

**From:** [Marychris O](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Concrete plant hearing  
**Date:** Wednesday, January 24, 2024 9:18:58 PM

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Hello,

While I understand that you were merely following protocol last night at the meeting, it was extremely frustrating for everyone involved when the chance to discuss the concrete plant (and all its dangers) was delayed until next month.

Just to be clear, the emails and comments need to be made available ahead of the next Planning and Zoning meeting to the members of the commission so that the Commission is prepared in advance of the meeting. There is plenty of time between now and Feb 27, 2024 for the commission to understand the community concern and contempt for the project. The safety hazards involved with living within 20 miles of a concrete batch plant are numerous, mostly affecting children and older folks. There are two elementary schools a short distance from the site; less than a mile each. The damage to the roads and the huge amount of traffic that has recently increased in the area are both a severe detriment to the community. A plant such as this should be at least 20 miles out of town and not built near any residential area. While there are a couple of fields adjacent to the site, there is a steadily increasing residential presence, directly due to your recent permitting in the area. Kings Rd and Happy Valley Rd are already overloaded and you approved a huge project south of Amity. That will add up to 200 cars per day, as will the proposed community development that was on last night's agenda, located about 2 blocks from the proposed cement plant! A development of 76 houses will add 125-150 cars to the already crowded roads.

It's time to start reining in the developers. We've lost a great deal of farmland and all the multi-family developments are being built without any improvement to the infrastructure. Growth happens but responsible growth is your responsibility.

Please take responsibility and protect our community. Keep the neighborhood safe and the roads from being even more crowded and decimated by heavy trucks.

Just say "No!" to the proposed concrete batch plant.

Thanks,  
Marychris O'Keefe  
Neighbor

**From:** [Rick Johnson](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Sunroc concrete company  
**Date:** Wednesday, January 24, 2024 10:03:57 AM

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I understand that this company would like to build a plant south of the airport off Victory Road.

While I have no objection of a concrete plant going in- somewhere in Nampa, this location is not well suited.

It sits close by to many homes and a school. The dust will be everywhere. The airport is right there also, I'm sure the airplane owners will appreciate the coating of dust on their planes which can be a liability to the city if it causes a plane crash.

Nampa boasts about how they are community friendly, please live up to that and reconsider to not allow this plant to go in where it is proposed.

There are many better areas away from populated areas for a plant like this. Just because this company will generate money for the city, doesn't mean it's a good fit for the area.

Please consider the citizens concerns with this proposed project and do not lose sight of their concerns.

Generating money and jobs are not in the best interest of a city sometimes, this is one of those times

Thank you  
Rick Johnson

Sent from my iPhone

**From:** [Brandon De Kiewiet](#)  
**To:** [Planning-Zoning Staff](#); [Natalie Jangula](#); [Mayor Email](#)  
**Subject:** SunRoc Cement Batch Plant - Do Not Approve  
**Date:** Wednesday, January 24, 2024 9:54:00 AM

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Good Morning,

I wanted to voice my concerns regarding the proposed Cement Batch plant that would be going in near the nampa airport.

This location is near 3 schools, One that is approximately 0.9 miles away, another that is 1.0 Miles away and the last that is 1.5 miles away. The air pollution that this would produce our children or adults for that matter do not need to be breathing in. This is right in the middle of neighborhoods with hundreds of houses within a 5 mile radius.

Please consider this and other issues that are brought up by other individuals regarding this matter, the people of Nampa do Not want this plant in our backyard impacting our a air and quality of life from being able to enjoy our yards, and the children being able to enjoy the outdoors while in school because the air quality is too bad.

thank you for your time and consideration

**From:** [Mayor Email](#)  
**To:** [Teri Friend](#); [Parker Bodily](#)  
**Subject:** FW: Sunroc Concrete Batch Plant issues  
**Date:** Wednesday, January 24, 2024 8:29:47 AM  
**Attachments:** [image002.png](#)

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

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**From:** Christopher Allen <swinerus@hotmail.com>  
**Sent:** Tuesday, January 23, 2024 8:45 PM  
**To:** Mayor Email <mayor@cityofnampa.us>  
**Subject:** Sunroc Concrete Batch Plant issues

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Dear Mayor,

My name is Chris Allen I spoke to you Monday night at city hall and I thank you again for taking the time to talk to me.

I attended the planning and zoning meeting and it was far less than I expected from the City of Nampa!

