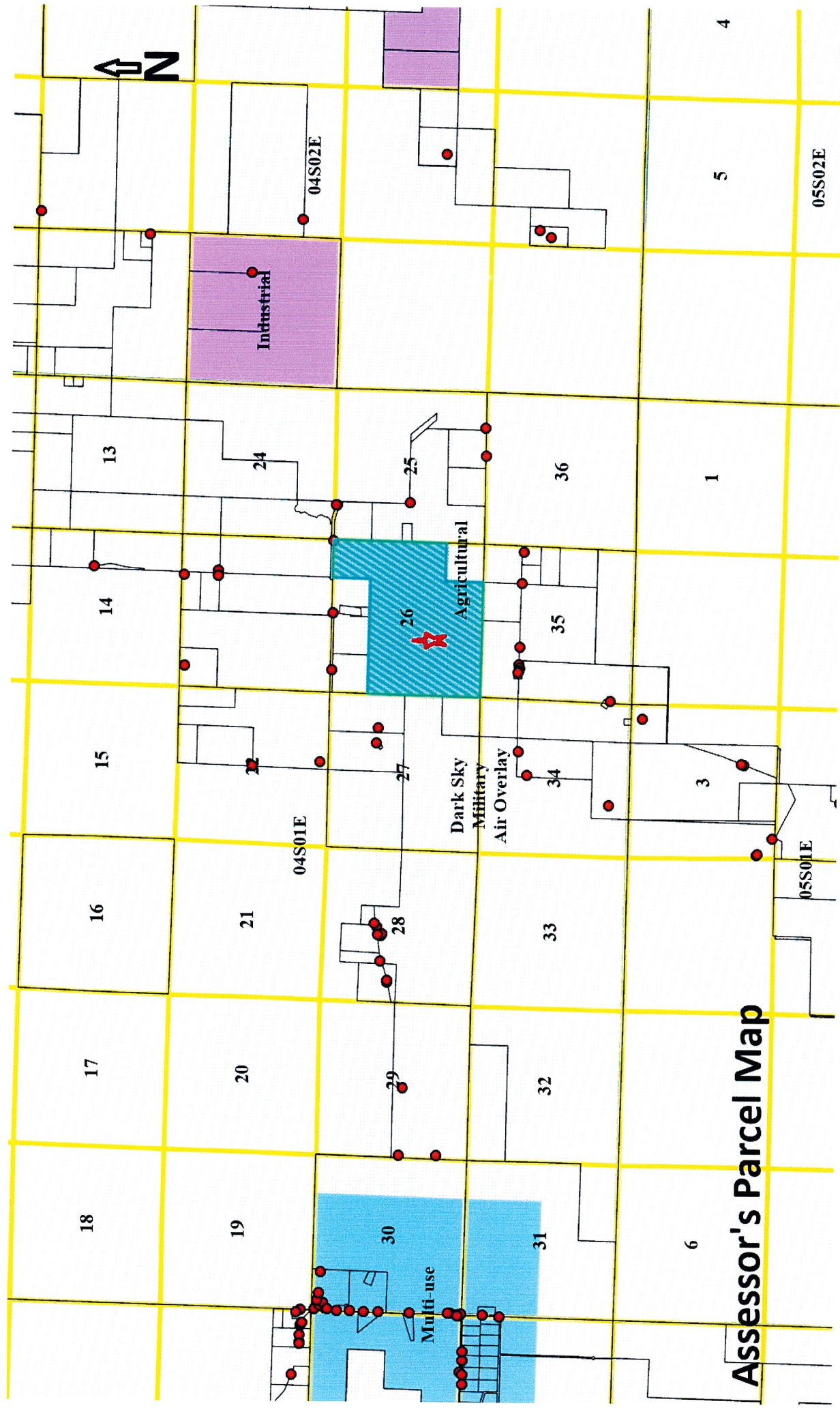
1. Tower is located in Owyhee County, Idaho.
2. Tower designed for Exposure C to the TIA-222-G Standard.
3. Tower designed for a 102.00 mph basic wind in accordance with the TIA-222-G Standard.
4. Tower is also designed for a 40.00 mph basic wind with 0.25 in ice. Ice is considered to increase in thickness with height.
5. Deflections are based upon a 60.00 mph wind.
6. Tower Risk Category II.
7. Topographic Category 1 with Crest Height of 0 ft
8. TOWER RATING: 98.7%



