



Cassia County Planning & Zoning Commission

EXHIBIT LIST

Application Number: 2025-07-CU

Applicant: Fybercom Albion Permit

Property Owner: George and JoAnn Kelley

P&Z Hearing: August 21, 2025

1. Conditional Use Application (Fees Paid)
2. Site Plan
3. Legals
4. Narrative Statement and Generally Applicable Standards
5. District Impact Statements
 Water District 140 – Jaxon Higgs
6. Weed Plan
7. Property Owners 1 Mile
8. Affidavits: Notice of Hearing, Certificate of Mailing, Affidavit of Publication and Posting.
9. Departmental Report
10. Aerials, Topo Map, Zone Map

Cassia County Planning and Zoning
FyberCom Albion Permit
06/10/2025 - 06/09/2026
Land Use
General

EXHIBIT

1

Printed: 06/10/2025

0378673

6d3d94a0-4647-11f0-bc03-332f2c70d9b7

New

Active

Application Review Status

Pre-Review Not Reviewed

Final-Review Not Reviewed

06/10/2025

Fees

Conditional Use Permit Fee \$600.00

Subtotal \$600.00

Amount Paid \$0.00

Payments

There are no payments

Application Form Data

(Empty fields are not included)

Project Name

FyberCom Albion Permit

Land Use Project Type

Conditional Use Permit

First Name

Tyler

Last Name

Smith

Email

tyler.smith@fybercom.net

Phone

(208) 403-0505

Mailing Address

3780 N Yellowstone Hwy

City

Idaho Falls

State

ID

Zip Code

83401

Property Owner Name	RP Number	Deed Number
George Kelley	RP11S24E263600	2018001771
JoAnn Kelley	RP11S24E263600	2018001771

Property Location/Address

42.433670, -113.624824

Existing Use of Property

Multi-Use: non-irr ag, dry grazing, and telecommunication tower hosting

Current Zoning Designation

Multiple Use (MU)

Parcel Number(s)

RP11S24E263600

Brief Description of Proposed Conditional Use

Request to build a 100-foot, manufactured, un-guyed communications tower site to deliver fixed wireless internet services.

Is CUP for a CAFO Permit?

No

Upload Project Narrative

☐ **Cassia County CUP_FyberCom - Narrative Statement.pdf**


Upload Site Plan/Vicinity Sketch

☐ **Access Map.pdf**


Upload List of Surrounding Property Owners (Available from Assessor's Office)

 **Parcel Owners w:in 1 Mile.jpg**


Upload Impact Statements from all applicable Water Systems


 **WD140 Impact Letter to Fybercom.pdf**


Upload Legal Description

 **Screenshot 2025-06-10 at 4.07.17 PM.png**

Upload Any Additional Documents or Files

 **Site Plan.pdf**

 **Property Deed.pdf**

 **Access Map.pdf**

Project Description

A proposal from Fybercom, LLC on behalf of George and JoAnn Kelley, principals of Kelley Trust, request to build a 100-foot, manufactured, un-guyed communications tower site to deliver fixed wireless internet services (see Exhibit "Site Plan"). Property is zoned Multi Use, and currently used for agricultural operations and other telecommunication tower sites to comply with County Code 9-13-3. Surrounding areas are primarily agriculture. Proposed tower site meets the setback requirements outlined in Cassia County Code Title 9, Chapter 8. Additionally, site location and tower height provide adequate coverage to best serve the public.

The reason for this tower is to provide additional coverage to the Fybercom network to improve the quality of, and expand upon, internet service to Cassia County residents.

The tower will be designed, constructed, operated and maintained to be reasonably harmonious and appropriate in appearance with the existing character of the general vicinity. Construction, maintenance, and operation of the proposed tower site will not result in destruction, damage, or loss to any natural, scenic, or historic feature of importance to the public.

Select Fire District

Albion Fire District

Select Transportation District

Albion Highway District


Select Irrigation or Canal District

WD 140 Oakley Valley Area

If needed, I hereby authorize agents of the county to enter upon this subject property for purposes of review concerning the pending application and for determining compliance with applicable county regulations.



Upload Map of Property (INCLUDE: property address, all existing buildings, and all proposed changes)

 **Access Map.pdf**

I acknowledge that I understand and agree with all terms above as they pertain to this subject property