There were at least a hundred of concerned residents or more present which I think you would agree represents the pride of Nampa.

The commissioners postponed the meeting for unknown reasons to the residents until February 27 apparently to give Sunroc more time?? ,which I think in my opinion does not reflect the pride of Nampa and the goal for communication between the City and residence that we strive to represent. The people of Nampa showed up to voice their opinion and no one was heard.

In the end we want a safe environment to raise our children and grandchildren and I am sure you can agree with that.

Some things that hit home for Nampa residents and future Nampa residents are as follows;

1. Property values could be affected by environmental issues being that residents did not

buy into an industrial area which a concrete plant clearly falls into.

2. The roads in this area are already in distress without plan for repair and I respectfully invite you to drive the surrounding roads (Victory first and foremost and base your opinion on that)
3. Water table will decrease with the plant water usage planned.
4. With further research we can find that bringing in a large corporation that is allowed to audit their own inspections and record keeping does not bring forth the representation that we want for our community.
5. What does this bring to our community and how does this effect our community in a positive way? I have yet to hear this?
6. Please call this committee to honor the proud residents of Nampa.

Thank you,  
Christopher Allen  
208-870-1160

**From:** [Mayor Email](#)  
**To:** [Teri Friend](#); [Parker Bodily](#)  
**Subject:** FW: Cement plant  
**Date:** Wednesday, January 24, 2024 8:12:02 AM

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Jonica Johnson  
Citizen Support Coordinator, City of Nampa  
O: 208.468.5401  
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-----Original Message-----

From: Shekinah Star <[brightestlight@icloud.com](mailto:brightestlight@icloud.com)>  
Sent: Wednesday, January 24, 2024 7:33 AM  
To: Mayor Email <[mayor@cityofnampa.us](mailto:mayor@cityofnampa.us)>  
Subject: Cement plant

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Dear Mayor,  
The people of Nampa do not need more pollutants. We do not need the bottom line to be about money, we need it to be about what is best for the people that live here.  
Thank you,  
Shekinah Star  
Sent from my iPhone

**From:** [Johnny Wolfe](#)  
**To:** [Planning-Zoning Staff](#)  
**Cc:** [Natalie Jangula](#); [Mayor Email](#)  
**Subject:** Concrete batch plant in residential area in Nampa  
**Date:** Tuesday, January 23, 2024 7:05:35 PM

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Good evening,

I am writing this morning to ask you to deny the permit to build a concrete batch plant on Picard. This is right in the middle of a residential area. I am a veteran. I have already been exposed to burn pits in the Middle East, and if this factory is built I will once again have to live with air tainted with VOCs, NO2 and particulate matter --this time in my own neighborhood.

Thank you for your consideration,

John Wolfe

**From:** [Julie Oldham](#)  
**To:** [Planning-Zoning Staff](#); [Natalie Jangula](#); [Mayor Email](#)  
**Subject:** Cement Batch Plant  
**Date:** Tuesday, January 23, 2024 6:58:49 PM

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We wanted to add our voices with those opposed to the proposed special permit for Sunroc to build a cement plant in our neighborhood.

Scott and Julie Oldham  
3320 E Park Ridge Dr  
Nampa, ID

**From:** [Robert Berg](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Fw: Objection to Victory Road Gray's Lane Batch Plant Application  
**Date:** Tuesday, January 23, 2024 5:52:11 PM

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To Whom It May Concern,

I am writing concerning a Special Permit for a Light Industrial Property. Light Industrial is not a place for this Concrete Batch Plant. Please take some time like I did and watch many Negative News and Environmental Reports on these types of facilities. Go to youtube and see for yourselves. I have asthma and other breathing difficulties. You have to acknowledge that you have been approving Subdivisions all over the place. Don't allow this to change the quality of life, and the direction the City has grown.

Please don't let this go in!

Robert and Cindy Berg  
3409 Evergreen Way  
Nampa ID 83687  
208-703-2178  
rmberg3@yahoo.com

**From:** [Cassie Becerra](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** We live in Pheasant Meadows sun division and believe this will have a direct negative health impact for our family and will also bring down our property values. Please don't approve this batch plant if you care about the health of nearby residents  
**Date:** Tuesday, January 23, 2024 5:49:08 PM

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Sent from my iPhone

**From:** [ROBERT F Merritt](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Sunroc Cement Batch Plant  
**Date:** Tuesday, January 23, 2024 5:43:38 PM

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To whom it may concern,

My name is Tenna Merritt, my address is 2806 Kingsgate Ct. Nampa. I am sending this email to request Denial of the permit at 39. N Picard . I believe this facility would add to the traffic flow on Kings Road. Currently , this road is overloaded with light trucks and automobiles. There are many cars that park along the street, which also causes congestion when traffic is trying to merge onto the street. I feel that it would better serve our area to put a hold on the Batch Plant . Thank You

**From:** [Michelle Kuykendall](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Concrete Batch Plant  
**Date:** Tuesday, January 23, 2024 5:26:23 PM

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Hello. My name is Michelle and I live just a few blocks from the site of the proposed concrete plant.

