

From: [Linda Vick](#)  
To: [Planning-Zoning Staff](#)  
Subject: Request to DENY permit for Cement Factory at 39 N Picard  
Date: Sunday, January 14, 2024 6:03:59 PM

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The land that you are trying buy and then build a Cement Batch Plant on at 39 N Picard is NOT zoned for a dang cement factory! The land is zoned as light industrial and any cement factory is NOT LIGHT INDUSTRIAL! We do not want any further unhealthy air created for our neighborhood or community. Build it outside of city limits in an area that is zoned correctly for the cement plant.

Not only will the air we breathe be affected in a negative manner, your constant truck traffic will harm our vehicles and windshields. We have A LOT of children who walk to school in this

area and they certainly should NOT be poisoned from the air particulates and ash the cement factory will create or the danger the heavy duty equipment will make for the kids walking to and from school.

Please stop ruining our neighborhood!!!

If this was your neighborhood, you wouldn't want a damn concrete plant built within less than a mile of your neighborhood! You are killing the resale value of our houses by even entertaining this kind of building in our community.

I 100% am AGAINST allowing a concrete batch plant to be built at 39 N Picard! Sunroc needs to find a building spot that is zoned for this type of construction.

Sincerely  
Linda Vick -Registered Nurse

[Sent from Yahoo Mail for iPhone](#)

From: [noreply@civicplus.com](mailto:noreply@civicplus.com)  
To: [Planning-Zoning Staff](#)  
Subject: Online Form Submittal: Planning and Zoning Contact Form  
Date: Sunday, January 14, 2024 2:00:28 PM

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## Planning and Zoning Contact Form

Name	Dave G Fleming
Email Address	dgandmk@msn.com
Phone Number	2089894922
Message	<p>We as property owners at 3712 E Green Meadows Pl, Nampa, would like to protest the conditional use permit by SunRoc to build 3 cement silos on the property at 39 Picard Ln , Nampa. I have worked in this industry most of my life, and know how much dust and truck traffic that is involved. It would be detrimental to health to build this, as well as increased truck traffic and lowering property values. This stretch of Victory is in need of repair and extra truck traffic would be extremely hard on it. It would also put the children in the neighbor hood in danger from the truck traffic. If someone would please do research, they would find out that most of these plants are not located in residential areas like ours. The dust alone is a real health problem. I have seen it first hand. There are rock truck hauling material in, concrete trucks hauling out. It is just not about building the silos, there is a lot more to it than just that.</p> <p>I am not able to attend the meeting on the 23rd due to my having cancer. I currently hold a CDL and am very knowledgable about this industry. Please do not approve this permit. This is not light industrial !!!!!</p> <p>Dave and Marla Fleming 3712 E Green Meadows Pl Nampa, Id 208-989-4922</p>

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Email not displaying correctly? [View it in your browser.](#)

From: [Patricia Edwards](#)  
To: [Planning-Zoning Staff](#)  
Subject: Cement batch plant Sunroc permit  
Date: Sunday, January 14, 2024 12:09:45 PM

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This permit should not be granted. This kind of plant should not be in the city near people. I'm 90 and my sister who lives with me is 95. We do not need to breath that kind of air.

From: [COURTNEY REBECCA TUFT](#)  
To: [Planning-Zoning Staff](#); [Natalie Jangula](#); [Mayor Email](#)  
Subject: Proposed Cement Batch plant on Victory and Grays lane  
Date: Sunday, January 14, 2024 10:59:29 AM

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To Whom It May Concern, City of Nampa, Nampa District 2 city councilwoman, Nampa Mayor ;

I want to voice my concerns for the special use permit for Sunroc to create 3 cement silos for a Cement Batch plant on Victory and Grays lane. My concerns are many and varied.