Type Name

Tyler Smith

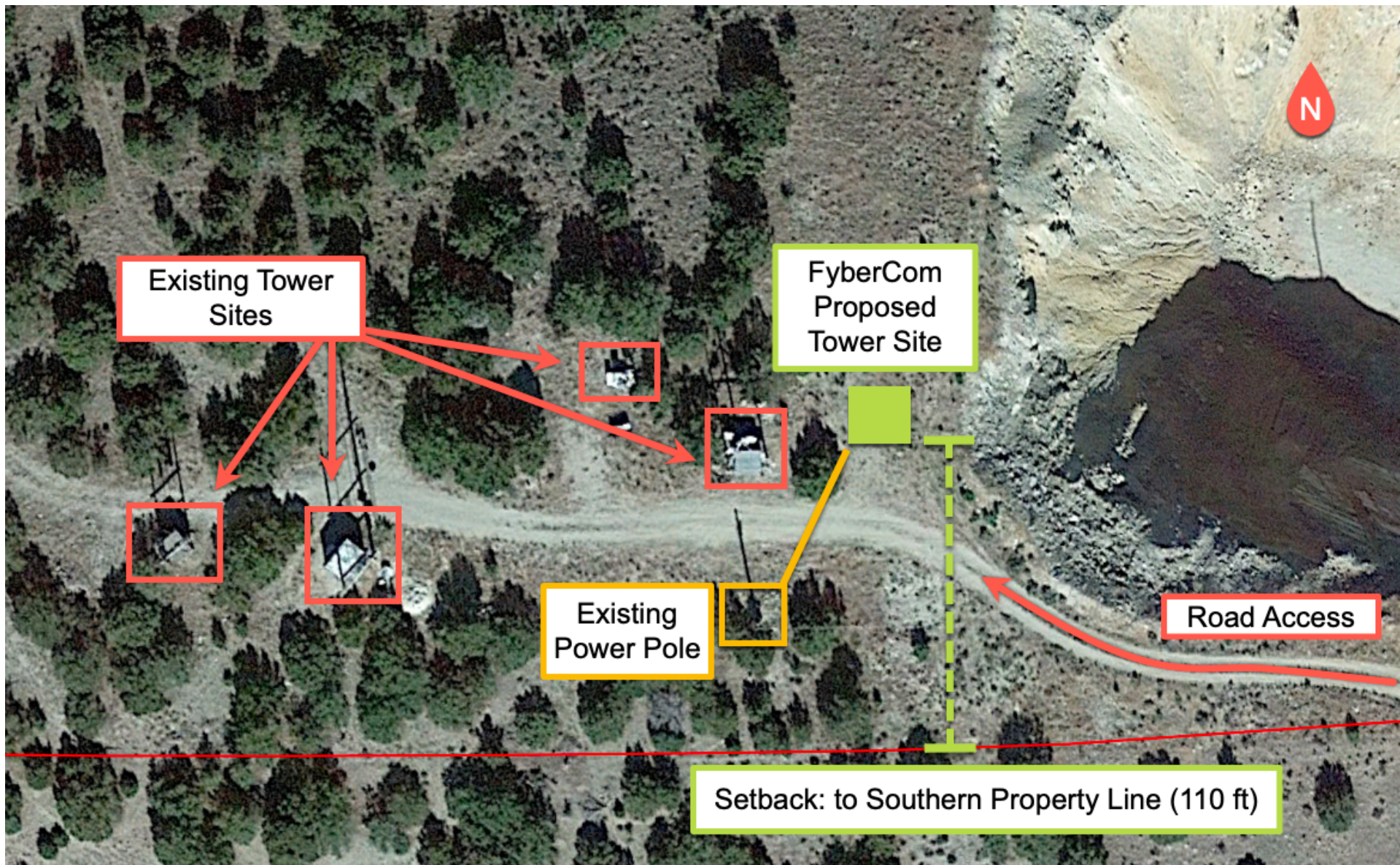
Date of Signature

06/10/2025

Signature

I hereby certify that all information submitted for this application is true and accurate, is prepared to the best of my ability and knowledge, and request that this application be processed for consideration.

Tyler Smith - 06/10/2025 4:08 pm



Tower Details: Manufactured 100 foot tall, lattice style tower (un-guyed). Construction year 2025. Purpose is to deliver fixed wireless internet service.

EXHIBIT
2

Cassia County, ID
Tower Site Plan

Parcel: RP11S24E263600
Site Coordinates: 42.433783, -113.623843
Property Owner: George and Jo Ann Kelley
Zoning District: Multi Use



KELLEY, GEORGE M

KELLEY, GEORGE M	
FID	5547
Parcel_Num	RP11S24E263600
Date_Modif	
Amend	
Parc_Label	3600
Images	i:\ParcelPhotos\11S24E263600.jpg
GIS_Acre	198.336
Platmap_Ac	200
Section	T11S R24E Section 26
TAX_NUM_L1	S1/2NW,N1/2SW, SESW
TAX_NUM_L2	
TAX_NUM_L3	
TAX_NUM_L4	
Shape_Leng	13163.239992
OBJECTID_1	8009
ParcID	13801
LRSN	18061
PIN	RP11S24E263600
ParcelStat	A
RunDate	Apr 4 2025 6:00PM
Neighboho	103
PrimaryOwn	KELLEY, GEORGE M
SecondaryO	KELLEY, JOANN
MailToName	KELLEY, GEORGE M
MailToAddr	P O BOX 25
MailToAd_1	
MailToCity	ALBION
MailToStat	ID
MailToPost	83311
MailToCoun	USA
Owner1	KELLEY, GEORGE M
Owner2	KELLEY, JOANN
Owner3	
Owner4	
Owner5	
Owner6	
Situs	
LegalDescr	S1/2NW,N1/2SW, SESW S 26 T 11 R
PropCIsDes	101 AG Land
TaxCodeAre	290000
LastSellPr	0
CYBillNum	12247
CYTaxBille	207.44
CYTaxPaid	207.44
CYTaxOwed	0
GrossAsses	42859
Exemptions	0
NetAsses	42859

Imagery Date: 10/15/2022 lat 42.433682° lon -113.623106° elev 0 ft eye alt 1011 f

EXHIBIT

3

RECORDING REQUESTED BY AND MAIL TO:
Callahan & Associates, Chtd.
PO Box 2226
Coeur d'Alene ID 83816-2226

CASSIA COUNTY
RECORDED FOR:
CALLAHAN & ASSOCIATES, CHTD.
10:48:11 AM 05-08-2018
2018-001771
NO. PAGES: 5 FEE: \$15.00
JOSEPH W. LARSEN
COUNTY CLERK
DEPUTY: CVELASQUEZ
Electronically Recorded by Simplifile

WARRANTY DEED

GEORGE M. KELLEY, also known as GEORGE KELLEY and GEORGE M. KELLEY, JR., and JOANN KELLEY, husband and wife, do hereby grant, convey and transfer to GEORGE M. KELLEY and JOANN KELLEY, as TRUSTEES, or their successors, KELLEY TRUST dated November 9, 2017, all of their REAL PROPERTY interest now held or hereafter acquired in the following described real property:

See Exhibit "A" attached hereto and incorporated herein by reference.

To have and hold the said REAL PROPERTY as TRUSTEE. Grantor will warrant and defend the above-described real property against all claims and demands whatsoever, except such rights, easements, covenants, restrictions, health or zoning regulations and assessments as appear of record or use upon the premises. The Grantor of this deed is also the beneficiary of the KELLEY TRUST dated November 9, 2017. The address of the grantee is 577 S Main St., Albion, ID 83311.

Dated this 13 day of April, in the year 2018.

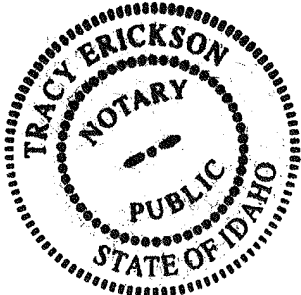
George M. Kelley
GEORGE M. KELLEY

JoAnn Kelley
JOANN KELLEY

STATE OF IDAHO
COUNTY OF KOOTENAI

On this 13th day of April, in the year 2018, before me the undersigned Notary Public in and for the State of Idaho, personally appeared GEORGE M. KELLEY and JOANN KELLEY, husband and wife, known to me to be the persons whose names are subscribed herein, and acknowledged to me that they executed the same.

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



Tracy Erickson
Notary Public for Idaho
Comm. Exp.: 12/29/22

Exhibit "A"

Parcel A

Parcel 1

TOWNSHIP 11 SOUTH, RANGE 24 EAST, BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 26: S $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SE $\frac{1}{4}$ SW $\frac{1}{4}$, S $\frac{1}{2}$ SE $\frac{1}{4}$
Section 27: SE $\frac{1}{4}$ SE $\frac{1}{4}$
Section 34: E $\frac{1}{2}$
Section 35: All

Parcel 2

TOWNSHIP 12 SOUTH, RANGE 24 EAST, BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 1: Lot 3 and 4
Section 2: Lot 1, 2, 3 and 4, S $\frac{1}{2}$ NW $\frac{1}{4}$, N $\frac{1}{2}$ SW $\frac{1}{4}$, SW $\frac{1}{4}$ SW $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$
Section 3: Lot 1 and 2, SW $\frac{1}{4}$ NE $\frac{1}{4}$, SE $\frac{1}{4}$ NW $\frac{1}{4}$, SE $\frac{1}{4}$