I am writing to encourage you to deny the special permit use of the plant.

1. Putting a concrete plant in the middle of existing and new housing doesn't make sense from a pollution perspective. There are a lot of children and retired folks in these areas. (As I am sure you are aware, there is even an elementary and high school within a mile of the site.) The fallout of these pollutants would be hazardous to anyone with breathing concerns.
2. Chemicals running into our drinking water aquifer and into Mason Creek would present a different set of health concerns for human and animals.
3. The traffic along Victory road has already increased -thus the need for the roundabout at Happy Valley. But the condition of the road to the west of the roundabout (on Victory) is already in need of repair. To put large heavy trucks on that road would only make matters worse not to mention the increase in traffic.

To summarize, I am opposed to extending a special use permit. Please oppose this request.

Thank you for your time,  
Michelle Kuykendall

**From:** [Paula Wickstrom](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Denial of permit  
**Date:** Tuesday, January 23, 2024 5:23:36 PM

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We strongly deny the permit at 39 N Picard due to noise, dust, traffic. We were here when the meat packing company was here and it was very noisy and stinky then and we live at the middle of Greys lane.

Robin and Paula Wickstrom

**From:** [Pat](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Cement batch plant  
**Date:** Tuesday, January 23, 2024 5:17:26 PM

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Sent from my iPhonei wish they would be denied as it could severely impact our neighborhood. This poses a serious health risk to all. This area should never be more than light industrial. Thank you. Pat Nettleton

**From:** [Vicki T](#)  
**To:** [Natalie Jangula](#); [Mayor Email](#); [Planning-Zoning Staff](#)  
**Subject:** Proposed Cement Batch Plant at Grays Lane and Victory  
**Date:** Tuesday, January 23, 2024 4:45:28 PM

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Good afternoon,

Because I am not able to attend the meeting in person this evening, I'm respectfully sending this email in hopes of sharing my thoughts on the proposed cement batch plant.

I am a 4th generation Idahoan and have lived in Nampa my entire life. Now that I am retired and spend the majority of my time at home, I would like for it to be relaxing. I spend a great deal of time outside tending to my yard, flowers and garden. It saddens me to watch what is happening in our community.

I live off of Grays Lane, approximately 1/2 mile from the proposed plant. Since moving to my home, I have watched more pastures and farmland turn into apartment complexes and subdivisions...most within a one mile radius of my home. Although I don't like to see that happen I have not opposed any of that growth. However, a cement batch plant being built within a 1 mile radius of 2 schools and multiple homes is not acceptable.

The air quality in Nampa has gradually gotten worse with the town growing. That is not desirable but it is tolerable. I cannot say the same for the proposed cement batch plant. The research I've done on cement batch plants show the air quality from all the dust will greatly impact residents living within a 5 mile radius of the plant. I already struggle with my sinuses and allergies and the dust from the proposed plant will greatly increase those problems. I have worked hard to get to this point in my life and this was supposed to be the home I would be in the rest of my life. Moving at my age and with high housing costs/interest rates isn't feasible. I don't want to be stuck inside my home at a time when I should be able to enjoy my yard and garden.

The proposed plant will also increase traffic on roads that are already overloaded due to recent housing projects being built. To add heavy equipment in this area is unacceptable.

Like I said in the beginning, I have not opposed any of the multiple projects in and around Grays Lane, but I am opposing the proposed Cement Batch Plant due to it greatly impacting the quality of life I have worked so hard to achieve. I respectfully ask...Please don't let the proposed plant move forward.

Thank you for your time and for listening to my point of view.

Vicki Tyler

**From:** [Mary Ostyn](#)  
**To:** [Planning-Zoning Staff](#); [Mayor Email](#); [Natalie Jangula](#)  
**Subject:** Cement plant opposition  
**Date:** Tuesday, January 23, 2024 4:15:03 PM

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Attn: City planners

Hello,

We are John and Mary Ostyn at 82 S. Grays Lane, and wish to voice our strong objection to a cement plant so close to so many homes. Please deny this request.

