

## Parker Bodily

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**From:** Office of the Mayor  
**Sent:** Thursday, May 16, 2024 8:03 AM  
**To:** Teri Friend; Parker Bodily  
**Subject:** FW: Sunroc CUP



**Jonica Johnson**  
**Citizen Support Coordinator, [City of Nampa](#)**  
O: 208.468.5401  
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**NAMPA Ready**

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**From:** Christine Able <christineable2@gmail.com>  
**Sent:** Wednesday, May 15, 2024 9:35 PM  
**To:** Office of the Mayor <mayor@cityofnampa.us>; Victor Rodriguez <rodriguezv@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; Dale Reynolds <reynoldsd@cityofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>; Sebastian Griffin <griffins@cityofnampa.us>  
**Subject:** Sunroc CUP

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I am writing to request the city **deny** the permit for the Sunroc concrete batch plant @39 N Picard Ln in Nampa.

Hazard: Exposure to concrete dust can irritate eyes, nose, throat and the upper respiratory system. Skin contact may result in moderate irritation to thickening/cracking of skin to severe skin damage from chemical burns. Silica exposure can lead to lung injuries including silicosis and lung cancer.

Almost all the studies found positive associations between concrete plant exposure and respiratory diseases and symptoms. An excess risk of cancer incidence and mortality in both children and adults mainly concerning respiratory tract cancers was also reported in some studies.

**This will negatively affect the quality of life in the area.**

Approval will add excess noise as well as more industrial traffic 24/7 in residential areas. Victory Rd is already in desperate need of maintenance. The extra weight and usage is only going to make the road worse.

There are 3 schools located within the vicinity where they are proposing the batch plant be located. With multiple bus stops in the area. Who will protect our children at bus stops from the large trucks that will be driving on the same roads?

Residential property values will decrease with the approval of the rezoning to accommodate this concrete batch plant.

Not to mention the large quantity of water usage. Where will the water come from? Our aquifers? Taking precious water from residents and farmers?  
This can cause those of us with wells, the risk of our wells going dry.

**I am opposed to the approval for rezoning at Grays Ln and Victory for a concrete batch plant.**

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Christine Able  
208-484-0997  
[christineable2@gmail.com](mailto:christineable2@gmail.com)  
21 N Pit Ln  
Nampa, Idaho 83687

May 14,2024

Dear Mayor Kling,

We are writing in opposition of the proposed concrete batch plant being put within a mile of our house. My husband is a Brown Bus driver and believes with all the stops along Victory to McDermot and Sugar Street, Grays Lane, Kings from Amity to Garrity, Amity and Happy Valley, it would be so dangerous. There are no sidewalks along most of these routes and the bus has to stop many times to let children off for up to 5 minutes each stop. I printed out the bus routes for morning and afternoon along these roads and there are at least 80 stops I counted. Concrete trucks are always in a hurry to get their load to where it needs to be and it will be very inconvenient for these trucks stopped behind a school bus all the way down these roads. Some kids are also riding their bikes along Victory, Happy Valley and Amity with no sidewalks it is very dangerous already.

We also have issue with all the city water use in a high desert city that has already been over built and continues to be! Especially on good Agriculture land that should be growing food! Mason Creek runs near this proposed batch plant and the Sun Roc corporation is known for polluting first and getting a slap on the wrist by paying a fine later. Typical of out of state companies that don't live in the communities they want to ruin. There are plenty of places to put a concrete batch plant that is not right in the middle of established neighborhoods. It is way to close to the Airport and the danger of a small plane hitting a tower and coming down in our neighborhood would be one accident to many.

There are so many elderly neighbors and children in this radius that could have their health adversely damaged by breathing in particles from their plant. I have asthma myself and use an inhaler daily as does a lot of people in this area. I could go on about the noise the rock chipped windshields the endless traffic and messed up roads, round abouts etc. We encourage you to vote against putting this plant in our neighborhood.

Sincerely

Danny & Cheryl Barnett  
2812 Fox Place  
Nampa, Idaho 83787

## Candace Fry

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**From:** Char Tim  
**Sent:** Sunday, May 19, 2024 3:46 PM  
**To:** Planning-Zoning Staff  
**Subject:** FW: Please deny Concrete Batch Plant

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**From:** Dale Reynolds <reynoldsd@cityofnampa.us>  
**Sent:** Saturday, May 18, 2024 12:09 AM  
**To:** Char Tim <timc@cityofnampa.us>  
**Subject:** Fwd: Please deny Concrete Batch Plant

Sent via the Samsung Galaxy S23 5G, an AT&T 5G smartphone  
Get [Outlook for Android](#)

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**From:** Amanda <[anob2009@gmail.com](mailto:anob2009@gmail.com)>  
**Sent:** Friday, May 17, 2024 5:25:22 PM  
**To:** Office of the Mayor <[mayor@cityofnampa.us](mailto:mayor@cityofnampa.us)>; Victor Rodriguez <[rodriguezv@cityofnampa.us](mailto:rodriguezv@cityofnampa.us)>; Natalie Jangula <[jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us)>; David Bills <[billsd@cityofnampa.us](mailto:billsd@cityofnampa.us)>; Dale Reynolds <[reynoldsd@cityofnampa.us](mailto:reynoldsd@cityofnampa.us)>; Randy Haverfield <[haverfieldr@cityofnampa.us](mailto:haverfieldr@cityofnampa.us)>; Sebastian Griffin <[griffins@cityofnampa.us](mailto:griffins@cityofnampa.us)>  
**Subject:** Please deny Concrete Batch Plant

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Dear fellow community members,

I live about 1/4 mile from the proposed concrete plant site. I'm deeply concerned about the potential health issues installing this plant would have for all those in my surrounding neighborhood. I don't want to raise my four children in a toxic dust environment. Sunroc has not shown good diligence in managing pollution from their Boise site, and I have no faith they will here either.

Other concerns include:

1. Traffic. It's been estimated from the numbers given by the Sunroc representative that there will be a truck into or out of their driveway every five minutes, day and night. That's a lot of traffic to add to the current infrastructure.
2. Endangering school children. There are numerous bus stops on both Gray's Lane and Victory. Impatient truck drivers put these kids at risk, and will be slowed in their work by stopping for all the busses.
3. Noise. Remember how I said traffic day and night? That's accurate. The Sunroc representative admitted at the meeting that they operate at all hours. Nampa has a noise ordinance and operations like these are not going to be quiet.

4. Misrepresentation. In the application for the very first conditional use permit their paperwork stated that the surrounding area was rural, with a few scattered residences. They failed to mention the 1000+ homes immediately to the south of their site. That permit was first granted, but when it lapsed and Sunroc reapplied, the citizens had gotten wind of it and rose up. With the new information the permit was then denied.

Ladies and gentlemen, please deny them again, and put the matter to rest. There are numerous, more suitable locations for this facility farther out of town. This community does not deserve to made to choose between losing their health by staying or having to move houses in a non-conducive economy.

Thank you in advance for your thoughtful consideration of this matter.

Amanda and Ben Blodgett  
76 S Grays Lane  
Nampa, ID.  
83687

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TO: NAMPA CITY COUNCIL  
FROM: DINA BREWER  
10 N SPICELAND PL  
NAMPA, ID 83687  
RE: SUNROC CONCRETE BATCH PLANT CUP (#2) APPEAL  
DATE: MAY 15, 2024

I am writing in opposition to Sunroc Corporation's Conditional Use Permit (CUP) application for a proposed concrete batch plant on their property located at 39 N Picard Lane, Nampa, ID 83687. Our home is approximately .75 miles west of the proposed site, just off Victory Road.

The City of Nampa erred in approving Sunroc's first CUP application in 2022. There is nothing in the area that is similar in nature. *See attached map.* All businesses immediately adjacent to the proposed site are primarily small-scale businesses, storage units, agricultural (livestock) properties, the Nampa Municipal Airport, and residential neighborhoods which are directly located across the street from the proposed site. Nothing in the area is on the scale of the proposed concrete batch plant. In fact, the nearest manufacturing/factory type business of similar scale is located to the north of Garrity Blvd. Nothing in the area has buildings, silos or smokestacks approaching the height of Sunroc's proposed 75-foot silos.