World Tower Company 1213 Compressor Drive Mayfield, KY 42066 Phone: (270) 247-3642 FAX: www.worldtower.com	Job: 160' WSST Tower / WTC Q25-588 Project: Oreana Client: White Cloud Communications Code: TIA-222-G Path: D:\2025 PE\Q25-588 oreana\Q25-588.eri	Drawn by: kirk Date: 07/31/25 App'd: Scale: NTS Dwg No: E-1
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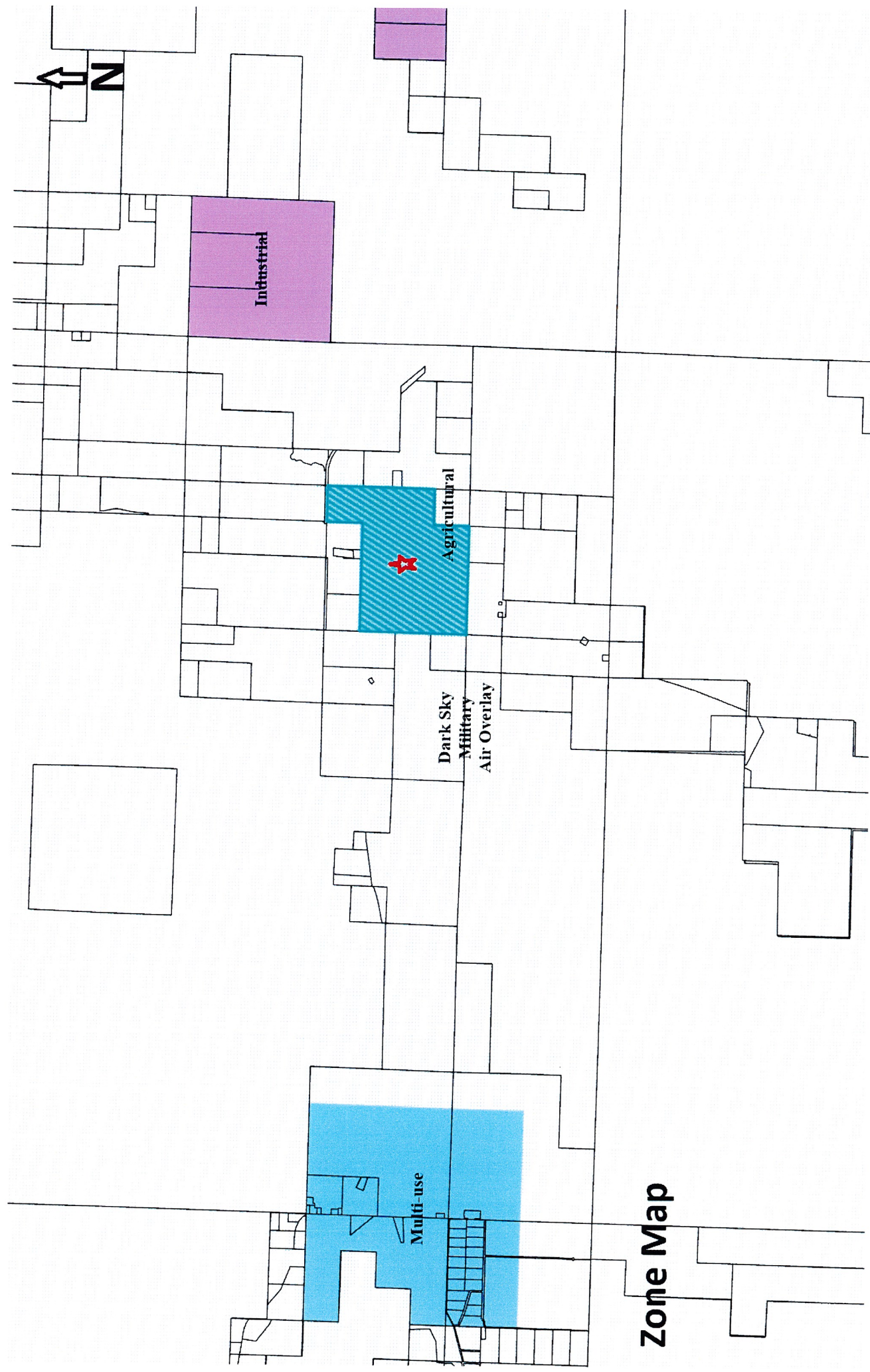
A series of horizontal lines for writing, alternating between light blue and light green colors. The lines are evenly spaced and extend across the width of the page.