John and Mary Ostyn

**From:** [Michael Smith](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Proposed Concrete Batch Plant at Victory & Grays  
**Date:** Tuesday, January 23, 2024 4:13:53 PM

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On behalf of myself and fellow Nampa residents, I am writing to request denial of Sunroc's request for a special use permit to build a concrete batch plant at Victory Road and Grays Lane. I live within a mile of this location and there is ample evidence to suggest that such a plant would significantly increase risks of disease for the residents here. Please consider the impact to our health and well being.

Sincerely,

Michael Smith  
Resident at 4067 Whistling Heights Way, Nampa, ID 83687

**From:** [Samantha Norris](#)  
**To:** [Planning-Zoning Staff](#); [Natalie Jangula](#); [Mayor Email](#)  
**Subject:** Requesting denial of permit at Sunroc Corporation Concrete Batch Plant 39 N Picard Ln (CUP-00328-2023)  
**Date:** Tuesday, January 23, 2024 3:43:43 PM

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To all concerned parties,

This email is a request to the city of Nampa to deny the conditional use permit application from Sunroc Corporation at 39 N Picard Ln.

Concerns for physical health, environmental pollution, along with mental drain from noise pollution have been discussed between many of our neighbors.

Thank you for your time,  
Samantha Norris

**From:** [Lori Greene](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Concrete Batch Plant  
**Date:** Tuesday, January 23, 2024 3:28:06 PM

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This email is to serve as our request to deny the permit to rezone or allow approval of a concrete batch plant at 39 Picard.

Lori Greene  
Kevin Greene  
751 W Heather Woods Dr  
Nampa

Sent from my iPhone

**From:** [Daniel Friesen](#)  
**To:** [Planning-Zoning Staff](#)  
**Cc:** [Natalie Jangula](#); [Mayor Email](#)  
**Subject:** Proposed Concrete Batch Plant at 39 N. Picard  
**Date:** Tuesday, January 23, 2024 3:16:31 PM

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Good day,

I am writing to express my objection to a special use permit being granted to Sunroc allowing a cement batch plant to be built at 39 N. Picard in Nampa. I believe the impact this facility would have on the area is not in keeping with the general intent of the City's development plan, and as a local resident, I find the prospect of the extra noise and traffic congestion to be unappealing.

I appreciate your consideration in this matter.

Dan Friesen  
35 S Mason Crk  
208-899-0145

**From:** [Kylee McKenna](#)  
**To:** [Planning-Zoning Staff](#); [Natalie Jangula](#); [Mayor Email](#)  
**Subject:** Save Our Neighborhood  
**Date:** Tuesday, January 23, 2024 3:07:20 PM

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To whom it may concern,

PLEASE consider DENYING the permit at 39 N. Picard for a cement plant. There are definitely better places to zone and build a cement plant. This is in our neighborhood, close to homes and schools. We DO NOT want this in our area. The area of VICTORY & GRAYS LANE IS NOT THE PLACE.

Please consider that. Thank you for your time.

Kylee M.  
Nampa Resident

**From:** [Casey Richardson](#)  
**To:** [Planning-Zoning Staff](#)  
**Cc:** [Kimberly Richardson](#)  
**Subject:** Cement plant Victory and Grays  
**Date:** Tuesday, January 23, 2024 2:12:24 PM

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PZ,

I just heard about the Cement Batch Plant at Victory and Grays that will be discussed tonight at city hall. This idea is ludicrous and unacceptable. I own property across the street and do NOT support this idea or any special permit that would allow this to go forward. I will do everything in my power to stop this from going forward! Please do NOT approve this.

Casey and Kimberly Richardson

Sent from my T-Mobile 5G Device  
Get [Outlook for Android](#)

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

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

Jerry

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

Mr. Jensen,

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

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

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

All the best,



## Teri Friend

Administrative Specialist, Sr  
Planning & Zoning  
208.468.5484  
500 12th Ave South, Nampa, ID 83651  
[Planning and Zoning](#) - [Like us on Facebook](#)

**NAMPA** Proud

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

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

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

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

meeting.

Thank you,

Jerry Jensen

Treasurer of the Meadows at Park Ridge subdivision

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

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I am not sure if this one came to you.