The appeal from the Planning and Zoning Commission's denial of Sunroc's second CUP application should be denied on the following grounds:

The proposed use by Sunroc does not meet Conditional Use Permit Criteria set forth in Nampa City Code (NCC) 10-25-4:

1. Nampa City Code requires the CUP proposed use be consistent with the Nampa Comprehensive Plan (NCP) (10-25-4.A.1). Some pertinent land use goals set out in the NCP are:
  - To conserve open space and agricultural land;
  - To encourage uses that are compatible with each other and surrounding land uses;
  - To beautify the community in a cohesive design;
  - To promote efficient use of resources; and,
  - To encourage smart-growth development<sup>1</sup>

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<sup>1</sup> NAMPA-2040-COMPREHENSIVE-PLAN---FINAL (cityofnampa.us), page 91.

The proposed concrete plant is inconsistent with these goals in that it will block open space views, potentially damage nearby agricultural properties (including small scale dairy farms), is not compatible with surrounding land uses (residential neighborhoods and the airport) and does not beautify the area. In fact, it will be a visual blight on views from the airport, restaurants, the Warhawk Museum, and nearby residential areas. *See attached photo of Sunroc Concrete Batch Plant similar to the proposed Nampa plant.* Nampa needs to plan the layout of the city more carefully in a cohesive manner, not simply put these types of factories in any place they will fit. We need to think about **what do we want people to see as they enter our city**, both from the Interstate and from the airport?

Additionally, the proposed concrete plant does not promote the efficient use of resources in that it will damage not only nearby waterways and aquifers (*see Section 5 below*), but also damage nearby already busy roadways. The location of a concrete plant on this property is not “smart-growth development.”

2. The design, construction, operation and maintenance of the property and project will adversely impact the intended character and appearance of the general vicinity in violation of NCC 10-25-4.A.2. Surrounding properties have a view of both the Boise and Owyhee Mountains that will be negatively impacted by the placement of the concrete plant and its proposed silos. Additionally, this part of Nampa benefits from its open area/agricultural character, which will be adversely impacted by the discharge of particulate matter/dust in the air and the visual blight of the factory on this little hill. The residential nature of the surrounding neighborhoods will be adversely affected. Although there are nearby businesses also categorized as light industrial, they are all small scale and none of them have the impact this plant will have. *See Section 5 below.*
3. The proposed use cannot be served adequately by essential public facilities and services as required by NCC 10-25-4.A.3. The proposed location will add to the traffic problems in an already clogged and busy area. Sunroc has indicated that it intends to manufacture about 4000 cubic yards of concrete per day at the proposed site. They indicated they will use about 10-12 trucks, however, what they failed to mention is that in order to move 4000 cubic yards of product per day, trucks will have to make multiple trips per day, as many as 400 (given that cement trucks typically carry a maximum load of 10 cubic yards –  $4000 \div 10 = 400$ ), both leaving *and* returning. With the addition of the trucks supplying raw materials to the plant, you may have an

additional 400-850 vehicles per day, not counting the employees' personal and other delivery vehicles used day to day.

Per the Nampa Comprehensive Plan and the US Census data, "[o]ver 100,000 vehicles pass over the Garrity/I-84 interchange during commute hours each day".<sup>2</sup> Increased traffic in this area will tie up access to Nampa tourist destinations, especially the Warhawk Air Museum, Nampa God and Country Rally, the Snake River Stampede, and events at Lakeview Park. There will also be the potential impact of increased delay for ambulances trying to access St. Alphonsus Hospital just off Garrity Blvd., as well as paramedics and firetrucks trying to respond from the fire station located on Happy Valley Road. Garrity Blvd. is already backed up significant distances on either side of the Interstate at any given time of day. The exit ramps from I-84 to Garrity are often backed up considerable distances onto the freeway itself. The addition of potentially hundreds of cement and supply trucks will only add to the problem.

4. The proposed use will be detrimental to the economic welfare of the community in violation of NCC 10-25-4.A.4. The proposed location will damage business at the Nampa Airport. The Airport Commission already stated their concerns about the potential damage to the airport, with regard to air traffic not wanting to risk coming in to Nampa and going to Caldwell instead, decreased traffic at the airport's restaurant due to the air concerns and lack of view, and the potential risk to the irreplaceable vintage aircraft at the Warhawk Air Museum because of particulate matter damaging the surfaces of the airplanes (also a concern of private individuals who keep their planes at the airport). The Nampa Comprehensive Plan states that the "economic benefit of the Nampa Airport was \$43.2M<sup>3</sup>."

Nampa and Canyon County both have goals to preserve agricultural land.<sup>4</sup> Placement of the concrete plant at the proposed site will negatively impact surrounding small farms. One parcel of former ag land adjacent to the proposed site is already up for sale, with the sign stating it is appropriate for industrial use. Other livestock lands are within ½ mile to the east across Victory from the airport and will be impacted by both the environmental pollution, but the increased noise from the traffic on Happy Valley.

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<sup>2</sup> Nampa Comprehensive Plan, page 69; U.S. Census Bureau, OntheMap, (<https://onthemap.ces.census.gov>)

<sup>3</sup> Nampa Comprehensive Plan, page 75; State of Idaho Transportation Department, Aeronautics (<https://www.idaho-airport-system-plan.com/>).

<sup>4</sup> Nampa Comprehensive Plan, page 86.



5. The proposed use will involve activities or processes, materials, equipment, and conditions of operation that will be detrimental to any persons, property, or general welfare by reason of excessive traffic, noise, smoke, fumes, glare, or odors, and therefore should be denied per NCC 10-25-4.A.5.
- a. Sunroc has indicated that the batch plant will run 24/7 at least Mondays through Fridays. Typically, concrete trucks begin lining up around 2 am, to be loaded for deliveries to construction sites around 6-7 am. While waiting to be loaded, concrete trucks will be idling, backing up into place with their alarms, and potentially being very noisy in the pre-dawn hours. In addition to the noise, fumes and odors from the diesel truck engines will be adding to potential air pollution coming from the site.
  - b. The concrete batch plant has the potential to release significant air pollution. Sunroc claims they will be using “new technology” to eliminate the release of particulate matter. They did admit during a tv news piece that the “dirtiest” part of their process is transferring the dry concrete mix to the trucks (you can see plumes of dust emanating from the truck).<sup>5</sup> However, they did not state this would be the only possible source of particulate matter. The concrete plant will likely still release air pollution in the form of dust from the piles of sand and other raw materials used for the concrete, to the exhaust fumes from the trucks, and the particulate matter from the manufacturing of the concrete itself.<sup>6</sup> Particulate matter from concrete can contain cement particles, black carbon, metals such as lead and nitrogen oxides.<sup>7</sup> These materials have the potential for significant health hazards to the surrounding community, including increased risk of heart attacks, worsening of asthma and decreases in lung function.<sup>8</sup> The EPA has noted concerns with Toxic Releases to Air, Lead Paint, and Wastewater Discharge with the Caldwell plant earlier this year.<sup>9</sup> Idaho Conservation League Associate and consultant Will Tiedemann

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<sup>5</sup> [What happens in a concrete batch plant? \(kivity.com\)](https://www.kivity.com/what-happens-in-a-concrete-batch-plant/)

<sup>6</sup> EPA Emission Factor Documentation for AP-42 Section 11.12: Concrete Batching, page 1, [https://gaftp.epa.gov/ap42/ch11/s12/final/c11s12\\_oct2001.pdf](https://gaftp.epa.gov/ap42/ch11/s12/final/c11s12_oct2001.pdf).

<sup>7</sup> Id., page 11; Guide to Air Quality Permitting for Concrete. Ziogiannis, Byrne, Hollingsworth, and Konisky. Polluting under the Radar: Emissions, Inequality, and Concrete Batch Plants in Houston. *Environ. Sci. Technol.* 2023, 57, 11410-11419, page 11410. <https://pubs.acs.org/doi/pdf/10.1021/acs.est.3c04412>.

