

From: [Beverly Cobley](#)
To: [Planning-Zoning Staff](#)
Subject: Cement plant
Date: Tuesday, January 23, 2024 12:36:46 PM

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This is not good for anyone. We do not need a cement plant this close to residential property. There are far better options for this area. A cement plant is not a good option. Our health and peace of mind is worth more. Please say no to this plan.

Thank you,
Beverly Cobley
718 Round Valley Street
Nampa. ID 83687

From: [MaReesa Davenport](#)
To: janulan@cityofnampa.us; [Mayor Email](#); [Planning-Zoning Staff](#)
Subject: DENIAL of zoning exception for 39 N Picard
Date: Tuesday, January 23, 2024 11:11:48 AM

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I was very concerned to hear about a possible zoning exception for the Sunroc concrete batch plant at 39 N. Picard.

The Treasure Valley already struggles with air quality issues due to weather inversions and wildfire smoke. The proposed location for this plant is much too close to densely populated areas. Pollution from these plants can go up to 5 miles and there are countless subdivisions, housing, schools and parks within that radius. This does NOT seem appropriate to make a zoning exception for and I urge you to deny this permit.

From: [Mayor Email](#)
To: [Teri Friend](#); [Parker Bodily](#)
Subject: FW: Deny special use permit for Cement Batch Plant @ 39 N Picard Ln
Date: Tuesday, January 23, 2024 1:17:42 PM
Attachments: [image002.png](#)

I am not sure if this one came to you.



Jonica Johnson
Citizen Support Coordinator, [City of Nampa](#)
O: 208.468.5401
[Like us on Facebook](#) | [Nextdoor](#)
NAMPAReady

From: Lynlee Harned <lfharned@icloud.com>
Sent: Tuesday, January 23, 2024 11:57 AM
To: PAZLL@cityofnampa.us; Mayor Email <mayor@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>
Subject: Deny special use permit for Cement Batch Plant @ 39 N Picard Ln

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City planners,

Please deny the special used permit for the concrete batch plant proposed North of E. Victory Rd at Picard Lane.

The Staff Report for the Public Hearing lists the following:

10-1-9: Performance Standards: All operations conducted on the premises shall not be allowed to constitute a nuisance by reason of smoke, fumes, odor, steam, gases, vibrations, noise, hazards or other causes, beyond the property boundary lines, and shall comply with the performance standards of this section.

Such a facility **IS** a health hazard beyond the property boundary. Numerous studies listed under the National Institute of Health (NIH) indicate concrete plants are a health hazard to surrounding urban populations through Cement Dust Particulate. One study documented significant increase in lung and bronchus cancer in the population surrounding such plants withing a 3 kilometer radius.

A second study documents an increase in toxic metals in children in a city hosting a cement plant. For the case of the proposed plant at 39 N Picard Ln, three (3) public schools, Endeavor Elementary, Park Ridge Elementary, and Columbia High School all fall within an approximate

1 mile radius (1.6 km).

Two indicated studies are at the end of this email. Please review them. Both studies and more are easily searchable at the Nantional Institute of Health. URL's are listed at the top of each article.

In conclusion, If I were to knowingly build my home close to an already standing plant, that failure would be on me. Changing zoning to accomodate a batch plant affecting previously standing suburban homes is a failure on your part.

U.S. Citizens already have a disrespectful Federal government with the current Southern border policy. I pray that local Nampa city planners will plan better to protect children and local taxpayer/voters from an avoidable health hazard. Please Deny the Special Use Permit for Cement Batch Plant @ 39 N Picard Ln.

Thank you,

Lynnlee Harned

3809 Whistling Heights Way

[Increased incidence of respiratory tract cancers in people living near Portland cement plants in Korea - PubMed \(nih.gov\)](#)

Increased incidence of respiratory tract cancers in people living near Portland cement plants in Korea

[Sang-Yong Eom](#)¹, [Eun-Bi Cho](#)², [Moo-Kyung Oh](#)², [Sun-Seog Kweon](#)³, [Hae-Sung Nam](#)⁴, [Yong-Dae Kim](#)¹, [Heon Kim](#)^{5 6}

PMID: 28707127

DOI: [10.1007/s00420-017-1244-9](#)

Abstract

Purpose: Portland cement contains carcinogens such as chromium and free silica, and hence, inhalation of cement dust can cause respiratory tract cancers. The purpose of this study was to determine whether living near a cement plant increases the risk of respiratory tract cancers.

Methods: The study population consisted of 341,793 people, all of whom lived in administrative districts within **3-km radius of ten cement plants** in Korea. The respiratory tract cancer incidence data (International Classification of Diseases, ten revision code C00-C14 and C30-C34) for 2008-2012 were obtained from regional cancer registries. Standardized incidence ratios (SIRs) for each cancer site in the respiratory tract were calculated using an indirect standardization method.