Parcel B

Parcel 1

TOWNSHIP 12 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 3: S $\frac{1}{2}$ SW $\frac{1}{4}$
Section 10: W $\frac{1}{2}$, W $\frac{1}{2}$ NE $\frac{1}{4}$, NW $\frac{1}{4}$ SE $\frac{1}{4}$

Parcel 2

TOWNSHIP 12 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 9: S $\frac{1}{2}$ NW $\frac{1}{4}$ and S $\frac{1}{2}$ NE $\frac{1}{4}$, LESS the following described tract of ground,
to-wit:

Commencing at a point 1679 feet West of the East quarter corner of said Section 9;
Thence North 133 feet;
Thence West 321 feet to a point 133 feet North and 2000 feet West of the East quarter corner of
said Section 9;
Thence West 475 feet to a point 133 feet North and 2475 feet West of the East quarter corner of
said Section 9;
Thence Westerly 125 feet to a point 103 feet North and 2600 feet West of said East quarter
corner of said Section 9;
Thence West 52.5 feet, more or less, to the North-South quarter section line of said Section 9;

(cont.)

Thence South 103 feet, more or less, to the center of said Section 9;
Thence East along the East-West quarter section line 973.5 feet, more or less, to the Point of Beginning.

Parcel C

TOWNSHIP 12 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 7: Lot 4 and the SE $\frac{1}{4}$ SW $\frac{1}{4}$, EXCEPTING THEREFROM the following described tracts:

Tract A:

Beginning at the Southeast corner of the SE $\frac{1}{4}$ SW $\frac{1}{4}$ of said Section 7; thence North along the East boundary line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ 850 feet; thence West parallel with the South boundary line of said SE $\frac{1}{4}$ SW $\frac{1}{4}$ for 257 feet; thence South parallel with the East boundary line of said SE $\frac{1}{4}$ for 850 feet; thence East along section South boundary line for 257 feet to the Point of Beginning.

Tract B:

Part of the SW $\frac{1}{4}$ of said Section 7, described as follows:

Beginning at a point on the South boundary line of said Section 7, that is, South 88°21' West a distance of 257 feet from the Southeast corner of the SW $\frac{1}{4}$ of said Section 7; thence South 88°21' West a distance of 986.67 feet; thence North 0°28' East a distance of 561.0 feet; thence North 88°21' East a distance of 986.67 feet; thence South 0°28' West a distance of 561 feet to the Point of Beginning (said description is known as The Diamondfield Jack Trailer Park Subdivision).

Tract C:

A part of Government Lot 4, more particularly described as follows:

Beginning at the NW corner of Lot 4; thence South 500 feet to the Point of Beginning; thence East 208.5 feet; thence South 208.5 feet; thence West 208.5 feet to the West section line of Section 7; thence North along the West section line of said Section 7 for 208.5 feet to the Point of Beginning.

Parcel D

Lot 4 in Block 142 of the Burley Townsite, Burley, Cassia County, Idaho as the same is officially platted in the official plat now of record in the office of the recorder of said county.

Parcel E

TOWNSHIP 12 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Exhibit "A" (cont.)

Lot 1 in Block 1 of Jordon and Motter's Addition to Albion, as the same is platted in the official plat thereof, now of record in the office of said County,

AND

TOWNSHIP 12 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 6: Part of the NE $\frac{1}{4}$ NW $\frac{1}{4}$ (Government Lot 3) described as follows:

Beginning at the Southwest corner of Lot 2, said corner common to the Southeast corner of said Lot 3; Thence South 89°44'56" West (West rec.) along the South line of said Lot 3 for 100.00 feet to the Point of Beginning;

Thence continuing South 89°44'56" West (West rec.) along the South line of said Lot 3 for 121.00 feet;

Thence North 2°35'54" East (North rec.) for 93.31 feet (87 feet, more or less, rec.);

Thence South 89°23'29" East (East rec.) for 121.00 feet;

Thence South 2°38'47" West (South rec.) for 91.50 feet (84 feet, more or less, rec.) to the Point of Beginning.

AND

Beginning at the Northeast corner of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ (the same being the Southeast corner of Government Lot 3); Thence West for 78 feet which shall be the Point of Beginning;

Thence South for 102.75 feet to a point on the North Boundary of Market Street;

Thence West for 60 feet along said North boundary of Market Street to the Southeast corner of Lot 1 in Block 1 of the Albion Jordon and Motter Addition;

Thence North for 102.75 feet to the northeast corner of Lot 1 Block 1 of the Albion Jordon & Motter Addition, and said point being on the North line of said SE $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 6;

Thence East for 60 feet to the Point of Beginning.

Parcel F

All of the Diamondfield Jack Trailer Park Subdivision, Cassia County, Idaho, as the same is platted in the official plat thereof, now of record in the office of the recorder of said County, recorded as Instrument No. 72912, EXCEPT for Lot 1 of said Diamondfield Jack Trailer Park Subdivision.

Parcel G

TOWNSHIP 12 SOUTH, RANGE 25 EAST OF THE BOISE MERIDIAN,
CASSIA COUNTY, IDAHO

Section 6: Part of the SW $\frac{1}{4}$ SE $\frac{1}{4}$, more particularly described as follows:

(cont.)

Exhibit "A" (cont.)

Beginning at the South quarter section corner of said Section 6, said corner marked by a 5/8 inch rebar with a 3 inch cap on top; thence North 89°50'30" East along the South line of Section 6 for a distance of 462.00 feet; thence North 01°02'06" East parallel with the West line of the SE¼ for a distance of 700.21 feet to the Point of Beginning;

Thence south 89°51'43" West (South 89°51'24" West, rec.) for a distance of 0.70 feet to a ½ inch rebar;

Thence South 89°51'43" West (South 89°51'24" West, rec.) for a distance of 330.14 feet (330.14 feet, rec.) to a ½ inch rebar;

Thence South 89°51'36" West for a distance of 271.49 feet to a ½ inch rebar;

Thence North 01°34'13" East for a distance of 335.64 feet to a ½ inch rebar;

Thence North 89°50'30" East for a distance of 561.22 feet to a ½ inch rebar;

Thence North 89°50'30" East for a distance of 37.97 feet;

Thence South 01°02'06" West parallel with the West line of the SW¼SE¼ for a distance of 335.76 feet to the Point of Beginning.

Cassia County Parcel Detail

RP11S24E263600-(A) **Active**

Start Over

Hide Sections For Printing: [Hide Category Infomation](#) | [Hide Taxation Detail](#) | [Hide Tax Payment History](#) | [Print Page](#)

Owner Information

You must be logged in to view this.

Legal Information

Tax Code Area: 290000
Legal Desc: S1/2NW,N1/2SW, SESW S 26 T 11 R 24
Deed References: 2018001771, 162358, 2024-003479

Property Information

No Improvement Data.