1. Air quality. My husband drove pneumatic semi trucks that hauled cement powder for 15 years. Each day he would come home with his clothes covered with cement powder which covered him from head to toe and was difficult to keep out of our house. He would take off his work clothes in the garage so I could put them in the washer as he walked into the house. He often commented about the surroundings of the plant. Cement powder blew everywhere; into the air and onto the ground which created eerie appearance that made the area look like it was on another planet. Powder was heaped on top of out buildings, equipment, and the ground. You cannot catch all of the powder, no matter how great they say their filters are.
2. Infrastructure. Our fair city seems to allow new subdivisions, apartment complexes, and businesses to be created without **first** creating the infrastructure to allow for smooth operation of our streets. The number of semi trucks to bring the powder to the plant, cement trucks that will take the end product to the work sites, and employee vehicles will add to the traffic on our already busy streets.
3. Safety. This area has become primarily residential. We have schools very close to the proposed plant. These large vehicles are usually driven by men with families who understand the need for caution; however, putting these vehicles in a residential area could potentially put both our children and these drivers at risk. What a tragedy it would be if a child ran out into the road in a moment of youthful exuberance and was crushed by one of these trucks. Neither the family or the driver would ever fully recover.
4. Experience. My mother lives on Midland Blvd and Cherry Lane near St. Luke's Nampa and Costco. She has lived there for over 50 years. When she moved here, the ground was all agricultural and residential; long before either of the previously mentioned businesses took up residence in her neighborhood. Now there is also a cement batch plant north of her house at the corner of Midland and Ustick. The traffic patterns have changed drastically since these businesses added traffic to her street. The only infrastructure that was created to handle the MASSIVE amount of traffic was done only in the commercial district, from the freeway to Midland Blvd. There is a stop light on the corner of Midland and Cherry Lane; however, the street in front of my 98 year old mother's home has become **dangerous**. The speed limit was set at 45 MPH to help move the traffic and **many** drivers exceed that speed. Mother's children come to her home daily to care for her and the traffic is so intense that we have to

back into her driveway so that we can get back onto the road. There are massive subdivisions on Ustick and beyond but there has been no effort to make those roads safe by creating other lanes to handle the traffic. So I hope you will excuse me if I don't believe Nampa City's pledges to create infrastructure to keep our neighborhood safe. These were the same promises that were made to my parents 15 plus years ago when they bought my parents frontage property to widen the road, which now still only boasts 2 lanes.

In closing, my husband says you can't fight the people with money, however, I hope that individual and community rights still stand for something here in Nampa.

Sincerely,  
Rebecca Tuft  
308 S Blue Heron Way  
Nampa, Idaho 83687

Sent from [Mail](#) for Windows

From: [Troy Pett](#)  
To: [Planning-Zoning Staff](#)  
Subject: Please Deny Permit for Cement Plant  
Date: Saturday, January 13, 2024 8:04:49 PM

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Dear Nampa Planning and Zoning,

My name is Troy Pett. I live with my family in the Parkridge Meadows subdivision near Grays Lane. I'm concerned about the cement plant proposal at 39 N. Picard. Please deny the permit on the following grounds-

1. The area is zoned light industrial
2. Truck traffic would be on the main road students take to school at Columbia HS.
3. Negative air and noise quality for residents nearby.
4. Air pollution near the airport could contribute to less planes at the airport nearby and possibly contribute to an accident and higher maintenance costs on airplanes.
5. The intersection is already busy
6. The pollution could get into canal water causing problems for livestock and whatever else that canal is used for.

Thank you for your consideration.

Sincerely,

Troy Pett  
93 S Blue Bonnet Way  
Nampa ID  
208-477-9186

From: [John Hochhalter](#)  
To: [Planning-Zoning Staff](#)  
Subject: Concrete Plant Victory and Grays.  
Date: Saturday, January 13, 2024 5:32:04 PM

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My name is John Hochhalter. I reside at 4103 East Iris Court which is approximately a half mile from where the proposed concrete batch plant would be built. I have lived here for just over 11 years.

I OPPOSE THE CONCRETE BATCH PLANT PERMIT.

I will not enunciate here all the reasons why - you folks are smart enough to figure that out. Why not put this several miles out in the countryside, where it would have a minimal effect on the human population? I certainly hope it is not because you might lose the permit fees and taxes associated with locating said plant at the current proposed location.

PLEASE, DO NOT grant the permit.

Regards,  
John Hochhalter

--

John S. Hochhalter, LCPC, NCC  
208-949-0534

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From: [Susan Acker](#)  
To: [Planning-Zoning Staff](#)  
Date: Saturday, January 13, 2024 9:00:11 AM

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Please deny the application for the cement plant on 39 Picard in Nampa. We have lots of families that live there that having this plant there would be terrible for our health.