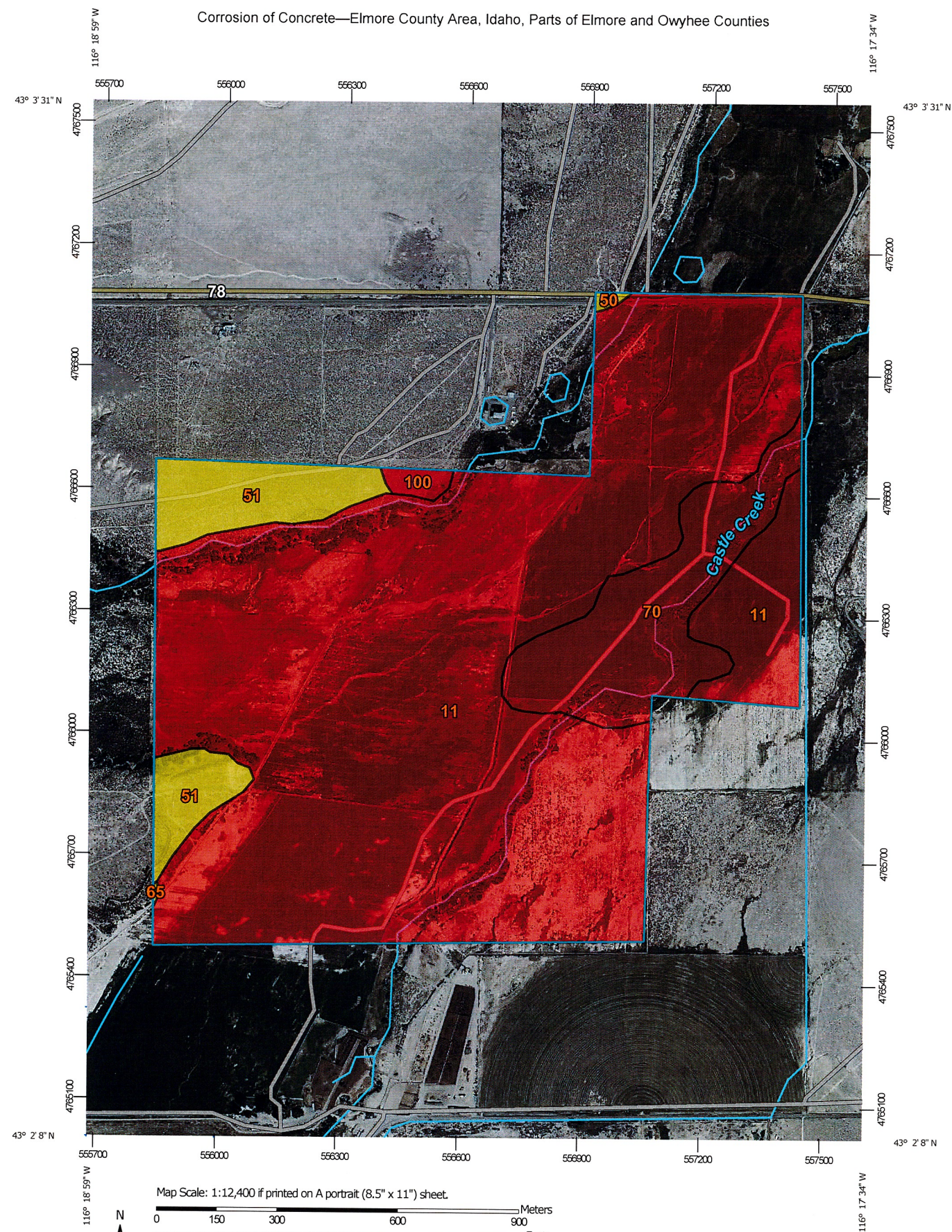


Aerial Map

A series of horizontal lines for handwritten notes, spanning the width of the page.



Corrosion of Concrete—Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties



Map Scale: 1:12,400 if printed on A portrait (8.5" x 11") sheet.

0 150 300 600 900 Meters

0 500 1000 2000 3000 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

ENVIRONMENTAL

MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Aerial Photography

Soils

Soil Rating Polygons

High

Moderate

Low

Not rated or not available

Soil Rating Lines

High

Moderate

Low

Not rated or not available

Soil Rating Points

High

Moderate

Low

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Elmore County Area, Idaho, Parts of Elmore and Owyhee Counties
Survey Area Data: Version 13, Aug 27, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 9, 2023—Sep 14, 2023

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Corrosion of Concrete

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
11	Bram silt loam, 0 to 2 percent slopes	High	379.4	81.8%
50	Dors fine sandy loam, 0 to 4 percent slopes	Moderate	0.7	0.1%
51	Dors gravelly fine sandy loam, 4 to 12 percent slopes	Moderate	32.1	6.9%
65	Garbutt silt loam, 0 to 4 percent slopes	Moderate	0.1	0.0%
70	Grandview loam, 0 to 4 percent slopes	High	48.9	10.5%
100	Mazuma fine sandy loam, 0 to 4 percent slopes	High	2.6	0.6%
Totals for Area of Interest			463.8	100.0%

Description

ENG

Engineering

AGR

Agronomy

"Risk of corrosion" pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens concrete. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a severe hazard of corrosion. The concrete in installations that intersect soil boundaries or soil layers is more susceptible to corrosion than the concrete in installations that are entirely within one kind of soil or within one soil layer.