Category Information

Name	Qty	Unit	Value
03 Non-irr Ag	97.000	AC	\$38,121.00
05 Dry grazing	103.000	AC	\$4,738.00
Total Assessment without Exemptions:	200.000	AC	\$42,859.00

Taxation Detail

<div>2022</div> <div>Bill #: 13271</div> <div>TAX BREAKDOWN</div> <div>Land Market Value: \$35,390.0</div>	<div>2023</div> <div>Bill #: 12099</div> <div>TAX BREAKDOWN</div> <div>Land Market Value: \$42,859.0</div>	<div>2024</div> <div>Bill #: 12247</div> <div>TAX BREAKDOWN</div> <div>Land Market Value: \$42,859.0</div>
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**CASSIA COUNTY PLANNING AND ZONING COMMISSION
CUP FOR COMMUNICATIONS TOWER**

APPLICANT: FYBERCOM, LLC
PROPERTY OWNER: GOERGE AND JOANN KELLEY
LOCATION: PARCEL NO. RP11S24E263600, TRS 11S24E26

NARRATIVE STATEMENT

A proposal from Fybercom, LLC on behalf of George and JoAnn Kelley, principals of Kelley Trust, request to build a 100-foot, manufactured, un-guyed communications tower site to deliver fixed wireless internet services (see Exhibit “Site Plan”). Property is zoned Multi Use, and currently used for agricultural operations and other telecommunication tower sites to comply with County Code 9-13-3. Surrounding areas are primarily agriculture. Proposed tower site meets the setback requirements outlined in Cassia County Code Title 9, Chapter 8. Additionally, site location and tower height provide adequate coverage to best serve the public.

The reason for this tower is to provide additional coverage to the Fybercom network to improve the quality of, and expand upon, internet service to Cassia County residents.

Fybercom also seeks Planning and Zoning Commission approval for a variance request on the tower height of 100 feet.

This proposed site will comply with FCC design and radio frequency requirements, and also comply with Cassia County, State of Idaho, and federal requirements. If for any reason the proposed tower site becomes obsolete or unused, Fybercom agrees to dismantle the site and equipment within a required timeframe set forth in Cassia County code or 180 days, whichever is sooner.

An impact statement from the State of Idaho Water District 140 (see Exhibit “Water District Impact Statement Letter”) states no expected impact on the water resources or water infrastructure in Cassia County.

Proposed tower site and equipment will have little to no impact on the surrounding land, properties, structures, operations, and to the public to meet the standards set forth in Cassia County Code Section 9-13-2. The tower will be designed, constructed, operated and maintained to be reasonably harmonious and appropriate in appearance with the existing character of the general vicinity. Construction, maintenance, and operation of the proposed tower site will not result in destruction, damage, or loss to any natural, scenic, or historic feature of importance to the public.

There is current access to the site using established private dirt roads currently used for property operations (see Exhibit “Access Map”).

Cassia County Code 9-13-3:

Provide an explanation and evidence for each of the following standards on **how**

The proposal meets each individual standard.

GENERALLY APPLICABLE STANDARDS: The commission shall review the particular facts and circumstances of each proposed conditional use in terms of the following standards and shall determine if adequate evidence has been presented showing that such use at the proposed location:

A. Qualify: Will, in fact, constitute a conditional use as established by the official schedule of zoning regulations for the zone involved.

B. Meet General Obligations: Will be harmonious with and in accordance with the general objectives or with any specific objective of the zoning ordinance.

C. Maintain Character: Will be designed, constructed, operated and maintained to be reasonably harmonious and appropriate in appearance with the existing or intended character of the general vicinity; and that such use will not change the essential character of the general vicinity.

D. Hazards: Will not be unreasonably hazardous or disturbing to existing or future neighboring uses.

E. Facilities: Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer and schools; or that the persons or agencies responsible for the establishment of the proposed use will provide adequately for any such services.

F. Economic Welfare: Will not create excessive additional requirements at public cost for public facilities and services and will not be unreasonably detrimental to the economic welfare of the community.

G. Conditions Of Operation: Will not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, pollution or odors.

H. Harmful Conditions: Will not be or create conditions that are unreasonably harmful or dangerous to the individual safety or welfare of persons on the premises of the use or living or working in the vicinity of the use; or will not be or create conditions that could be unreasonably harmful to the general safety, health or welfare of the community.

I. Vehicular Approaches: Will have vehicular approaches to the property which are so designed as not to create safety hazards or interference with traffic on surrounding public thoroughfares.

J. Scenic And Historic Features: Will not result in the destruction of loss or damage to any natural, scenic or historic feature of importance to the public.

FyberCom's Response to Generally Applicable Standards

A. Qualify:

The proposed telecommunications tower, intended to enhance internet service in the rural area, has been thoroughly reviewed and designed to fully comply with all local zoning regulations. We understand that telecommunications facilities are typically designated as conditional uses within this zone, and this application is submitted in accordance with that understanding, meeting all necessary preliminary qualifications for such a designation.

B. Meet General Obligations:

The installation of this telecommunications tower directly aligns with the county's general objectives of improving essential infrastructure and fostering economic development within its rural communities. By providing reliable high-speed internet access, the project supports local businesses, educational opportunities, and remote work, contributing positively to the overall well-being and connectivity of the area, consistent with the spirit and specific objectives of the zoning ordinance.

C. Maintain Character:

The tower will be strategically located on the side of a hill near other telecommunications towers. Its design will be as unobtrusive as possible. Given its location and the rural nature of the vicinity, the tower is not anticipated to alter the essential character of the area but rather enhance it through improved connectivity.

D. Hazards:

The telecommunications tower will be constructed and operated in full adherence to all federal, state, and local safety standards, including those set by the FCC. The chosen location is sufficiently distant from existing residences and future development areas to ensure there will be no unreasonable hazards, disturbances, or interference with neighboring uses. Safety protocols will be rigorously followed throughout construction and operation.

E. Facilities:

The site selection considered accessibility for emergency services, and the tower itself will not place any additional burden on public facilities or services. Access will be via existing roadways, and the facility will generate minimal refuse, which will be handled through standard commercial services. The project does not require new water, sewer, or school services. Any necessary utilities will be self-contained or sourced with minimal impact on existing public infrastructure.

F. Economic Welfare:

The installation and operation of the telecommunications tower are designed to be self-sufficient, requiring no significant additional public cost for facilities or services. In fact, by providing enhanced internet connectivity, the project is expected to have a positive impact on the economic welfare of the community, attracting new businesses, supporting existing ones, and improving the quality of life for residents without creating a burden on public resources.

G. Conditions Of Operation:

The operational footprint of a telecommunications tower is minimal. Once constructed, the site will require only periodic maintenance visits, resulting in negligible traffic generation. The equipment is designed for quiet operation, producing no excessive noise, smoke, fumes, glare, pollution, or odors that could be detrimental to the general welfare. All equipment will meet environmental standards.