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

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

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City planners,

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

The Staff Report for the Public Hearing lists the following:

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

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

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

1 mile radius (1.6 km).

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

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

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

Thank you,

Lynnlee Harned

3809 Whistling Heights Way

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

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

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

PMID: 28707127

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

### Abstract

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

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

**Results:** Compared with the general Korean population, the **incidence of lung and bronchus cancer (C33-C34) was**

**significantly higher in all subjects** [SIR 1.15, 95% confidence interval (CI) 1.02-1.29]

and **especially in the men** subjects (SIR 1.47, 95% CI 1.29-1.68) in our study population.

In addition, the incidence of **larynx cancer in men** (SIR 1.64, 95% CI 0.97-

2.59)

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

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

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

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

[Agostino Di Ciaula](#)<sup>1</sup>

PMID: 34189342

PMCID: [PMC8229267](#)

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

### Abstract

**Cement plants located in urban areas can increase health risk.** Although **children are particularly vulnerable**, biomonitoring studies are lacking. Toenail concentration of 24 metals was measured in 366 children (6-10 years), who live and attend school in a city hosting a cement plant. Living addresses and schools were geocoded and attributed to exposed or control areas, according to modeled ground concentrations of PM<sub>10</sub> generated by the cement plant. Air levels of PM<sub>10</sub> and NO<sub>2</sub> were monitored. PM<sub>10</sub> levels were higher in the exposed, than in the control area. The highest mean PM<sub>10</sub> concentration was recorded close to the cement plant. Conversely, the highest NO<sub>2</sub> concentration was in the control area, where vehicular traffic and home heating were the prevalent sources of pollutants. **Exposed children had higher concentrations of Nickel (Ni), Cadmium (Cd), Mercury (Hg), and Arsenic (As) than controls.** These concentrations correlated each other, indicating a common source. Toenail Barium (Ba) concentration was higher in the control- than in the exposed area. The location of the attended school was a predictor of Cd, Hg, Ni, Ba concentrations, after adjusting for confounders. **In conclusion, children living and attending school in an urban area exposed to cement plant emissions show a chronic bioaccumulation of toxic metals, and a significant exposure to PM<sub>10</sub> pollution. Cement plants located in populous urban areas seem therefore harmful, and primary prevention policies to protect children health are needed.**  
**Keywords:** Biomonitoring; Cement plants; Children health; Heavy metals; Nitrogen dioxide; PM10.

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[PubMed Disclaimer](#)

### Conflict of interest statement

Conflicts of interest The authors declare no conflict of interest.  
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**From:** [Michael Metcalfe](#)  
**To:** [Natalie Jangula](#); [Mayor Email](#); [Planning-Zoning Staff](#)  
**Subject:** Concrete batch plant special use permit.  
**Date:** Tuesday, January 23, 2024 1:13:35 PM

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

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

Michael R Metcalfe  
[mrichardm2445@gmail.com](mailto:mrichardm2445@gmail.com)  
208-313-6352

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

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

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

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

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

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

Sincerely,

Don and Darla Larson

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

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

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

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

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

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Hello,

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

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

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

Thank you  
Travis Hennigan and Liza Hennigan

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

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To whom it may concern:

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

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

Sent from my iPhone

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

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

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

**From:** [Dr.Drey Campbell](#)  
**To:** [Teri Friend](#)  
**Subject:** Re: Concrete Batch Plant.  
**Date:** Tuesday, January 23, 2024 11:02:58 AM  
**Attachments:** [image001.png](#)  
[Screenshot 2024-01-23 at 10.50.13 AM.png](#)  
[Screenshot 2024-01-23 at 10.50.55 AM.png](#)