Results: Compared with the general Korean population, the **incidence of lung and bronchus cancer (C33-C34) was significantly higher in all subjects** [SIR 1.15, 95% confidence interval (CI) 1.02-1.29]

and **especially in the men** subjects (SIR 1.47, 95% CI 1.29-1.68) in our study population. In addition, the incidence of **larynx cancer in men** (SIR 1.64, 95% CI 0.97-

2.59)

and **salivary gland cancer in women** (SIR 3.03, 95% CI 0.98-7.07) living near cement plants was marginally increased.

Conclusions: These results suggest that environmental exposure to Portland cement dust is a risk factor for respiratory tract cancers.

[Bioaccumulation of Toxic Metals in Children Exposed to Urban Pollution and to Cement Plant Emissions - PubMed \(nih.gov\)](#)

Bioaccumulation of Toxic Metals in Children Exposed to Urban Pollution and to Cement Plant Emissions

[Agostino Di Ciaula](#)¹

PMID: 34189342

PMCID: [PMC8229267](#)

DOI: [10.1007/s12403-021-00412-w](#)

Abstract

Cement plants located in urban areas can increase health risk. Although children are particularly vulnerable, biomonitoring studies are lacking. Toenail concentration of 24 metals was measured in 366 children (6-10 years), who live and attend school in a city hosting a cement plant. Living addresses and schools were geocoded and attributed to exposed or control areas, according to modeled ground concentrations of PM₁₀ generated by the cement plant. Air levels of PM₁₀ and NO₂ were monitored. PM₁₀ levels were higher in the exposed, than in the control area. The highest mean PM₁₀ concentration was recorded close to the cement plant. Conversely, the highest NO₂ concentration was in the control area, where vehicular traffic and home heating were the prevalent sources of pollutants. **Exposed children had higher concentrations of Nickel (Ni), Cadmium (Cd), Mercury (Hg), and Arsenic (As) than controls.** These concentrations correlated each other, indicating a common source. Toenail Barium (Ba) concentration was higher in the control- than in the exposed area. The location of the attended school was a predictor of Cd, Hg, Ni, Ba concentrations, after adjusting for confounders. **In conclusion, children living and attending school in an urban area exposed to cement plant emissions show a chronic bioaccumulation of toxic metals, and a significant exposure to PM₁₀ pollution. Cement plants located in populous urban areas seem therefore harmful, and primary prevention policies to protect children health are needed.**
Keywords: Biomonitoring; Cement plants; Children health; Heavy metals; Nitrogen dioxide; PM10.

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Conflict of interest statement

Conflicts of interest The authors declare no conflict of interest.

From: [Travis Hennigan](#)
To: [Planning-Zoning Staff](#); [Natalie Jangula](#); [Mayor Email](#)
Subject: Denial request: 39 N Picard
Date: Tuesday, January 23, 2024 12:14:35 PM

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Hello,

My name is Travis Hennigan of 4016 E Jasmine Ct. My wife Liza and I are strongly requesting a denial for the special use permit of a concrete batch plant on 39 N Picard road.

The health and traffic issues that would arise from this business near our homes and schools is absolutely unacceptable.

We will be attending the public zoning meeting tonight (Jan 23, 2024) to lend our voices of disapproval.

Thank you
Travis Hennigan and Liza Hennigan

From: [Fred Bonyea](#)
To: [Teri Friend](#)
Subject: Re: Concrete Batch Plant On Victory Road and Grays Lane
Date: Tuesday, January 23, 2024 1:36:11 PM
Attachments: [image001.png](#)

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Dear Teri,
Thank you for your detailed accounting on the cement plant issue.
I strongly object to granting the continuance. It is clear that there is strong opposition to this plant and moving the request date appears to be a cynical attempt to diffuse this.
I do not see this as a good-faith act.

Jerry

On Mon, Jan 22, 2024 at 5:15 PM Teri Friend <friendt@cityofnampa.us> wrote:

Mr. Jensen,

Thank you for reaching out to Planning & Zoning Staff to provide your comments for the upcoming Planning & Zoning public hearing to consider a Conditional Use Permit for a concrete batch plant location at 39 N Picard Ln for Sunroc Corporation (CUP-00328-2023). Your email arrived after the staff planner's report was complete for the project so it will not be included in that document. However, late comments are saved in their entirety and provided to the Planning & Zoning Commission and the public. Those comments that were received after the staff report deadline up until 12:00 p.m. today, Monday January 22, 2023, were accumulated into one document and sent to the Planning & Zoning Commissioners via email early this afternoon in an effort to give them more time to be reviewed prior to the meeting. The City Clerk was also able to add this batched file of comments to the meeting packet available on the Public Meeting webpage. These late comments and any additional comments received this afternoon and up to the end of business tomorrow will be provided to the Commissioners as a printed packet at the meeting, and made available to the public in attendance.

Please note: The applicant has requested a continuance from the January 23rd meeting to the February 27th meeting. I've attached the amended agenda that indicates this request. The amended agenda is also available on the City's Public Meeting information page: [Public Meetings | Nampa, ID - Official Website \(cityofnampa.us\)](#) This request must be approved or denied during the P&Z Commission during the open meeting tomorrow, 1/23/2024. *Generally*, requests for continuation are approved, but that is not guaranteed. Interested parties may still want to attend. The meeting can also be viewed via live stream.