<sup>8</sup> <https://www.epa.gov/pm-pollution>.

<sup>9</sup> US EPA ECHO Detailed Facility Report, page 5, <https://echo.epa.gov/detailed-facility-report?fid=110071046684>.

stated that ensuring concrete companies keep particulate matter and other pollutants to a minimum depends upon the “plant’s management” doing things like ensuring filters are changed regularly, ensuring proper airflow, conducting self-inspections and maintaining proper documentation.<sup>10</sup> Sunroc’s past actions do not lend confidence that regulations will be followed.

- c. Sunroc has a pattern and practice of violating the Clean Water Act through repeated “mistakes.” Sunroc’s people testified that this plant will be virtually identical to the plants in Boise and Caldwell, both of which were cited repeatedly by the Environmental Protection Agency for discharging pollutants into waterways in violation of the Clean Water Act, most recently in February of this year. Part of the EPA’s citations against Sunroc in both Boise and Caldwell have been failure to maintain proper records.<sup>11</sup> As Tiedemann said, “[A] facility coming in, (with a) potentially bad track record, is a pretty big red flag.”<sup>12</sup> Either management at Sunroc fail to learn from their mistakes – repeatedly, at multiple facilities statewide; they are continually careless; or they simply do not place environmental concerns and community safety high on their list of priorities. None of these makes Sunroc a “good neighbor” for our community.

Regarding the impact on my family - we purchased our 1.5-acre lot in July of 2023. Had we known of the potential for the concrete plant’s location, we very likely would not have purchased the property because the potential impact on my family would be devastating. Our eldest son has asthma and other disabilities likely to be exacerbated by exposure to particulate matter in the air. Our youngest son will be accessing a school bus stop on Victory Road and likes to walk and ride his bike around our neighborhood, something that will be increasingly dangerous with the potential added traffic and large trucks. Our well water, aquifer and irrigation water will all be downstream from the concrete plant, and susceptible to contamination when Sunroc’s dirty water escapes into local waterways. And it will.

Some members of the Planning and Zoning Commission were too quick to dismiss the community’s environmental concerns, buying into Sunroc’s arguments that most of the data proffered by community members were about cement factories rather than concrete plants. There is significant data (cited above) on the harms of concrete batch plants like the one proposed by Sunroc. Adding 30-40 jobs to the

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<sup>10</sup> ‘Operating in good faith’: Nampa concrete plant consequences remain unclear (newsbreak.com)

<sup>11</sup> Id.

<sup>12</sup> Id.

Nampa economy is not worth the damage the proposed placement of the concrete batch plant will do *in this location*. Please understand I am not against the concrete plant – I am a construction wife and my family's livelihood depends on the construction industry. But Nampa must be smart about the placement of such potentially damaging businesses – damaging the environment (air and water), infrastructure (traffic and road damage), and the aesthetics of Nampa. Do we really want the thousands of visitors to the Nampa Airport and the Warhawk Air Museum to see a factory with 75–80-foot silos blocking the horizon?

For all the reasons cited above, I respectfully ask that the Nampa City Council uphold the Nampa Planning & Zoning Commission's denial of the Sunroc Corporation's application for a Conditional Use Permit. Sunroc's concrete batch plant should be located in a more appropriate location.









<https://www.newsbreak.com/nampa-id/3337775575660-operating-in-good-faith-nampa-concrete-plant-consequences-remain-unclear>

Idaho Press

# **‘Operating in good faith’: Nampa concrete plant consequences remain unclear**

By HAADIYA TARIQ,  
2024-02-18



NAMPA — Frustrations and concerns have continued to build surrounding the potential of a concrete plant being built near the homes of some Nampa residents.

Construction company Sunroc’s recent proposal is for a concrete plant within Nampa city limits. Sunroc is based in Utah but has several sites in Idaho, Wyoming and Nevada.

A previous Planning and Zoning vote scheduled for Jan. 23 was postponed at Sunroc’s request despite over 100 residents coming to speak in opposition. Sunroc Director of Marketing and

Communications Julie Warnick said the company needed more time to talk to the city, with conversations still ongoing.

The proposed concrete plant would be located at 39 N Picard Lane off of Victory Road, across the street from nearby residential areas and near several schools including Columbia High School.

The plant would produce a peak capacity of 4,000 cubic yards of cement a day, according to application documents. Warnick said it would create approximately 40 jobs locally.

Nampa residents remain concerned about potential dust pollution and the traffic of large vehicles, with Tuesday's community townhall giving residents the opportunity to speak. Residents also voiced concerns about the plant's proximity to the nearby Nampa Municipal Airport.

Warnick said the proposed site has a "lower profile than typical" with flight paths in mind.

## RISK FACTORS

Idaho Conservation League Associate Will Tiedemann has experience consulting private companies with environmental compliance, finding that each situation is different.

With smaller plants like the one detailed in the proposal, emissions tend to be relatively low, and if the plant's management is up to par, 95% to 99% of dust emissions would be contained, he said.

Ultimately, Tiedemann said it is up to the plant's management.

"If you don't clean them out or change some of the filters, or run them at better proper pressures, and get proper airflow through them, that control just can be significantly different, maybe not even working at all," Tiedemann said.

Concrete plants are associated with particulate matter pollution, with a usual component being heavy metals, according to Tiedemann.

The risks a nearby plant poses to residents remain unclear, with Tiedemann comparing the plant to living by a highway.

"I don't think it's unreasonable for a citizen to have concerns even if a concrete batch is operated quite well as far as controlling pollution," Tiedemann said. "Air quality is always going to be better living in the middle of the wilderness, so to say, than in an urban setting."

Tiedemann said that, while the health impacts of particulate matter and associated heavy metals are known to be harmful, it is difficult to quantify the impact a properly-ran plant would have. If the plant is not well managed, he said an impact on people's health would not be surprising.

While the Department of Environmental Quality (DEQ) looks at records and keeps an eye on facilities, Tiedemann said a company's self-inspection and record keeping is important.

Hazards like fugitive dust clouds leaving the property may not be visible to the DEQ, while the company oversees its own daily operations.

"The history of operations shows a lot about what a company values and what they deem important," Tiedemann said. "A facility coming in, (with a) potentially bad track record, is a pretty big red flag."

## SUNROC'S TRACK RECORD

The Environmental Protection Agency (EPA) records Civil Enforcement reports of organizations violating environmental protocol or failing to meet requirements for their facility's permits.

Looking into Sunroc's history in Idaho, the company has been involved in several EPA enforcement cases. Three of these cases were filed within a span of two years.

Based on Tiedemann's experience, the level of these infractions brings Sunroc's upper management into question, with violations occurring at multiple, separate locations.

With that said, Sunroc Community Relations Director Nate McDonald offered context to the following violations that were recorded by the EPA.



In 2018, a Sunroc sand and gravel facility located in Boise, north of Chinden Boulevard, was fined \$425,000 for several violations over the span of a four-year period. The EPA penalized the company for discharging sediment-laden water without a proper permit into the Boise River and failing to follow the requirements of the EPA-issued general permit.

McDonald said Sunroc had purchased this location in 2009 and kept the same operations, management and staffing team.

"A few years later, after the fact, we then learned about the violations that were happening," McDonald said.

Sunroc mistakenly had the wrong permits, McDonald said, and when notified, worked closely with the EPA to return to compliance.

It wasn't the company's first case of water pollution in Idaho, however.

In 2017, Sunroc settled a lawsuit concerning violations in Boise's Barber Valley. The company was fined \$1,650 for discharging polluted water into Warm Springs Creek and the Lower Boise River while also failing to properly monitor the water's contents.

The settlement addressed operations and maintenance violations, failure to maintain records and violations of the EPA's stormwater construction permit.

McDonald said that the incident had occurred on a day with heavy rain, wiping out one of their barricades. While the team immediately fixed it, the violation was still recorded.