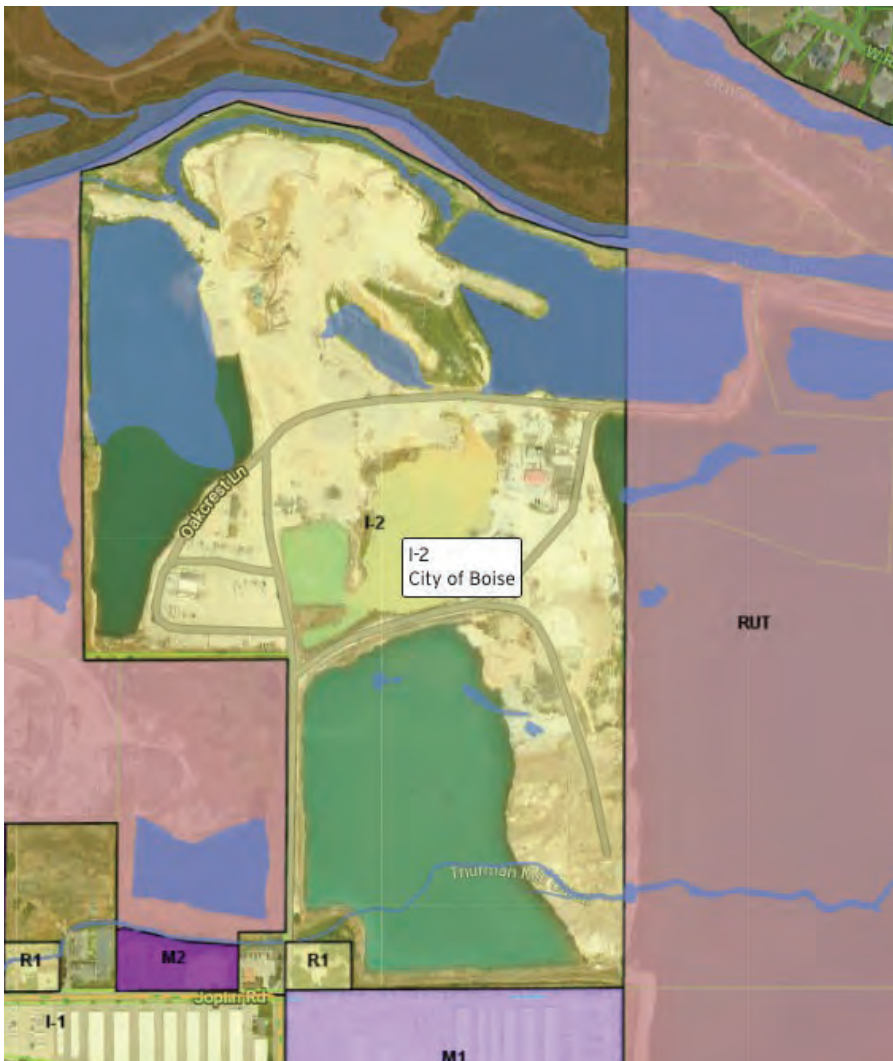
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I do have one more item to add.

The concrete plant is set to be 500 ft from the closest home.  
In Boise, the closes home to their joplin location is 2000+ ft.  
Boise allowed them to operate only in M2 and I2 zoning, heavy industrial zones.





On Tue, Jan 23, 2024 at 10:49 AM Teri Friend <[friendt@cityofnampa.us](mailto:friendt@cityofnampa.us)> wrote:

Dr. Campbell,

Thank you for providing additional information for your comments. I've save your email in its entirety to be provided to the Planning & Zoning Commission and the public.

All the best,



### Teri Friend

Administrative Specialist, Sr  
Planning & Zoning  
208.468.5484  
500 12th Ave South, Nampa, ID 83651  
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**From:** Dr.Drey Campbell <[drdreycampbell@gmail.com](mailto:drdreycampbell@gmail.com)>  
**Sent:** Tuesday, January 23, 2024 10:08 AM  
**To:** Planning-Zoning Staff <[PZall@cityofnampa.us](mailto:PZall@cityofnampa.us)>  
**Cc:** [jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us); Natalie Grace Campbell <[nataliegcheney@gmail.com](mailto:nataliegcheney@gmail.com)>  
**Subject:** Re: Concrete Batch Plant.

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Dear Nampa Elected Officials.  
I have added the following information to my letter for consideration.  
Please include into the packet, etc .

Dear City of Nampa Planning and Zoning Commission.

Please find the following case myself and researchers have made in opposition to the concrete plant CUP in Nampa off of Victory Rd. I acknowledge that this CUP was approved prior, last year, and I believe the general public was not aware of this. This time around, the citizens have mobilized. I am new to the area, and feel strongly on this matter.

Please find the following response to the Nampa CUP criteria with attached research studies. I hope this information provides a case in itself for the CUP to not be approved.

#### 10-25-4: CONDITIONAL USE PERMIT CRITERIA

10-25-4.A: A Conditional Use Permit may be granted only if the proposal conforms to all the

following conditional use permit criteria, provisions of the zoning ordinance unless lawfully

waived or modified by authorization of the Commission, and the Nampa comprehensive plan.