The risk of corrosion is expressed as "low," "moderate," or "high."

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



Subject: Notification of Proposed Wireless Communication Tower Construction – Request for Comments

To Whom It May Concern,

White Cloud Communications Inc. is planning the construction of a new 160-foot-tall WSST (Wireless Support Structure Tower) approximately five miles southeast of Oreana, positioned on the north side of Oreana Loop Road. This initiative aims to enhance broadband internet services for Oreana and its surrounding communities. The proposed site is located in Owyhee County, where a conditional use permit is required. As part of the permit process, we are obligated to notify and consult with various public agencies and aviation companies, including your organization, to provide details of the proposal and invite your feedback.

Project Overview: White Cloud Communications Inc. intends to erect a 160-foot WSST tower facility to accommodate broadband panel antennas, accompanied by new ground equipment housed within a 50’ x 50’ fenced enclosure at the base of the structure. The tower will also offer additional capacity for public safety services. Access for routine monthly maintenance will be facilitated via Oreana Loop Road.

Site Details:

- **Address:** 21220 Oreana Loop Rd, Murphy, ID 83650
- **Coordinates:** Latitude 43° 2'17.16" N, Longitude 116° 23'40.00" W
- **Proposed Structure Height:** 160 feet above ground level (AGL)

We kindly request your comments regarding this proposal. Please direct your response to the email address provided below. If you foresee no concerns, a brief email stating “No Impact” along with your contact information would be greatly appreciated.