Also in 2017, Sunroc's Kuna location incurred a penalty of \$1,200. McDonald said the location was acquired just a year prior and the violation stemmed from a torn air filter.

While EPA records show violations at Sunroc facilities in St. Anthony and Pocatello, the company acquired both facilities after violations occurred.

Considering each of these cases, Sunroc has paid a total of \$427,850 to the state and federal government for violations in Idaho. The company has also spent \$116,250 to comply with EPA's orders.

Recent developments posted by the EPA on Feb. 13 outline proposed settlements at two Sunroc locations in Caldwell.

At its Notus sand and gravel mining facility, the EPA alleged violations of the Clean Water Act, failure to maintain a Stormwater Pollution Prevention Plan and failure to comply with its stormwater permit which covers discharges of pollutants into the Boise River. Sunroc would be charged \$4,395 for these violations.

McDonald said part of this case was a berm that was not properly stabilized, resulting in an accidental crumple. As for the prevention plan, the company was required to make some minor updates.

Sunroc's Maddens ready-mix concrete plant committed similar violations and will be fined \$2,344, resulting from the same outdated Stormwater Pollution Prevention Plan according to McDonald.

The violations show a pattern of water pollution, Tiedemann said, though, air quality issues could exist as well.

Tiedemann explained that air pollution violations can often slip under the radar due to Idaho environmental enforcement. With the Clean Water Act, the EPA is required to make penalties public, providing an opportunity for public comment. The same requirement is not enforced by the Clean Air Act, meaning a company's air quality track record is not as apparent.

Tiedemann added, via email, that it is concerning that the violations occurred at different facilities across the state.

"If one site had several violations it could be a failure of local staff and perhaps an isolated issue that is not indicative of Sunroc's environmental ethics and their approaches to environmental permitting and compliance on a company-wide scale," he wrote.

While Tiedemann said the specifics of each case could tell a different story, he has concerns that the nature of the violations could be indicative of high-level management failure at Sunroc.

McDonald said that Sunroc's Idaho violations were largely due to uncontrollable circumstances or mistakes, referring to instances of severe weather, operations set by prior ownership and incorrect permits.

McDonald said Sunroc takes local regulations seriously, with monitoring systems in place specifically for water and air.

"We definitely believe in community building," McDonald said. "And we want to be a support."

## NAMPA PERMITTING PROCESS

Before a project is presented to the Nampa Planning and Zoning Committee, groups must go through the city's application process, which can vary based on the type of project, Nampa Director of Planning and Zoning Rodney Ashby wrote in an email.

Sunroc went through a pre-application meeting with staff to review city code and determine whether the plant met the qualifications of the zoning area.

A conditional use permit may be required depending on the project's size, traffic concerns, the effect on nearby land use and the impact of the community's development.

The Planning and Zoning Committee's upcoming Feb. 27 meeting will decide whether the plant is approved for its conditional use permit.

Nampa City Code, Title 10, states the following project requirements for conditional use permits: will not adversely impact the intended appearance of the general vicinity, is supported by the Nampa Comprehensive Plan, will not be detrimental to the community's economy and will not involve operations that will be detrimental. This includes, within reason, "excessive traffic, noise, smoke, fumes, glare or odors."

City staff reviews project information and compiles a staff report with the permit criteria in mind. The report is then shared with the Planning and Zoning Commission, categorizing reasons to approve or deny the project.

"The concrete plant is permitted in a light or heavy industrial area with an approved conditional use permit," Ashby wrote. "The commission may require additional conditions as part of their approval to mitigate concerns."

The city relies on the Idaho Department of Environmental Quality's permit process to evaluate the environmental and health impacts of such a project.

As for traffic, Ashby said a limited-scope analysis has been recommended, but the project will not include enough traffic to require a full impact study.

The Planning and Zoning Committee will meet on Feb. 27 at Nampa City Hall where they will likely come to a final decision on Sunroc's proposal. According to McDonald, Sunroc plans to do more outreach and share additional information with the community before the vote.

"It seems like there's an outpouring of citizens mentioning these issues, but it definitely doesn't mean that these are hyper-local issues," Tiedemann said about concerns surrounding plants. "I think that's a great thing, to have that concern, as long as it's well-informed."

## Parker Bodily

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**From:** Office of the Mayor  
**Sent:** Thursday, May 16, 2024 8:09 AM  
**To:** Teri Friend; Parker Bodily  
**Subject:** FW: APPEAL Sunroc Corporation Concrete Batch Plant CUP, 39 N Picard Ln (CUP-00328-2023, APL-00020-2024)



**Jonica Johnson**  
**Citizen Support Coordinator,** [City of Nampa](#)  
O: 208.468.5401  
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**NAMPA Ready**

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**From:** Steve Bush <ssbush@gmail.com>  
**Sent:** Thursday, May 16, 2024 7:15 AM  
**To:** Office of the Mayor <mayor@cityofnampa.us>  
**Subject:** APPEAL Sunroc Corporation Concrete Batch Plant CUP, 39 N Picard Ln (CUP-00328-2023, APL-00020-2024)

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Hello Mayor Kling,

I have lived 1.1 miles from the site of the proposed SunRoc Concrete Batch Plant in the Parkridge Subdivision for the past 29 years and I am **STRONGLY OPPOSED** to a concrete batch plant in this area of our town. It's simply not the right location for it. This location, off Victory Rd, should remain light industrial to keep the health, safety, integrity, and infrastructure of the area, as is.

After the denial of the CUP application in February and then the permit revocation in March, **NO still means NO** for this appeal and proposed plant and it needs to be denied for a final time on May 20<sup>th</sup>.

Thank you for your love and commitment to Nampa as we continue to make things better in Nampa, not worse.

Sincerely and with kind regards,

Steven Bush

3308 Parkview Way

Nampa, Idaho 83687

RECEIVED  
MAY 16 2024

Dear Nampa City Mayor Debbie Kling,

By: SD

In regards to the SUNROC Cement Batch Plant proposed at 39 Picard Lane in Nampa Idaho would not be a good business neighbor for us in the neighborhood or Nampa as a whole.

Cement trucks making round trips and semi-trucks bring in aggregate for use at the cement batch plant daily on a basis of 24 hours a day and 7 days a week on Victory Road, Grays Lane, Amity Road, Happy Valley, Kings Road and on Garrity Blvd. would destroy our roads.

Traffic already backs up for the AM and PM commute on Victory and Amity Roads and increases on other roads now ,not even considering what it would be like with the increased 800 + round trip traffic produced by the cement batch plant.

SUNROC is untrustworthy because of lying on the initial application for the CUP when they stated that the area is rural / agricultural. Within a couple of blocks the proposed location is surrounded by residential communities. They have also been fined hundreds of thousands of dollars for not being truthful on their commitments to communities. How can they be trusted to be self monitoring in regards to pollution of air and water ways and the general health of the public?

A concrete recycling station operating 24 hours a day 7 days a week would not only produce air pollution but also noise pollution. this would violate our noise ordinance. What about those 1220 + homes who have babies and small children and those trying to get some sleep so they can perform their work the next day?

Flying in or out of the Nampa airport with 3 silos of 85 feet high or more and with fine particulates and dust always in the air would be a deadly safety hazard for planes. This would also be a safety hazard for those who live in the area as a result of accidents and the pollution.

The idea of a concrete batch plant, as proposed by SUNROC , within the Nampa City Limits, with SUNROC's arrogance, the neighborhood and neighbors in Nampa City do not want or need but SuNROC keeps trying to jam it down all out throats.

Please uphold the Planning and Zoning Commission's denial decision regarding the proposed cement batch plant by SUNROC.