Susan D Acker



From: [Mike Cook](#)  
To: [Planning-Zoning Staff](#)  
Subject: Cement plant  
Date: Friday, January 12, 2024 1:23:34 PM

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DENIAL of the permit at 39 N Picard

From: [Lisa Morris](#)  
To: [Planning-Zoning Staff](#)  
Subject: Cement batch plant special permit hearing Jan 23  
Date: Friday, January 12, 2024 6:45:42 AM

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I agree with a lot of my neighbors to please deny the special permit for a Cement batch plant. At 39 N Picard Victory & Gray's in Nampa ID.

I feel that this way to close to residential and the Nampa airport. My concern as a person with asthma problems myself is for the health of every person around that area. This area is not the right zoning for this type of business. Thank you Lisa Morris.

From: [Christine Able](#)  
To: [Planning-Zoning Staff](#)  
Subject: Concrete Batch Plant permit hearing January 23rd  
Date: Wednesday, January 10, 2024 11:39:46 AM

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Concrete Batch Plant permit hearing January 23rd I am writing to request the city deny the permit for the concrete batch plant.

Hazard: Exposure to cement 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 cement 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.

This will also add noise as well as more traffic in the residential area.

I am opposed to the idea of the concrete batch plant being approved for the location of Grays Lane and Victory. --

Christine Able

21 N Pit Lane

Nampa, Idaho 83687

208-484-0997

[christineable2@gmail.com](mailto:christineable2@gmail.com)



From: [Colleen Sathre](#)  
To: [Planning-Zoning Staff](#)  
Subject: Cement Batch Plant special permit hearing January 23rd  
Date: Wednesday, January 10, 2024 10:11:51 AM

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Good Morning,

I have been a homeowner in this area for over 30 years and am concerned about this request coming before your board on January 23.

**Conditional use permit for the operation of a concrete batch plant in an IL (Light Industrial) zoning district at 39 N Picard Ln (a 7.83 acre parcel #3174500000, located in the S 1/2 of Section 24, T3N, R2W, BM), for Sunroc Corporation (CUP-00328-2023). Original Concept: Development and operation of a concrete batch plant.**

Please deny the special use permit for a Cement Batch Plant at 39 N Picard (Victory & Grays) Nampa. There are less populated areas in this valley for Sunroc to build this, I get that they want proximity to growth and construction, but it does not make sense to build it less than a mile from 2 elementary schools and 1 high school, not to mention the families who make their homes here. There are health impacts from the output of particulate matter and gasses that can cause immeasurable damage and impact on 1000's of people. The land is currently zoned light industrial because there are residential neighborhoods nearby. Light industrial does NOT allow a concrete batch plant for good reason:

- A cement Batch Plant is a heavier industrial use and not appropriate for the residents living nearby - there are health issues from the dust within 2 miles considered highest danger but health issues up to 5 miles found.
- There are traffic issues from constant trucks going in and out as well as trucks idling waiting to be filled - the EPA checks the plant to open but does not regularly check them afterwards and investigations have found unclean filters routinely leaving dust in surrounding areas. - research has shown increased health and breathing issues for people living within 2 miles of a cement batch plant.
- There is already traffic congestion in this area and Victory is not suited for heavy equipment traffic.
- This location borders our city airport, aren't there concerns for visibility issues from not only the physical buildings and processing byproduct, but also for the impact to mechanical operation of the aircraft housed at this location long-term.

- There is irrigation water that flows through this property, there should be concern for poisoning the ground and groundwater that flows on through the area.

In short, I understand that progress happens and that we continue to experience growth in the valley, and Nampa in particular. However, this kind of progress should not be approved by this board or the city. YOU are elected officials with a responsibility to the health, safety and wellbeing of your constituency. In this particular matter coming before you, please make the right choice for the PEOPLE you serve. Do not be blinded by any projected financial gain that is being shown here. This company will manufacture and sell their concrete regardless of location... YOU have the ability to ensure that it is done where it does not impact 100's of children and families within your jurisdiction.

Thank you for your time and consideration of my thoughts,

Colleen Sathre  
Buckskin Dr, Nampa ID

From Wikipedia:

## Dust and water pollution [\[ edit \]](#)

Municipalities, especially in urban or residential areas, have been concerned by pollution from concrete batching plants.<sup>[3]</sup> The absence of suitable dust collection and filter systems in cement silos or at the truck loading point is the major source of particulate matter emission in the air. The loading point is a large emission point for dust pollution, so many concrete producers use central dust collectors to contain this dust. Notably, many transit mix (dry loading) plants create significantly more dust pollution than central mix plants due to the nature of the batching process. A final source of concern for many municipalities is the presence of extensive water runoff and reuse for water spilled on a producer's sites.

