

## (8) Public Hearings

8-1. Action Item: Appeal of Planning & Zoning Commission Denial of Conditional Use Permit for Concrete Batching & Mixing 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, APL-00020-2024). Original Concept: Development and operation of a concrete batch plant.

**Name:** Shaun Kelley

**Comment - 05/16/2024 04:05 PM: ( Against )**

I'm opposed to this base on location of the surrounding neighborhoods and airport. The city streets in this area are horrible already, especially Victory, and they can not maintain increased truck traffic of 400 trucks per day. Plus, the City and P&Z has stated road repair in this area is NOT in the budget or on the calendar anytime soon, which makes matters worse. SunRoc needs to find a new location not surrounded by homes and neighborhoods. P&Z should have done more homework originally when the CUP first came about.

Please maintain the Denial of the CUP.

**Name:** Christine Able

**Comment - 05/16/2024 05:25 PM: ( Against )**

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.**

**Name:** Patti Quinn

**Comment - 05/16/2024 10:22 PM: ( Against )**

I strongly oppose the proposed sunrock concrete batch plant because they will be running 40 trucks 5 to 6 times a day as per Sunrock, which equals a total of 220 loads a day, which will require 55 loads of material to make the concrete so that is a total of 275 loads a day which means a truck will be coming in and going out of that driveway every five minutes on roads That are residential there are 1240 homes on these roads. There are numerous

school bus stops. This area was not built for heavy construction. This is a residential high density area. The people here deserve better. Some of these people have lived here for many many years and you are going to destroy their way of life if you allow this plant to go in .

**Name:** Don and Peg McCown

**Comment - 05/17/2024 10:01 AM: ( No Vote )**

We strongly oppose the proposed concrete plant on Picard Ln. They is not the proper location for such a plant. The toxic and corrosive dust that will be produced is hazardous to not only humans and animals, but all the aircraft at the Nampa airport not to mention all the surrounding area cars. To have such an industry basically right next to the airport runway is not safe by any means. The foreseeable liability for interference with aviation is obvious.

The communities, schools and businesses in close proximity to this plant would be dramatically impacted with toxic air pollution, noise pollution and ground water pollution as Mason creek runs thru there. As this is a 24 hour a day operation, violating the Nampa noise ordinance, just the lights, dust and noise 24 hours a day will endanger the quality of life of everyone in the surrounding area.

We respectfully urge the city council to deny the Sunrock CUP.

Thank you

Don and Peg McCown

**Name:** Eric McGrath

**Comment - 05/19/2024 06:35 PM: ( No Vote )**

Please deny the permit for the concrete plant. I own a home in the Park Ridge subdivision about a half mile south of the proposed location, and a concrete plant that close to homes would have a negative impact on residents' health, nearby waterways, and air quality. Thank you.

Eric McGrath

Nampa home owner

**Name:** Christina Swenson

**Comment - 05/19/2024 09:51 PM: ( Against )**

A heavy industrial concrete batch plant violates the terms of a conditional use permit in a light industrial zoned area. It will negatively impact the surrounding neighborhoods by harming people's health, lowering our property values, and greatly increasing traffic in an area that is already congested and roads are not equipped to handle 250+ extra trucks a day. Pleaes do not approve this CUP.

Thank you,

Christina Swenson

**Name:** Britney Egbert

**Comment - 05/20/2024 09:33 AM: ( Against )**

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 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.

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.

Please Vote No on this appeal, and decline to allow this plant to operate at the proposed location.  
Thank you,  
Britney