Thank you for your attention to this matter.

Sincerely,
Eric Smallwood
Project Manager
White Cloud Communications Inc.
eric@whitecloudcom.com

CORRESPONDENCE



Owyhee County, Idaho

RIGHT TO FARM
Disclosure Statement

- A. It is the intent of the Legislature of the State of Idaho pursuant to IDAHO CODE Title 22 Chapter 45, RIGHT TO FARM ACT to reduce the loss to the state of its agricultural resources by limiting the circumstances under which agricultural operations may be deemed to be a nuisance.
- B. It is the intent of the Owyhee County Board of Commissioners and the Planning and Zoning Commission to uphold, support, and enforce the RIGHT TO FARM ACT.
- C. The County of Owyhee fully supports and permits "agricultural operations" as defined in IDAHO CODE 22-4502, Definitions, when operated in accordance with generally recognized agricultural practices which includes conformity with Federal, State, and local laws and regulations and when not adversely affecting public health and safety.

I acknowledge Idaho's RIGHT TO FARM, and I accept the agricultural environment they protect and do agree to live within said environment.

Name: Joseph Shelton

Name: Joseph W. Shelton

Address: 663 MAIN AVE EAST TWIN FALLS, IDAHO

Legal: Section: 26 Township: 04S Range: 01E

Assessor's Parcel Number: RP04S01E260001

Signature: [Signature] Date: 5/7/26

Signature: _____ Date: _____

STATE OF IDAHO, County of Owyhee ss.

On this 7th day of May, 2026, before me, the undersigned, a Notary Public in and for said State, personally appeared:

Joseph Shelton

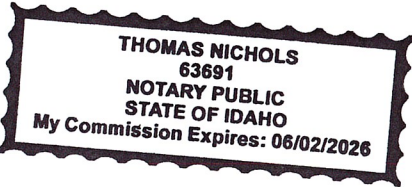
Known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Signature: [Signature]

Name: Thomas Nichols

Residing at: Twin Falls

My Commission expires: 6-2-26



APPENDIX A

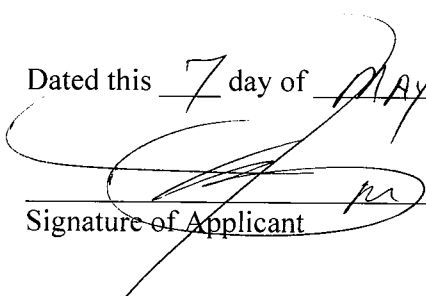
ACKNOWLEDGEMENT OF APPLICANT

I, Joseph Shelton, the undersigned applicant do hereby understand, acknowledge and agree that the fee in the amount of \$ _____ which I am submitting to the Owyhee County Planning and Zoning Department associated with application file # _____, is **non-refundable**.

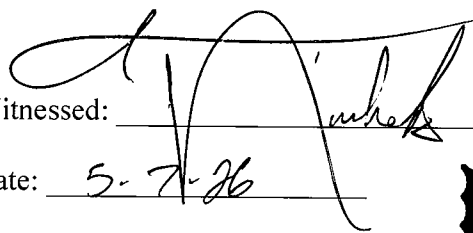
I further understand, acknowledge and agree that **no portion of such fee shall be returned** unless the application is withdrawn and a request for refund is made in writing by me, or my legal representative, within seven (7) days of application submittal.

I further acknowledge that by requesting a Conditional Use Permit, I am asking that I be excused from the law as it pertains to the subject parcel(s) of my application. This is not a request that is taken lightly by the Planning & Zoning Commission. Applications for conditional use permits are subject to a public hearing and the request can be approved or denied. I understand that there is no expectation of an approval.

Dated this 7 day of MAY, 2026



Signature of Applicant

Witnessed:  _____

Date: 5-7-26