From: [steven brook](#)  
To: [Planning-Zoning Staff](#)  
Subject: Against Proposed Sunroc Plant  
Date: Tuesday, January 9, 2024 6:36:30 PM

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I live close to the proposed location (grays ln) and this is an irresponsible proposal for use of land in close proximity to residential homes.

I work in industrial settings frequently and silica dust is now a know cause of long term cumulative respiratory problems. Our area is frequently windy and cement mixing is an activity that creates silica dust, that is bound to carry dust into the lungs of our children. Take an OSHA 10 class for crying out loud!

## Teri Friend

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**From:** Margaret McCown <palotennwalker@att.net>  
**Sent:** Tuesday, January 9, 2024 3:35 PM  
**To:** Planning-Zoning Staff  
**Subject:** Cement Batch Plant special permit hearing January 23rd

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Please deny the special use permit for a Cement Batch Plant at 39 N Picard (Victory & Grays) Nampa.

To place a cement plant directly by residential areas with schools places all within miles in jeopardy of major health issues due to the toxic nature of the dust created. Not to mention the physical harm to the planes at the airport and possibility of dust ingestion of an aircraft engine which could prove disastrous.

Major new housing construction is occurring at the other end of Greys Lane, how marketable will all those new homes be located within a mile of a cement plant?  
Current zoning is light industrial, not heavy industrial.

There is a large dairy in close proximity also. How would this effect not only the cows but the milk they produce? Would it be safe to drink?

How you can in good conscience place so many people in direct physical harm, not to mention the many planes at the airport? Thousands of Nampa citizens health will be jeopardized if this is allowed to proceed.

<https://www.epa.gov/enforcement/cement-manufacturing-enforcement-initiative>

Respectfully  
Margaret McCown  
4119 E Lanager Ct  
Nampa

[Sent from AT&T Yahoo Mail on Android](#)

## Teri Friend

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**From:** Barry and Vanita Galloway <barry\_vanita@hotmail.com>  
**Sent:** Tuesday, January 9, 2024 2:51 PM  
**To:** Planning-Zoning Staff  
**Subject:** January 23rd meeting for Concrete Batch Plant special use permit

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I am writing to ask that approval for a Cement Batch Plant at 39 N Picard, (Grays & Victory), be **DENIED!**

My family lives in very close proximity to this area and we are very much against this approval!

We have lived in our home for over 20 years and we enjoy the air quality and quietness we have now.

Health, breathing, quality of air, cleanliness (amount of dust in the air), the dust traveling through the air and covering our houses, vehicles, gardens, etc. This does not lean toward a healthy life, especially when walking outside is a healthy exercise for everyone and especially for the elderly.

The traffic would greatly increase on an already busy road. The traffic would be heavy loud trucks, dropping rocks, gravel, dirt, etc., making the road conditions dirty, muddy and terrible!!

The noise from the trucks would cause an unbearable amount of stress and sleeplessness to all that live in this area, the elderly, babies, school kids, working families, pets, etc.

We should not have to sacrifice our health and wellbeing for this Concrete Plant. This is too close to houses/neighborhoods/schools. How are the kids supposed to go outside and play and not show evidence/symptoms of the unhealthy air quality? Football, baseball games at the High School would be affected in a very negative way!

This area needs to remain a residential area where people have bought homes and have resided here for many years. There is probably ample ground available to build this plant elsewhere, away from subdivisions/neighborhoods.

The Nampa Airport is even closer and how is this going to affect the planes and aircraft? The height of the buildings for the plant, could be very dangerous for all the aircraft that fly in and out of this airport. The air filters of the planes from the dust, would be terribly blocked, causing an added expense, and mainly safety issues. Trying to take off or land with the air quality being so compromised, would not be safe for the pilots. They and their families, deserve to feel confident with the Airport and surrounding area.

After considering all the negatives, we do appeal to the Nampa Planning and Zoning and City Council, to please **deny** this request for a 'Special Use Permit for the Concrete Batch Plant'.



Thank you,  
Barry & Vanita Galloway

**From:** [Toni Albanese](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Cement Batch Plant Hearing  
**Date:** Tuesday, January 9, 2024 9:09:16 AM

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I am very worried about a cement plant going in our neighborhood. I have severe asthma, and the consequences for me could be fatal. I'm worried about the airport also. I believe the dust will affect the planes and the engines. Please consider us surrounding neighbors and deny this permit.