H. Harmful Conditions:

Safety is paramount in the design and operation of this facility. The tower will comply with all structural integrity, electromagnetic field (EMF) emission, and security standards mandated by federal and state regulations, including the FCC. Access to the site will be controlled, and the distance from the town ensures that it will not pose any unreasonable harm or danger to individuals on or near the premises, or to the broader community's safety, health, or welfare.

I. Vehicular Approaches:

Access to the tower site will utilize existing, well-maintained roadways, with any necessary new approaches designed to ensure safe ingress and egress without creating hazards or interfering with traffic flow on surrounding public thoroughfares. Construction and maintenance traffic will be minimal and managed to prevent disruption.

J. Scenic And Historic Features:

Prior to site selection, a thorough assessment was conducted to ensure the proposed location on the side of the hill would not impact any natural, scenic, or historic features of public importance. The chosen site avoids sensitive ecological areas, historical landmarks, or designated scenic vistas. The project's minimal footprint and adherence to blending with the natural landscape are intended to preserve the inherent beauty and character of the region.

A handwritten signature in black ink, appearing to read 'Tyler Smith', with a stylized, cursive script.

6/18/25

Tyler Smith



STATE OF IDAHO
WATER DISTRICT 140

c/o Water Well Consultants, Inc.
355 West 500 South, Burley, ID 83318
Phone (208) 650-6605
Fax (866) 604-4640

EXHIBIT

5

WATERMASTER
JAXON B HIGGS
208.604.1282

adam@waterwellconsultants.com

ASST. WATERMASTER

Tyler Smith
Fybercom, LLC
3780 N Yellowstone Hwy
Idaho Falls, ID 83401

Mr. Smith,

This letter is in response to your request for an impact statement for Cassia County related to the construction of a communications tower in central Cassia County. Due to the nature and location of the project, I do not expect any measurable impact on the water resources or water infrastructure in the county.

Sincerely,

Jaxon Higgs
WD140 Watermaster



Cassia County Noxious Weed Control
1459 Overland Ave., Room 4
Burley, ID 83318
Phone: 208-878-4043
Fax: 208-878-7862

EXHIBIT
6

Applicant:

Name: FyberCom, LLC (Tyler Smith)

Address: 42.433670, -113.624824, NE of Albion

Phone: 208-607-5855

Map of property must be attached or drawn on back; include address of property, all existing buildings and ect. and all proposed changes. If all of the above items are not attached the Noxious Weed Superintendent will not sign off.

County Weed Plan:

This noxious weed control plan is developed IAW with Idaho State Law Title 22 Chapter 24, IDAPA 02.06.22, and the Cassia County Weed Plan requiring all land owners to control noxious weeds on their properties.

Goals: The goal for this facility is to prevent the establishment of noxious weeds on the property. A secondary goal is to eradicate weeds that do establish on the property.

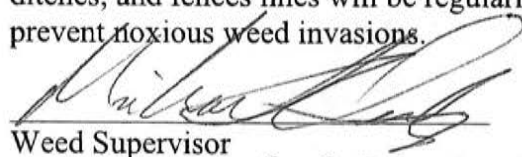
Survey: During the late spring, early summer and/or fall of 2025 (year) a survey will be conducted to identify any noxious weeds listed below:

Black Henbane
Canada Thistle
Curley Pondweed
Dalmation Toadflax
Diffuse Knapweed
Field Bindweed
Houndstongue
Jointed Goatgrass
Leafy Spurge
Musk Thistle

Puncture Vine
Perennial Pepperweed
Poison Hemlock
Rush Skeletonweed
Russian Knapweed
Saltcedar
Scotch Thistle
Spotted Knapweed
White Bryony
Whitetop

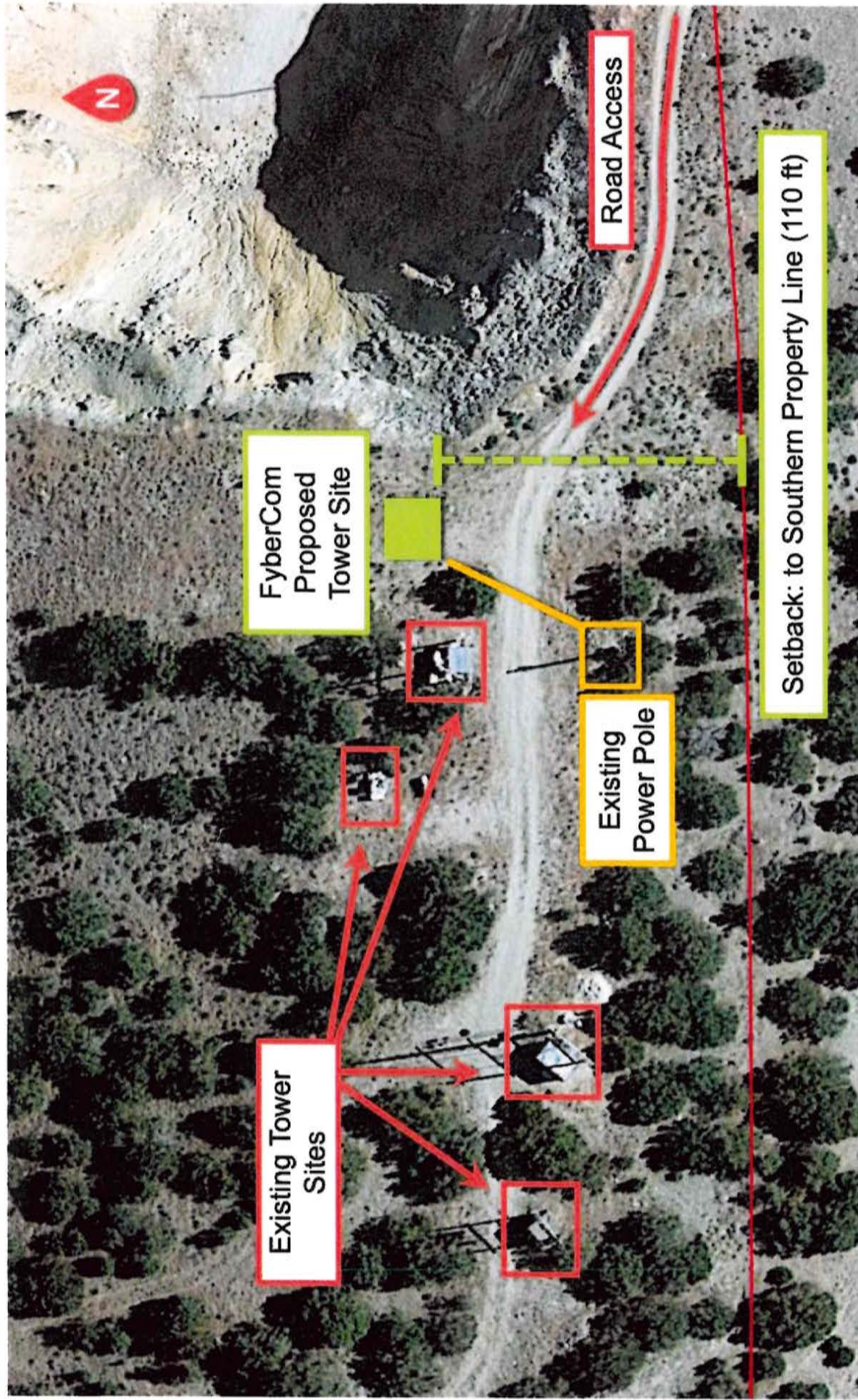
If there are any questions in the identification of weeds, the county weed agent will be contacted to assist in identification.