Sincerely Yours,  


Randy and Vicki Coburn

609 S. Grays Lane

Nampa ID. 83687

## Parker Bodily

---

**From:** Office of the Mayor  
**Sent:** Friday, May 17, 2024 1:30 PM  
**To:** Teri Friend; Parker Bodily  
**Subject:** FW: Concrete Batch Plant Concerns  
**Attachments:** 65101ce6cdd6e3e30cb88469\_925b0f37-6142-47fa-a2a4-e5fbe035caad.webp



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

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**From:** Britney Smith <britney@daaofidaho.com>  
**Sent:** Friday, May 17, 2024 1:25 PM  
**To:** Office of the Mayor <mayor@cityofnampa.us>; Victor Rodriguez <rodriguezv@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; Dale Reynolds <reynoldsd@cityofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>; Sebastian Griffin <griffins@cityofnampa.us>  
**Cc:** Dad <russ@daaofidaho.com>; Kyle Egbert <Kyle@daaofidaho.com>; Alex Bunn <alex@daaofidaho.com>  
**Subject:** Concrete Batch Plant Concerns

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Dear Mayor Kling and Nampa City Council,

My name is Britney Egbert, I am part owner of Dealers Auto Auction of Idaho (3323 Port St. Nampa). Myself, along with our other owners, Russ Smith, Kyle Egbert, Alex Bunn, Jerry Gregersen, and Mark Andrews implore you to please decline the proposal for the Concrete Batch Plant at 39 Picard Ln. Our business will share a property line with the proposed plant and we have some serious concerns about the health of our employees and the damage the concrete dust will cause to the nearly 1,000 vehicles we keep on our property at a time.

We have been in business for 23 years in Nampa and 20 of those years at our current location. We employ nearly 80 employees, many of whom spend 90% of their time outside on our lot where they have the potential to be exposed to constant concrete dust and other airborne pollution produced by the plant. Half of our employees are over the age of 65 with health concerns. Another suffers from sever asthma, a concrete plant like this could force him to have to look for a job elsewhere because of the negative effects on his health. That would be a serious blow to our company.

Aside from the health concerns, there are some major liabilities with the concrete dust landing on the vehicles people entrust with us. It doesn't take long looking online to find the negative effects of concrete dust on vehicle paint. It is corrosive and highly damaging. If this concrete plant were to go in, it would cost us business

and increase the money and time we have to spend cleaning vehicles. You can't just spray them down and scrub, the dust scratches the paint and can wear the shine off and dull the paint. Often times it takes special chemicals to remove dried on dust, not mention if it happens to get wet and then dries again.

So we both suffer the expense of losing employees, hiring new ones and dealing with health issues along with greater costs of cleaning the vehicles and the proper products needed to remove the concrete.

I know it was stated they will use water and other means to keep the dust pollution down, but we will be right next door, there is no way they will be able to keep 100% of their pollution down. It is unjust to allow a business to go in that will have such a negative impact on a business that is already well established in this location.

We understand that this concrete batch plant could serve to alleviate some real issues in the construction world. We also understand that they need to have a location somewhere, but given the residential homes, schools, and other businesses this would greatly impact in a negative way, we believe this isn't the correct place for it.

We believe that if the City of Nampa and Sunroc are not willing to sign a contract saying they will cover any extra costs we will incur due to the concrete dust, then you must VOTE NO. If they are not willing to legally and contractually back up their claims that there will be no concrete dust pollution then they shouldn't be allowed to operate in this location.

I'm sure you have been given plenty of sources about how this could negatively impact our community, but I have included a few more below to demonstrate just how damaging this concrete dust can be to vehicles and paint. There are products to help remove the concrete dust, but please keep in mind we are talking about cleaning 100-300 vehicles a week. That is quite a lot of added time and products.

Thank you for your time, I sincerely hope you all take into consideration the greater negative impact something like this can have on its immediate area. If you don't work or live here, it can be harder to understand why many of us are so concerned.

Some of the articles use both cement and concrete dust in their explanations, but the concrete dust is listed several times as a corrosive material and could damage paint.

DIY vs. Professional: Which Is the  
Best Way to Remove Cement Dust  
from Your Car?  
[fortador-usa.com](http://fortador-usa.com)





Concrete Removal from Cars & Automobiles  
ecocarcarefl.com

<https://www.automotiverepairtucson.com/five-things-that-can-ruin-your-cars-paint-job#:~:text=Construction%20Dust&text=Unfortunately%2C%20concrete%20dust%20can%20travel,try%20to%20wipe%20it%20off.>

<https://www.haspod.com/blog/health/concrete-cement-dust-health->

[hazards#:~:text=Cement%2Dbased%20products%2C%20like%20concrete,which%20will%20damage%20your%20skin.](#)

Sincerely,

Britney Egbert, Russ Smith, Kyle Egbert, Alex Bunn, Jerry Gregersen, and Mark Andrews

Dealers Auto Auction of Idaho

Family owned since 2001

208-463-8250

208-703-1942

**From:** [Char Tim](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** FW: Information for May 20 SunRoc Batch Concrete Plant Appeal  
**Date:** Thursday, May 16, 2024 12:14:46 PM  
**Attachments:** [Outlook-vhetdjt0.png](#)

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**From:** Natalie Jangula <[jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us)>  
**Sent:** Thursday, May 16, 2024 12:14 PM  
**To:** Char Tim <[timc@cityofnampa.us](mailto:timc@cityofnampa.us)>  
**Subject:** Fw: Information for May 20 SunRoc Batch Concrete Plant Appeal



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**From:** Penny Hamilton <[drpenny1@earthlink.net](mailto:drpenny1@earthlink.net)>  
**Sent:** Sunday, May 5, 2024 6:47 PM  
**To:** Natalie Jangula <[jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us)>  
**Subject:** Information for May 20 SunRoc Batch Concrete Plant Appeal

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Councilwoman Jangula,  
please share this link with already almost 1,000 citizen signatures to stop this ill-advised location for the proposed SunRoc Batch Plant which will negatively impact the Nampa airport now and in the future. Thank you for your service. I look forward to working with you as we promote STEM and aviation careers.

**IMPORTANT INFORMATION FOR THE FUTURE of Nampa**

<https://chng.it/tHWgwpW8NJ>

**Penny**

[www.PennyHamilton.com](http://www.PennyHamilton.com)

5485 West Daphne Dr

Meridian ID 83646

Spirit of Flight Advisory Board Member [www.SpiritofFlight.com](http://www.SpiritofFlight.com)

**From:** [Char Tim](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** FW: Opposition to Proposed Sunroc Concrete Batch Plant  
**Date:** Monday, May 20, 2024 9:58:50 AM  
**Attachments:** [Outlook-bvhijr2s.png](#)

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**From:** Natalie Jangula <[jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us)>  
**Sent:** Monday, May 20, 2024 9:27 AM  
**To:** Char Tim <[timc@cityofnampa.us](mailto:timc@cityofnampa.us)>  
**Subject:** Fw: Opposition to Proposed Sunroc Concrete Batch Plant



**From:** Aaron Hassemer <[iaavpact@gmail.com](mailto:iaavpact@gmail.com)>  
**Sent:** Thursday, May 16, 2024 9:12 PM  
**To:** Natalie Jangula <[jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us)>  
**Subject:** Opposition to Proposed Sunroc Concrete Batch Plant

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Dear Ms. Jangula,

I hope this letter finds you well. I am writing to express my deep concern and opposition to the proposed Sunroc concrete batch plant in our community. As a resident and an active member of our community, I believe it is crucial to consider the potential negative health, environmental and community impacts associated with such an industrial development in the proposed location.

Bottom line up front; the proposed Sunroc concrete batch plant on Cajun Lane in Nampa, is in

the wrong location. The increased heavy equipment traffic, increase in air and noise pollution, and tall towers near an airport, are all reasons why a concrete batch plant is extremely inappropriate to be built and operated in the proposed location, which is in close proximity to residential homes, schools, an airport, and where the existing roads are inadequate.

The establishment of a concrete plant raises serious concerns about air quality. Concrete production is known to release particulate matter, nitrogen oxides, and volatile organic compounds into the air. These pollutants can have detrimental effects on respiratory health and may exacerbate pre-existing conditions such as asthma. Research has shown a link from these gasses to COPD, silicosis and even lung-cancer. Further, those who suffer from respiratory allergies are vulnerable to many of these irritants in concrete dust and emissions. As a community that values the well-being of its residents, it is essential to prioritize air quality and mitigate potential health risks.