Thank you so much for listening.

Antoinette Albanese  
Sent from my iPhone

From: [Herb Lewis](#)  
To: [Planning-Zoning Staff](#)  
Subject: Cement Batch Special Plant Permit Hearing 23 Jan 2024  
Date: Monday, January 8, 2024 10:07:07 PM

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For Planning and Zoning Committee:

Comment on Cement Batch Plant Special Permit Hearing 23 Jan 2024

***I respectfully ask that you deny the special use permit for a Cement Batch Plant at 39 N Picard (Victory & Grays) Nampa.***

1. The land is currently zoned Light Industrial because there are residential neighborhoods nearby. Light industrial does NOT allow for a concrete batch plant
2. A cement Batch Plant is a heavier industrial use and not appropriate for the residents living nearby
3. Research shows health issues from the dust with 2 miles considered highest danger but health issues up to 5 miles found.
4. Increase of traffic issues from constant trucks going in and out on Victory and Grays as well as trucks idling waiting to be filled
5. EPA checks when the plant is to open but does not regularly check the facility afterwards. Investigations have found unclean filters routinely leaving dust in surrounding areas.
6. Medical research indicates increased health and breathing issues for people living within 2 miles of a cement batch plant.
7. The nearby airport will be affected by the dust. This is extremely dangerous to the private planes there as well as Civil Air Patrol's planes used for search and rescue.
8. Please publish the FAA application, and/or data used to make such application, for obstacles and height of obstacles concerning the clear zone for runways and airport boundaries if such application has been made.
9. Please indicate if this proposal has been approved by the FAA, if the application has been made but not yet approved, or the application has not been made yet.

Thank you for your kind consideration of our concerns.

--

*Herbert Lewis*

*Retired Commercial Airline Captain*

*Current Active Pilot Flying from Nampa Airport*

*Member of Aero Club Based on Nampa Airport*

From: [HJ Enterprises LLC](#)  
To: [Planning-Zoning Staff](#)  
Subject: Cement Batch Special Plant Permit Hearing January 23rd  
Date: Monday, January 8, 2024 3:20:45 PM

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Planning and Zoning Committee

Subject: Cement Batch Plant special permit hearing January 23rd

***We respectfully ask that you please deny the special use permit for a Cement Batch Plant at 39 N Picard (Victory & Grays) Nampa.***

1. The land is currently zoned Light Industrial because there are residential neighborhoods nearby. Light industrial does NOT allow for a concrete batch plant
2. A cement Batch Plant is a heavier industrial use and not appropriate for the residents living nearby
3. Research shows health issues from the dust with 2 miles considered highest danger but health issues up to 5 miles found.
4. Increase of traffic issues from constant trucks going in and out on Victory and Grays as well as trucks idling waiting to be filled
5. EPA checks when the plant is to open but does not regularly check the facility afterwards. Investigations have found unclean filters routinely leaving dust in surrounding areas.
6. Medical research indicates increased health and breathing issues for people living within 2 miles of a cement batch plant.
7. The nearby airport will be affected by the dust. This is extremely dangerous to the private planes there as well as Civil Air Patrol's planes used for search and rescue.

Thank you for your kind consideration of our concerns.

*Captain Herb Lewis (USAF Ret)*  
*Joy Lewis*

From: [Leslie Contos](#)  
To: [Planning-Zoning Staff](#)  
Subject: 39 N Picard - Concrete Batch Plant special use permit  
Date: Wednesday, January 3, 2024 2:26:47 PM

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I am writing about the P&Z hearing for a special use permit for a Concrete Batch Plant at 39 N Picard on January 23, 2024.

The land is zoned light industrial which would not typically allow for a Concrete Batch Plant. There are many residences within blocks of the proposed plant.

- I have been reading research and there are health issues from air quality to nearby neighborhoods
- The EPA agrees they do not keep track of emissions after plants are installed
- There have been many recent lawsuits won in Texas by residents near these types of plants
- Please read this article to understand the negative impact of placing a Concrete Batch Plant near our homes

<https://kinder.rice.edu/urbanedge/its-hard-breathe-concrete-plant-your-backyard>

I request that P&Z deny a special use permit to protect hundreds of Nampa residents and to protect the city from the liability of approving a type plant that has shown evidence of being harmful when placed near homes.

Thank you,

Leslie Contos  
36 S Ravine Way  
Nampa, ID 83687