The conditional use permit criteria are as follows:

10-25-4.A.1: That the proposed use is supported by the Nampa Comprehensive Plan.

**This is a conditional use, so it is not technically supported by the Nampa Comprehensive Plan.**

10-25-4.A.2: That the design, construction, operation and maintenance of the property

and project will not adversely impact the intended character and appearance of the general vicinity.

**There are surrounding residential neighborhoods. The entire process of this has a great adverse effect on the general vicinity. The character will be impacted to feel more industrial and less family oriented. The appearance will also feel like that of a typical M1 zone. The space of this type of project has been created by the City of Nampa to in other locales. .**

10-25-4.A.3: That the proposed use will be served adequately by essential public facilities and services.

**The roads in this area are already not cared for. This is a problem. The influx of heavy trucks will not improve this matter.**

10-25-4.A.4: That the proposed use will not be detrimental to the economic welfare of the community.

**This plant will have detrimental effects on the values of residential homes surrounding the area, as well as potential health effects that could cost Nampa citizens money. There are other areas in Nampa this project can utilize, and thus add any the economic benefits to the city, that are not next to residential areas.**

10-25-4.A.5: That the proposed use will not 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.

**Studies have shown the impact of living next to a concrete batch plant that have been published in toxicology and cancer related journals (below). Concrete plants create environmental pollution that has been shown to kill living creatures (Study 1) and lead to “An excess risk of cancer incidence and mortality in both children and adults mainly concerning respiratory tract cancers” (Study 2). The dust is a contaminate that is hard to contain and has been shown to have mercury, ammonia, benzene, glycol ethers, chromium, dioxin, lead, manganese, sulfuric acid, and zinc compounds. Along with this, there is excess traffic produced, loud noise for crushing, and general construction side effects. This harms the general welfare of the community.**

**Please note the excerpts from studies here:**

“The results of the study revealed that the chemical elements associated with cement dust were detected in the lungs of the exposed rats and the amounts increased with closeness to the Cement Company and length of exposure. It was also observed that the exposed and un-exposed (Control) rats gained considerable weights during the period of the exposure and furthermore, there was a significant difference ( $p < 0.05$ ) between the mean weight of the rats placed at 250 m from the cement company and the control. There was a direct linear association between the mean weights of the rats and all the chemical elements after 180 days. Atomic absorption spectroscopy of the lung tissues of the exposed rats showed significant levels of calcium, silicon, aluminum, chromium and lead compared to the un-exposed rats ( $p < 0.05$ ). The histopathology study of the lung tissues of the exposed rats showed abnormal alveolar architecture, disrupted bronchus, damaged bronchioles, degenerated epithelium lining, weak respiratory connective tissues, inflammations and blue-black pigments. Some of the exposed rats died before the end of the exposure. The results of the investigation highlight the hazards of prolonged exposure to cement dust and underscore the need for urgent action for the protection of animals and plants.”

Research Journal of Environmental Toxicology Vol 5(3), 2011 pg 203-2011

“Adverse health effects of cement plant exposure have been found in occupational contexts but are less defined for the general population living near plants. We aimed to summarize the evidence on the health effects of people exposed to ambient air pollution by cement plants. A systematic review using Embase, PubMed and Web of Science was performed. We included only non-occupational studies with a comparison group that focused on adverse health outcomes and biomarkers of internal dose or subclinical effect associated with cement plant exposure.

Selection of articles was performed by two authors independently. Of 1491 articles identified by the initial search, 24 were included: 17 of them were included in the analysis of adverse health outcomes and 9 in the analysis of biomarkers of internal dose or subclinical effects. The studies were very heterogeneous in study design, measure of cement plant exposure, outcome detection, measure of association and adjustment for confounding. 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. Higher values of heavy metals and of a biomarker of renal toxicity were found in the exposed compared to unexposed populations.”

Chemosphere, Volume 218, March 2019, Pages 211-222

On Mon, Jan 22, 2024 at 2:38 PM Dr.Drey Campbell <[drdreycampbell@gmail.com](mailto:drdreycampbell@gmail.com)> wrote:

Dear trusted City of Nampa elected officials.

I have lived in Nampa on and off for most of my life. I was born here, and I was raised here. I recently had a child, and I'm expecting a second child— as an effort to be in a safe and wonderful community, I moved my family back from Boise and we purchased a property on the corner of Grays Lane and victory Road—3850 e kings gate.