When we think about the citizens of the community, we cannot forget those who we as a community work together to aid in keeping safe and helping start their lives - the youth of the community. Park Ridge Elementary, Endeavor Elementary and Columbia High School are all within one mile of this proposed batch plant. Safety of our community's youth should be a top-priority for this city council. The health concerns stated above should speak for themselves, as I am sure many of you are like myself and have raised a child who has battled through asthmatic and allergy issues. Why exacerbate these health issues with the children when it can be easily avoided?

Besides the health safety concerns, the city council should also be taking into account the physical safety of these children. Many of them get to school via walking, scooters, bikes, as well as waiting outside at bus stops. Adding to the traffic in these areas with trucks that are not as easy to stop quickly due to possible emergencies on the roads with these children would not be a wise choice. Currently I live within a mile of another concrete batch plant here in Nampa. The amount of times there have been concrete trucks pulling out in front of others unsafely on the road is innumerable. Not to mention the speeding through school zones that I witness repeatedly. I would hate for our community to react and deal with the aftermath of any accident with the children due to these trucks.

Furthermore, the environmental impact of the proposed concrete plant should not be overlooked. Concrete production is resource-intensive, requiring significant amounts of water and raw materials. The extraction and transportation of these materials contribute to the depletion of natural resources. In Idaho we pride ourselves on our natural land. Most community members find joy in being outdoors, partaking in a wide-variety of activities such as biking, boating, hiking, walking, etc. This concrete plant can and will have a detrimental impact on the environment our community loves to enjoy. The Nampa Bike and Pedestrian Master plan identifies a future pathway along Mason Creek, the location of this proposed plant. We cannot and should not allow the natural benefits our community has and enjoys to be traded in for money producing companies when unnecessary. Approving a concrete plant without rigorous consideration of its environmental footprint would be contrary to our community's values.

Speaking now from the aviation world of which I am fully immersed in, the safety and hazardous conditions due to this plant are not something that can be taken lightly. While the Sunroc tower height may have been adjusted to meet FAA obstruction height standards, it is still an obstruction and there are other airport-related compatibility concerns that should be evaluated. Approval of the construction of the Sunroc concrete plant near the airport would

introduce obstruction hazards that pose a risk to pilots. Consider the case of Burley, ID and the tragic 2022 death of a young aviatrix that occurred as a result of her crashing into nearby exhaust towers in less than optimum weather conditions.

Based on data from Airnav.com, the Nampa Municipal Airport is home to 323 aircraft. The majority of those are privately owned and flown, however, there are also a number of business aircraft and charter operations that occur, almost daily from Nampa. On average there 197 operations (take-offs, landings, touch-and-gos) are completed daily, of which 50% are local, 46% are transient (data is taken from the 12 month period ending in 2022). This is not an airport where professional pilots are the key demographic, who go through more extensive training for less-than-optimal conditions. This proposed plant can and will bring in conditions where tragedy will take place at our home airport. We take pride as a community in the Nampa Airport. It is known for the Warhawk air museum, the Warbird Round-Up and other many community events. We ask that the build of this proposed plant be denied, so that we can continue to operate a safe and enjoyable airspace in our community.

I urge the City Council to thoroughly assess the potential safety, health and environmental impacts of the proposed concrete plant before making any decisions. It is crucial to engage in transparent and inclusive public consultations to ensure that the concerns and opinions of the community are taken into account. Additionally, exploring alternative locations or sustainable practices in concrete production should be considered to minimize the negative consequences of this proposed plant.

I trust that the City Council will prioritize the well-being of the community and carefully evaluate the long-term effects of the proposed concrete plant. Thank you for your attention to this matter, your dedication to our community, and I hope we can work together to ensure a safe and healthy future for our community.

Sincerely,

**Aaron Hassemer**

**Idaho Aviation Association**

Vice President, Activities

[iaavpact@gmail.com](mailto:iaavpact@gmail.com)

208-869-8093

## Candace Fry

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**From:** Char Tim  
**Sent:** Thursday, May 16, 2024 3:23 PM  
**To:** Planning-Zoning Staff  
**Subject:** FW: May 20 Meeting Concrete Batch Plant

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**From:** Natalie Jangula <jangulan@cityofnampa.us>  
**Sent:** Thursday, May 16, 2024 3:22 PM  
**To:** Char Tim <timc@cityofnampa.us>  
**Subject:** Fwd: May 20 Meeting Concrete Batch Plant

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**From:** Amy Henry <mama4freedom@gmail.com>  
**Sent:** Thursday, May 16, 2024 2:44:02 PM  
**To:** Office of the Mayor <mayor@cityofnampa.us>; Victor Rodriguez <rodriguezv@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>; billsd@citofnampa.us <billsd@citofnampa.us>; reynoldsd@citofnampa.us <reynoldsd@citofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>; Sebastian Griffin <griffins@cityofnampa.us>  
**Subject:** May 20 Meeting Concrete Batch Plant

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Dear Mayor and City Council Members,

I hope this message finds you well. I am writing to express my ongoing concerns regarding the Sunroc Corp. Concrete Plant's application for a second Conditional Use Permit (CUP). Given that their first CUP was revoked by the Director of the Planning and Zoning Department, I strongly oppose granting them a second permit. I believe Sunroc Corp. has failed to demonstrate the responsibility expected of a good neighbor, and allowing the proposed operations under a new CUP poses significant risks to our community.

One of my primary concerns is the safety of our children. The heavy truck traffic expected from the proposed plant poses potential dangers in areas frequented by children, such as schools and residential neighborhoods. Additionally, the proximity of the proposed site raises serious health concerns for both adults and children. The strain on our roads, which we are already attempting to address through a proposed transportation bond, would likely intensify should the proposed plant begin operations.

Moreover, the potential negative impacts on future growth, possible damage to our local landmarks such as the Nampa Airport and the Warhawk Museum, the risk of contamination to our waterways, and the inevitable decline in surrounding property values are deeply troubling.

The community's response has been exemplary, showing a unified commitment to preserving the well-being of our



neighborhoods. It is clear that Nampa deserves better, and I stand firmly against granting a second CUP to the proposed Sunroc Corp. Concrete Plant at 39 N Picard Lane.

Please feel free to contact me if you have any questions or need further clarification on my position. I am committed to representing the interests of our community to the best of my ability.

Best regards,

Amy Henry  
Republican Candidate for House District 13B  
[Amy@HenryforIdaho.com](mailto:Amy@HenryforIdaho.com)  
208-505-0499

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**From:** [Char Tim](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** FW: Sunroc Appeal of Permit Denial, Cement Plant Construction  
**Date:** Monday, May 20, 2024 10:34:18 AM

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**From:** Dale Reynolds <reynoldsd@cityofnampa.us>  
**Sent:** Monday, May 20, 2024 10:24 AM  
**To:** Char Tim <timc@cityofnampa.us>  
**Subject:** Fwd: Sunroc Appeal of Permit Denial, Cement Plant Construction

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**From:** [iber88@gmail.com](mailto:iber88@gmail.com) <[iber88@gmail.com](mailto:iber88@gmail.com)>  
**Sent:** Monday, May 20, 2024 10:15:34 AM  
**To:** Office of the Mayor <[mayor@cityofnampa.us](mailto:mayor@cityofnampa.us)>; Victor Rodriguez <[rodriguezv@cityofnampa.us](mailto:rodriguezv@cityofnampa.us)>; Natalie Jangula <[jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us)>; David Bills <[billsd@cityofnampa.us](mailto:billsd@cityofnampa.us)>; Dale Reynolds <[reynoldsd@cityofnampa.us](mailto:reynoldsd@cityofnampa.us)>; Randy Haverfield <[haverfieldr@cityofnampa.us](mailto:haverfieldr@cityofnampa.us)>; Sebastian Griffin <[griffins@cityofnampa.us](mailto:griffins@cityofnampa.us)>  
**Subject:** Sunroc Appeal of Permit Denial, Cement Plant Construction

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Mayor Kling and City Council Members:

We are writing in opposition to the appeal filed by Sunroc that would permit construction and operation of a cement plant abutting the south boundary of the Nampa City Airport.