Eradication and Prevention (Applicant/Landowner responsibilities): **Any noxious weeds identified during the survey will be physically removed or spot sprayed with herbicides.** During the construction of the facilities, invasive weeds will be prevented from establishing by the use of the appropriate herbicides and mechanical tillage. Post construction, any disturbed soil that was not developed and is non-high traffic will be seeded to native grass species. During the operation of the facilities, any areas susceptible to invasive weeds such as barrow pits, drainage ditches, and fences lines will be regularly surveyed and sprayed with appropriate herbicides to prevent noxious weed invasions.


Weed Supervisor

Date: 5-19-25


Applicant
Date: 5/1/2025



Tower Details: Manufactured 100 foot tall, lattice style tower (un-guyed). Construction year 2025. Purpose is to deliver fixed wireless internet service.

Cassia County, ID

Tower Site Plan

Parcel: RP11S24E263600

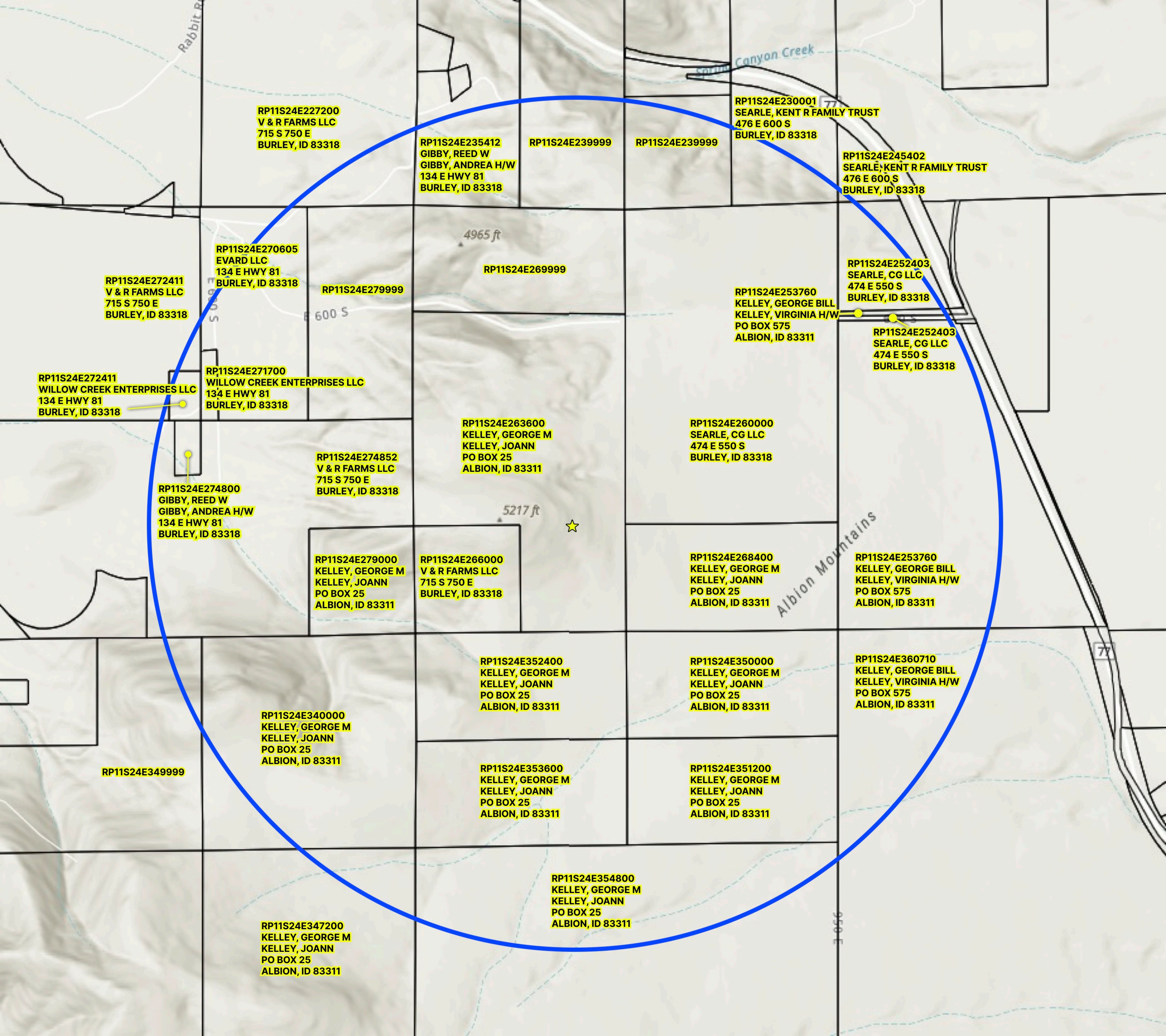
Site Coordinates: 42.433783, -113.623843