Watch Live | Watch meetings on the City of Nampa's dedicated [public meeting YouTube channel](https://www.youtube.com/@cityofnampapublicmeetings) (<https://www.youtube.com/@cityofnampapublicmeetings>)

All the best,



Teri Friend

Administrative Specialist, Sr
Planning & Zoning
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[Planning and Zoning](#) - [Like us on Facebook](#)

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From: Fred Bonyea <jerryandliz.jensen@gmail.com>
Sent: Monday, January 22, 2024 12:04 PM
To: Planning-Zoning Staff <PZall@cityofnampa.us>
Subject: Concrete Batch Plant On Victory Road and Grays Lane

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As you know this corridor is an important hub for school buses and every other commuter for several adjoining subdivisions. The infrastructure here is not developed for the heavy industrial use that a cement plant requires.

It is traditional in our part of the world to build such structures near raw resources and/or at sites involving massive structures. This location meets neither of these criteria.

Please see that these important observations are included in the discussion at tomorrow's

meeting.

Thank you,

Jerry Jensen

Treasurer of the Meadows at Park Ridge subdivision

From: [Jessi Kapitanich](#)
To: [Planning-Zoning Staff](#); [Natalie Jangula](#); [Mayor Email](#)
Subject: Concrete Batch Plant
Date: Tuesday, January 23, 2024 11:37:53 AM

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To whom it may concern:

For over twenty years we have resided in The Meadows at Parkridge, a neighborhood located near Victory and Grays Ln. in Nampa. It has recently been brought to our attention that Sunroc may be seeking a special permit to build a cement batch plant in the area at 39 N. Picard. This proposal is very concerning to us. As you know, the surrounding areas including our own have experienced tremendous growth and change over the last two decades and especially recently. A big part of that is the fact that we enjoy a high quality of life in our community. The city of Nampa has done an amazing job of maintaining our peace and safety. As the residential areas have grown so has traffic in the area, which is to be expected. Nampa has done a good job in helping the flow by putting in several roundabouts in the area helping to more safely connect several growing neighborhoods to the many schools in the area. There is still a lack of sidewalks on the busier roads including the area of Grays Ln and Victory. There are several school buses, bus stops, children getting to and from school and home walking and riding bikes that already compete with increased traffic. There are virtually no crosswalks and very few sidewalks outside of the subdivisions. Please don't put them further into harms way by allowing residential areas to be a heavily used route for extremely large commercial trucks such as cement trucks, semis, and tractor trailers. The impact this would bring to our area would not be beneficial to the safety of our streets. This type of heavily industrialized business would also have tremendous impact on the quality of our environment. This would include an increase in unhealthy particulates in our air, dust in our neighborhoods, and concerns of chemicals and cement being hauled on our streets and possibly runoff from chemicals making their way into nearby Mason Creek. Please help protect our families, our quality of life, and the health of our community by denying this special use permit to Sunroc.

Thank you for your consideration on this
matter- James and Jessi Kapitanich

Sent from my iPhone

From: [DARLA J LARSON FOR](#)
To: [Planning-Zoning Staff](#)
Subject: Concrete batch plant
Date: Tuesday, January 23, 2024 1:06:34 PM

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To whom it may concern,
From Don and Darla Larson
24 S Jarom Ln, Nampa

We are out of state for the P&Z meeting regarding the proposed concrete batch plant. We strongly oppose the development of the plant for several reasons:

1. Prevailing winds will blow the cement dust directly at our property,
2. Dust from the heavy equipment will add to the already extreme dust caused by traffic from the dirt road to Vision Recycling.
3. Traffic is already heavy and the trucks will add to that congestion.
4. Victory Rd., in front of Vision Recycling and the proposed cement plant, is already badly damaged from the Vision Recycling truck traffic. This new purposed business will further damage the roadway.
5. Noise is a great concern.

If this passes in spite of the opposition, we strongly request 2 things happen:

1. Paving of the road to both the cement plant AND Vision Recycling to cut down on dust.
2. Sidewalks are necessary for safety with the increase of traffic and heavy equipment. Please consider our concerns in your decision.

Sincerely,

Don and Darla Larson

Sent from my Verizon, Samsung Galaxy smartphone
Get [Outlook for Android](#)

From: [Michael Metcalfe](#)
To: [Natalie Jangula](#); [Mayor Email](#); [Planning-Zoning Staff](#)
Subject: Concrete batch plant special use permit.
Date: Tuesday, January 23, 2024 1:13:35 PM

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I am to oppose the special use permit from the planning and zoning commission regarding the request from Sunrock to install a concrete batch plant at victory. Road in Grays Lane.
I Live just a few hundred yards from this proposed plant and I feel that the pollution and the noise that would be created by this plant Will evaluate my property when I try to sell it.
Please record this as my request to deny said permit.

Michael Metcalfe
3618 E Kings Gate Dr, Nampa, ID 83687

Michael R Metcalfe
mrichardm2445@gmail.com
208-313-6352