As residents for more than twenty years of the area centered by Grays Ln and bordered by Victory and Amity Roads we have directly experienced the negative impact of dynamic growth already permitted in the area that has resulted in increased noise and light pollution, traffic congestion and accelerated deterioration of the area street surfaces and substrate.

The addition of this cement plant will inarguably add long-term multiple heavy truck movements in and out of the plant site in all directions, further adding to the congestion and breakdown of area streets and pose even more risk to pedestrian and bicycle traffic in an area underserved by pathways and bike lanes without any plan in place to mitigate the hazard to our residential neighborhood.

We implore you to stand by the previous decision made preventing placement of this plant at this site.

Hal & Renee' Iverson  
112 S Grays Ln

Nampa, ID 83687

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**From:** [Char Tim](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** FW: From Ground Zero - Why we oppose the Sunroc concrete batch plant  
**Date:** Thursday, May 16, 2024 2:33:05 PM

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**From:** Dale Reynolds <[reynoldsd@cityofnampa.us](mailto:reynoldsd@cityofnampa.us)>  
**Sent:** Thursday, May 16, 2024 1:30 PM  
**To:** Char Tim <[timc@cityofnampa.us](mailto:timc@cityofnampa.us)>  
**Subject:** Fwd: From Ground Zero - Why we oppose the Sunroc concrete batch plant

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**From:** Mlong632 <[mlong632@gmail.com](mailto:mlong632@gmail.com)>  
**Sent:** Thursday, May 16, 2024 12:10:45 PM  
**To:** Dale Reynolds <[reynoldsd@cityofnampa.us](mailto:reynoldsd@cityofnampa.us)>  
**Subject:** Fw: From Ground Zero - Why we oppose the Sunroc concrete batch plant

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**From:** Mlong632 <[mlong632@gmail.com](mailto:mlong632@gmail.com)>  
**Sent:** Thursday, May 16, 2024 12:07 PM  
**To:** [mayor@cityofnampa.us](mailto:mayor@cityofnampa.us) <[mayor@cityofnampa.us](mailto:mayor@cityofnampa.us)>; [rodriguezv@cityofnampa.us](mailto:rodriguezv@cityofnampa.us) <[rodriguezv@cityofnampa.us](mailto:rodriguezv@cityofnampa.us)>; [jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us) <[jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us)>; [billsd@cityofnampa.us](mailto:billsd@cityofnampa.us) <[billsd@cityofnampa.us](mailto:billsd@cityofnampa.us)>; [reynoldsd@cityofnampa.us](mailto:reynoldsd@cityofnampa.us) <[reynoldsd@cityofnampa.us](mailto:reynoldsd@cityofnampa.us)>; [haverfieldr@cityofnampa.us](mailto:haverfieldr@cityofnampa.us) <[haverfieldr@cityofnampa.us](mailto:haverfieldr@cityofnampa.us)>; [griffins@cityofnampa.us](mailto:griffins@cityofnampa.us) <[griffins@cityofnampa.us](mailto:griffins@cityofnampa.us)>  
**Subject:** From Ground Zero - Why we oppose the Sunroc concrete batch plant

Greetings, leaders of Nampa,

We would like to share with you our extreme concern about the plan proposing the construction of the Sunroc concrete batch plant at 39 N. Picard Lane. We are writing to you as concerned citizens of Nampa, having lived here as a married couple for 34 years.

Loren was born and raised here and his family has been a component of the town for over 90 years. His father, Benton Long, owned and managed a large furniture store in downtown Nampa, where some of the Long children worked, for 30-plus years. The Long family has a knowledge of and connection to Nampa.

It is from this connection that a core of our concerns originate. There have been many obstacles and battles that Nampa has fought to maintain the quality of life for its residents. This success has required planning and having a long-range vision. The consideration and possible awarding of a CUP to Sunroc is contrary to the vision and possibilities that Nampa has available in this situation. If the CUP is awarded to Sunroc and the plant goes into operation it will condemn the area to nothing more than a polluted, industrial badlands stretching from Happy Valley Road to Kings Road. The land adjacent to the concrete batch plant is currently for sale and will be delegated to a blighting industrial waste simply because of the proximity of the concrete plant. The opposite possibility is, under its current zoning, to encourage retail development and supporting facilities such as walking paths that would add value to the area versus degrading and eroding the quality of life and attraction to the area. There are many homes in the ground zero area and nearby including ours. More homes are planned to be constructed within less than a mile of the concrete plant site. All of these homes could generate a tremendous amount of economic activity in the area if it is developed intelligently. Sunroc will create at best 45 jobs but at a huge cost to thousands of families in Nampa.

If Sunroc builds this plant home values will decline rapidly, families will sell their properties as quickly as possible and there will be no reinvestment into the homes. A spiral of decline will begin, ultimately ending in neighborhoods that are neglected and delinquent. This will proliferate the reputation that Nampa, as compared to the other towns of the valley, including Caldwell, is the low-income, bad side of the area. This is not the outcome that we would like to see having known the potential and the promise that Nampa has always had.

This is just one of many reasons why we oppose the plant and we would like to remind you of those other reasons as well.

- • It will be a detriment to the health of the Nampa citizens. This is a simple fact.

Why invite a health threat into your home and city?

- • It will be a drain on the transportation resources of Nampa, an area that is already stretched, requiring a bond vote. Why increase the city's expenses with the destruction and damage to the roads and infrastructure in the immediate area?
- • It will have a parasitic effect on the water supply, a resource that is required for a rapidly growing population. It is not logical to give up a needed resource to a single entity when you have so many families that require the same resource.
- • It will detract from the quality of life in Nampa. There is no reason to consider building walkways or protecting the waterways in the area for the residents to enjoy with a known pollutant operating in the area. Why give up this opportunity?
- • It will be a safety threat to the lives of the pilots operating out of the Nampa airport. It makes no sense to even consider this construction and operation in this proximity to the airport.
- • It will undermine economic growth for the city from the devaluation of the homes to the impact on business growth in the area to the closure of businesses operating at Nampa airport such as the Warhawk Air Museum.

Ultimately it is your responsibility to protect and advance the city of Nampa. Approving the CUP for the Sunroc concrete plant is contrary to those goals.

Sincerely,

Martine and Loren Long

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**From:** [Char Tim](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** FW: No to Sunroc Corp 2nd CUP request  
**Date:** Friday, May 17, 2024 9:57:18 AM

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**From:** Victor Rodriguez <[rodriguezv@cityofnampa.us](mailto:rodriguezv@cityofnampa.us)>  
**Sent:** Friday, May 17, 2024 9:51 AM  
**To:** Marychris O'Keefe <[mcpatmkk@gmail.com](mailto:mcpatmkk@gmail.com)>  
**Cc:** Char Tim <[timc@cityofnampa.us](mailto:timc@cityofnampa.us)>  
**Subject:** Re: No to Sunroc Corp 2nd CUP request

Good Morning Marychris, Thank You for your information.

Have a nice day

Councilman Victor Rodriguez

City of Nampa

"The best preparation for tomorrow is doing your best today"

H. Jackson Brown Jr.

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**From:** Marychris O'Keefe <[mcpatmkk@gmail.com](mailto:mcpatmkk@gmail.com)>  
**Sent:** Friday, May 17, 2024 12:09 AM  
**To:** Victor Rodriguez <[rodriguezv@cityofnampa.us](mailto:rodriguezv@cityofnampa.us)>  
**Subject:** No to Sunroc Corp 2nd CUP request

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Greetings,  
I want to express my concern for the consideration of a 2nd Conditional Use Permit (CUP) for this organization, as well as for the project itself.