Property Owner: George and Jo Ann Kelley

Zoning District: Multi Use

EXHIBIT**7**

Parcel_Num	MailToName	MailToAddr	MailToCity	MailToStat	MailToPost
RP11S24E235750	ANDERSON, JOSEPH	866 E PEBBLE DR	BURLEY	ID	83318
RP11S24E280000	CAPITAL S INVESTMENTS LLC	707 E 500 S	BURLEY	ID	83318
RP11S24E270605	EVARD LLC	134 E HWY 81	BURLEY	ID	83318
RP11S24E235700	GIBBY, BENJAMIN	873 PEBBLE DR	BURLEY	ID	83318
RP11S24E276200	GIBBY, HYRUM J	669 S 250 E	BURLEY	ID	83318
RP11S24E274800	GIBBY, REED W	134 E HWY 81	BURLEY	ID	83318
RP11S24E343290	GIBBY, VON	715 S 750 E	BURLEY	ID	83318
RP11S24E360710	KELLEY, GEORGE BILL	P O BOX 575	ALBION	ID	83311
RP12S24E022400	KELLEY, GEORGE M	P O BOX 25	ALBION	ID	83311
RP11S24E232501	KOEPNICK, KENNY D	883 E 500 S	DECLO	ID	83323
RP11S24E272401	LOVELAND, GARY B	796 EAST 600 SOUTH	BURLEY	ID	83318
RP11S24E237801	SEARLE, BEVERLY	522 E 600 S	BURLEY	ID	83318
RP11S24E286151	SEARLE, CG LLC	474 E 550 S	BURLEY	ID	83318
RP11S24E284804	SEARLE, CLIFFORD, TRUSTEE	498 S 450 E	BURLEY	ID	83318
RP11S24E224799	SEARLE, DAKOTA	548 RABBIT RUN RD	BURLEY	ID	83318
RP11S24E245402	SEARLE, KELLY C FAMILY TRUST	739 S 50 W	BURLEY	ID	83318
RP11S24E230001	SEARLE, KENT R FAMILY TRUST	476 E 600 S	BURLEY	ID	83318
RP11S24E240000	SIX S RANCH LLC	1354 EAST SIX S RANCH ROAD	DECLO	ID	83323
RP11S24E226400	STANGER, STEVEN L	756 EAST 600 SOUTH	BURLEY	ID	83318
RP11S24E253752	STATE OF IDAHO	3311 WEST STATE STREET	BOISE	ID	83703
RP11S24E224785	STOKER, LAVEL & WENDY, TRUST	707 E 500 S	BURLEY	ID	83318
RP11S24E222405	STOKER, LAVEL D	546 RABBIT RUN RD	BURLEY	ID	83318
RP11S24E224790	STOKER, LAVEL D, TRUSTEE	707 E 500 S	BURLEY	ID	83318
RP11S24E224781	STOKER, SPENCER	550 RABBIT RUN RD	BURLEY	ID	83318
RP11S24E343001	V & R FARMS LLC	715 S 750 E	BURLEY	ID	83318
RP11S24E274650	WILLOW CREEK ENTERPRISES LLC	134 E HWY 81	BURLEY	ID	83318
RP11S24E349999	BLM				



RP11S24E227200
V & R FARMS LLC
715 S 750 E
BURLEY, ID 83318

RP11S24E235412
GIBBY, REED W
GIBBY, ANDREA H/W
134 E HWY 81
BURLEY, ID 83318

RP11S24E239999

RP11S24E239999

RP11S24E230001
SEARLE, KENT R FAMILY TRUST
476 E 600 S
BURLEY, ID 83318

RP11S24E245402
SEARLE, KENT R FAMILY TRUST
476 E 600 S
BURLEY, ID 83318

RP11S24E270605
EVARD LLC
134 E HWY 81
BURLEY, ID 83318

RP11S24E279999

RP11S24E269999

RP11S24E272411
V & R FARMS LLC
715 S 750 E
BURLEY, ID 83318

RP11S24E253760
KELLEY, GEORGE BILL
KELLEY, VIRGINIA H/W
PO BOX 575
ALBION, ID 83311

RP11S24E252403
SEARLE, CG LLC
474 E 550 S
BURLEY, ID 83318

RP11S24E272411
WILLOW CREEK ENTERPRISES LLC
134 E HWY 81
BURLEY, ID 83318

RP11S24E271700
WILLOW CREEK ENTERPRISES LLC
134 E HWY 81
BURLEY, ID 83318

RP11S24E252403
SEARLE, CG LLC
474 E 550 S
BURLEY, ID 83318

RP11S24E274800
GIBBY, REED W
GIBBY, ANDREA H/W
134 E HWY 81
BURLEY, ID 83318

RP11S24E274852
V & R FARMS LLC
715 S 750 E
BURLEY, ID 83318

RP11S24E263600
KELLEY, GEORGE M
KELLEY, JOANN
PO BOX 25
ALBION, ID 83311

RP11S24E260000
SEARLE, CG LLC
474 E 550 S
BURLEY, ID 83318

RP11S24E279000
KELLEY, GEORGE M
KELLEY, JOANN
PO BOX 25
ALBION, ID 83311

RP11S24E266000
V & R FARMS LLC
715 S 750 E
BURLEY, ID 83318

RP11S24E268400
KELLEY, GEORGE M
KELLEY, JOANN
PO BOX 25
ALBION, ID 83311

RP11S24E253760
KELLEY, GEORGE BILL
KELLEY, VIRGINIA H/W
PO BOX 575
ALBION, ID 83311

RP11S24E340000
KELLEY, GEORGE M
KELLEY, JOANN
PO BOX 25
ALBION, ID 83311

RP11S24E352400
KELLEY, GEORGE M
KELLEY, JOANN
PO BOX 25
ALBION, ID 83311

RP11S24E350000
KELLEY, GEORGE M
KELLEY, JOANN
PO BOX 25
ALBION, ID 83311

RP11S24E360710
KELLEY, GEORGE BILL
KELLEY, VIRGINIA H/W
PO BOX 575
ALBION, ID 83311

RP11S24E349999

RP11S24E353600
KELLEY, GEORGE M
KELLEY, JOANN
PO BOX 25
ALBION, ID 83311


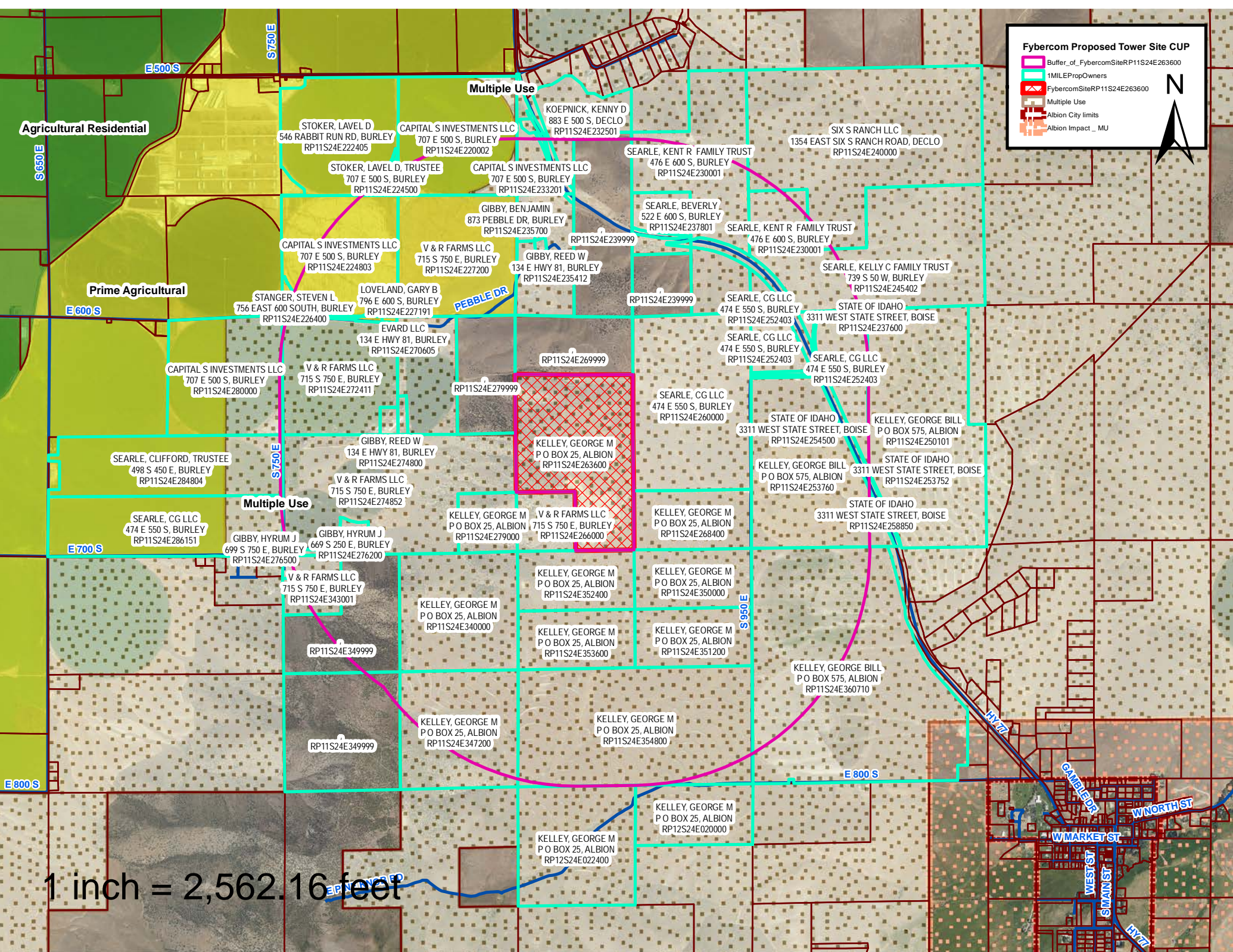
RP11S24E351200
KELLEY, GEORGE M
KELLEY, JOANN
PO BOX 25
ALBION, ID 83311