Sunroc is trying to build a concrete batch plant in an entirely inappropriate location and I beg of you to deny this permit and any consideration of this project. The area is residential; there are families and retirees living nearby, as well as schools and a small airport. They want to use a 2 lane road which is too small for the truck traffic that they will require and there will be considerable

contaminants in the air as a result of their production. There are school bus stops with no sidewalks and there are roundabouts at each end of that stretch that are not made for continuous truck travel. We have two museums and we have a huge tourist attraction in the annual Warbird Roundup, which may be cancelled in the future if our air is contaminated with cement dust which can ruin an airplane engine, especially an old one.

Sunroc has claimed that they won't have any contamination issues, but they have a history of broken promises and what appears to be a total disdain for safety procedures. They claim they "Won't be driving through our town" if they can build closer to a couple of construction sites, but what happens after those projects are complete? They will be DRIVING THROUGH OUR TOWN! The property allegedly has well rights and allowing a company that uses the huge quantity of water required for their operation will drain the water table. Each of these issues is too critical to ignore.

There are so many reasons that they should not build in our neighborhood and a lot of these involve health and safety. Ten or twenty years ago this might have been a good location as there were far less houses. But we bought our homes, many of these are forever homes, with a clear and safe neighborhood. We were here first, and they will absolutely destroy our community.

Please deny their request for a CUP and any future requests for Sunroc to build in our community. Their operation should be out in a rural area, not in the middle of families and schools.

Thank you for your attention to this important matter. I will be attending your meeting on Monday, along with a large number of neighbors. Please do the right thing for Nampa and do not grant the 2nd CUP.

-

Marychris O'Keefe  
69 N Happy Valley Rd  
Nampa, ID 83687



## Candace Fry

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**From:** Char Tim  
**Sent:** Sunday, May 19, 2024 9:04 PM  
**To:** Planning-Zoning Staff  
**Subject:** Fwd: Concrete Plant Permit - PLEASE Deny

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**From:** Dale Reynolds <reynoldsd@cityofnampa.us>  
**Sent:** Sunday, May 19, 2024 6:50:25 PM  
**To:** Char Tim <timc@cityofnampa.us>  
**Subject:** Fwd: Concrete Plant Permit - PLEASE Deny

Sent via the Samsung Galaxy S23 5G, an AT&T 5G smartphone  
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**From:** Marlin Roberts <marlinroberts21@gmail.com>  
**Sent:** Saturday, May 18, 2024 11:57:32 AM  
**To:** Office of the Mayor <mayor@cityofnampa.us>; Victor Rodriguez <rodriguezv@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; Dale Reynolds <reynoldsd@cityofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>; Sebastian Griffin <griffins@cityofnampa.us>  
**Subject:** Concrete Plant Permit - PLEASE Deny

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As a resident of Nampa in the affected area of the proposed concrete plant near Victory road and Grays lane, I appeal to you to deny the permit to re-zone the property to accommodate Sunroc. There are a multitude of reasons why it should not be allowed:

Proximity to houses and people that would be impacted by emissions from the plant. No filtering is 100% effective and there is no doubt we would be impacted by dust and other emissions.

Property values. The stacks would be visible from my front yard. I purchased the house knowing the zoning of that area, and to change it now would be a break in the trust we have given you.

Traffic. Victory road is barely adequate to handle the traffic it does now. An additional influx of concrete trucks to and from the plant would be disastrous to the area. Personally, my daughter has a bus stop at Victory and Grays lane and I do NOT want to have to contend with multi-ton concrete trucks with limited visibility navigating that intersection.

There are other impacts as I am sure you have been made aware. Sunroc can surely find another place to have a concrete plant that does not impact such a large amount of people and property.

PLEASE deny the permit for the sake of the community. There is not going back once it is in place, and these very real impacts will have a negative effect on all of us in the area.

Marlin Roberts  
21 S. Rolling Green  
Nampa, ID 83687

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**From:** [Char Tim](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** FW: Sunroc plant  
**Date:** Monday, May 20, 2024 9:58:24 AM  
**Attachments:** [Outlook-hdzqvst0.png](#)

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**From:** Natalie Jangula <[jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us)>  
**Sent:** Monday, May 20, 2024 9:31 AM  
**To:** Char Tim <[timc@cityofnampa.us](mailto:timc@cityofnampa.us)>  
**Subject:** Fw: Sunroc plant



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**From:** Jessica Shinn <[shearcreativity707@hotmail.com](mailto:shearcreativity707@hotmail.com)>  
**Sent:** Friday, May 17, 2024 1:10 PM  
**To:** Natalie Jangula <[jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us)>  
**Subject:** Sunroc plant

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To Whom It May Concern:

I'm writing to let you know that I would like you to uphold the denial of the 2nd CUP permit for Sunroc and I oppose the concrete plant being built and operated near my home.

Thank you for your time,

Jessica S

## Candace Fry

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**From:** Char Tim  
**Sent:** Friday, May 17, 2024 1:38 PM  
**To:** Planning-Zoning Staff  
**Subject:** FW: Sunroc plant

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**From:** Dale Reynolds <reynoldsd@cityofnampa.us>  
**Sent:** Friday, May 17, 2024 1:35 PM  
**To:** Char Tim <timc@cityofnampa.us>  
**Subject:** Fwd: Sunroc plant

Sent via the Samsung Galaxy S23 5G, an AT&T 5G smartphone  
Get [Outlook for Android](#)

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**From:** Jessica Shinn <[shearcreativity707@hotmail.com](mailto:shearcreativity707@hotmail.com)>  
**Sent:** Friday, May 17, 2024 1:11:13 PM  
**To:** Dale Reynolds <[reynoldsd@cityofnampa.us](mailto:reynoldsd@cityofnampa.us)>  
**Subject:** Sunroc plant

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To Whom It May Concern:

I'm writing to let you know that I would like you to uphold the denial of the 2nd CUP permit for Sunroc and I oppose the concrete plant being built and operated near my home.

Thank you for your time,

Jessica S

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**From:** [Office of the Mayor](#)  
**To:** [Parker Bodily](#); [Teri Friend](#)  
**Subject:** FW: Appeal Sunroc Concrete Batch Plant (CUP-00328-2023, APL-00020-2024)  
**Date:** Tuesday, May 14, 2024 8:22:22 AM  
**Attachments:** [image002.png](#)

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

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**From:** Bob & Vonnie <bobnvon711@sbcglobal.net>  
**Sent:** Monday, May 13, 2024 7:41 PM  
**To:** Office of the Mayor <mayor@cityofnampa.us>  
**Subject:** Appeal Sunroc Concrete Batch Plant (CUP-00328-2023, APL-00020-2024)

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Mayor King:

We are requesting that you DENY the permit appeal request of Sunroc for a concrete batch plant at 39 N Picard Ln.

Our concerns are:

**Health** - The particulates produced would possibly affect children and adults. Sunroc has claimed there is only scattered housing in the area, when there are actually thousands of homes, a number of schools nearby, and an airport.

**Traffic** - If the proposed plant operated at capacity (4,000 cubic yards per day), it would generated the need for 400 cement trucks to haul away their loads, not to mention even more trucks delivering raw material to the plant. The noise levels of this traffic would be **horrendous**. And lets not forget there are bus stops on Victory. Imagine lines of trucks waiting to get their turn loading up.

**Property Values** - There are still many housing projects in the area under construction, some very close to the plants possible location.. With the plant's dust accumulation and noise, there is a great concern for a drop in property values. We have invested hundreds of thousands of dollars in our homes, and with a concrete plant nearby, who is going to want to buy here?

**Waterways** - Sunroc has a pattern of past violations in Idaho. It is hard to believe that there will be no polluting at this site in the future.

We urge you to protect the citizens of Nampa from these possible hazards and deny this appeal.

Robert Titley

Yvonne Ward

32 S Ravine Way

Nampa, ID 83687

[bobnvon711@sbcglobal.net](mailto:bobnvon711@sbcglobal.net)