RP11S24E347200
KELLEY, GEORGE M
KELLEY, JOANN
PO BOX 25
ALBION, ID 83311

RP11S24E354800
KELLEY, GEORGE M
KELLEY, JOANN
PO BOX 25
ALBION, ID 83311

Fybercom Proposed Tower Site CUP

- Buffer_of_FybercomSiteRP11S24E263600
- 1MILEPropOwners
- FybercomSiteRP11S24E263600
- Multiple Use
- Albion City limits
- Albion Impact __ MU

1 inch = 2,562.16 feet

**EXHIBIT
10**

Fybercom Proposed Tower Site CUP

Buffer_of_FybercomSiteRP11S24E263600
FybercomSiteRP11S24E263600
Albion City limits
Albion Impact _ MU

N



PEBBLE DR

E 600 S

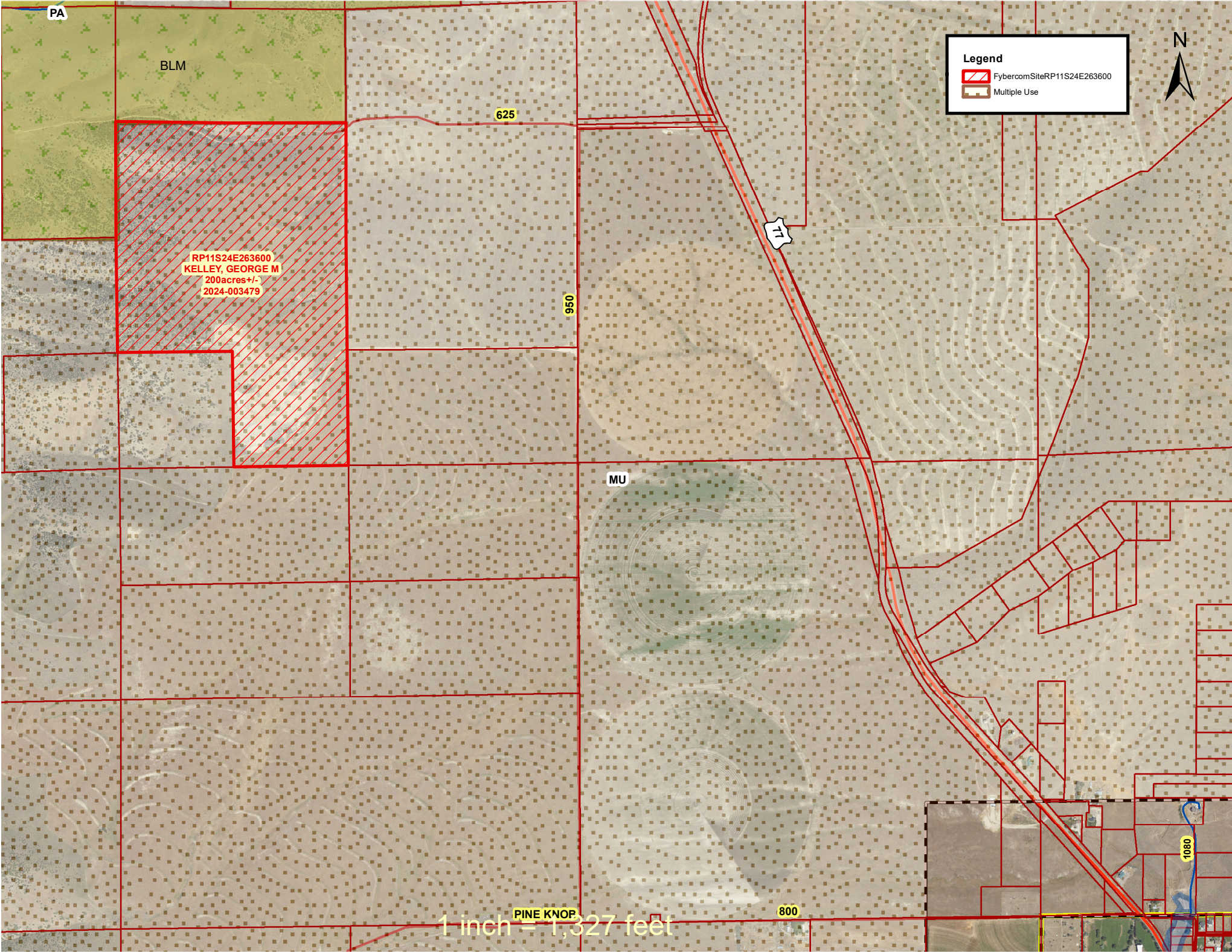
E 625 S

W 70

S 950 E

RP11S24E263600
Property Owner
KELLEY, GEORGE M

1 inch = 1,066.02 feet



PA

BLM

625

950

MU

PINE KNOP

800

1080

Legend

-  FybercomSiteRP11S24E263600
-  Multiple Use



1 inch = 1,327 feet

TOPOGRAPHIC MAP

 FibercomSiteRP11S24E263600



BLM

625

4840

26

26

RP11S24E263600
KELLEY, GEORGE M
200acres+/-
2024-003479

5000

5000

1 inch = 625 feet