Lo and behold, I was recently notified that there is an application for the conditionally permitted use of a concrete batch plant to go in across the street from my new home. As a Commercial Real estate professional, I acknowledged that most of the land adjacent to the airport and north of victory will eventually become zoned light industrial or condensed single family. Light industrial uses, as you are aware, typically regulate and control, potential impacts to health and values of neighboring residential properties.

The conditional use permit for a concrete batch plant in this zoning, in my opinion, has a detrimental effect for those in the residential subdivisions across the street and within the vicinity. Truly, I would've not purchased my house knowing this fact. With a young child and a pregnant wife, there is no reason to put them in harms way. I believe the approval would also have detrimental effects on the resale values of all the homes in the vicinity.

I urge you to please deny this conditional use permit, and encourage the applicants to look for heavy industrial property, or light industrial property that is not nearby residential neighborhoods.

Authentically yours,  
Dr. Drey Campbell, LCSW, Licensed Realtor

\*\*Sent from my iPhone, please forgive Siri for any spelling errors or strange grammar.

**From:** [Todd Christiansen](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Concrete Plant at the North End of Grays Lane - PLEASE VETO  
**Date:** Tuesday, January 23, 2024 10:46:37 AM

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To whom it may concern:

I am writing to object to the proposal of a concrete plant at the end of Grays Lane. This property is zoned as light industrial, not heavy industrial. This project would put an immense burden on Grays Lane, the traffic, noise, and endangerment to children is very real. There is a lot of heavy machinery, large trucks, and the use of chemicals that would not be good for our community.

Nampa has already approved projects at the south end of Grays Lane that will already impact the traffic and use of Grays Lane, and the area greatly.

Please **VETO** this proposal.

Thank you,

Todd Christiansen  
208-908-2989  
420 Buckskin Dr.  
Nampa, ID. 83687

**From:** [S Christiansen](#)  
**To:** [Planning-Zoning Staff](#)  
**Cc:** [S Christiansen](#)  
**Subject:** Concrete Plant at the North End of Grays Lan  
**Date:** Tuesday, January 23, 2024 10:41:10 AM

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To whom it may concern:

I am writing to address concerns that I and my family have for the planned construction of a concrete plant at the North end of Grays Lane in Nampa.

This area is zoned as "LIGHT" Industrial. A Concrete Plant is not "LIGHT" Industrial. There will be a lot of concrete trucks, dump trucks, and "HEAVY" equipment use in the proposed development. Having worked in that industry, I know that the plants work all night, are very, very noisy, and create a lot of dust, and diesel fumes. The trucks will come down Grays Lane where the roads are not equipped for heavy machinery, they will at times lose a load in the streets, and while noise ordinances are in place, will at times use their Jake brakes. When going over bumps, the trucks bounce and create a lot of noise. Having said all of this, please note my strong objection to this proposal.

We are directly on Grays lane, and this proposal would impact our housing community greatly. The use of trucks going down Grays lane could endanger the many children that live in our neighborhoods, and would create a barrier to our local traffic. With the addition of all the housing on the south end of Grays Lane being added, the industrial spaces being added to the south end of Grays Lane, and the Church being added to the South end of Grays Lane, our traffic is going to be immense.

I am requesting that you veto this proposal.

Thank you for your kind consideration,

Stacia Christiansen  
208-908-8064

**From:** [Carol Moffett](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Cement Plant  
**Date:** Tuesday, January 23, 2024 10:19:07 AM

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I am letting you know I DO NOT want a cement plant in my neighborhood. I DO NOT want heavy trucks going up and down Victory Rd causing problems with the traffic, noise and pollution. I DO NOT want the cement plant's poisonous air pollution that I will be breathing, which might very well cause health issues, much less the people who already have breathing problems. I DO NOT want the noise that a cement plant will create. How could you possibly consider putting a cement plant in city limits near schools and neighborhoods. WHERE IS YOUR COMMON SENSE? The cement plant needs to be way out in the desert/country away from people, homes and schools.

Vote No!

Carol Moffett  
Wildwood subdivision  
Nampa

**From:** [Dr.Drey Campbell](#)  
**To:** [Planning-Zoning Staff](#)  
**Cc:** [jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us); [Natalie Grace Campbell](#)  
**Subject:** Re: Concrete Batch Plant.  
**Date:** Tuesday, January 23, 2024 10:08:34 AM

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I have added the following information to my letter for consideration.  
Please include into the packet, etc .

Dear City of Nampa Planning and Zoning Commission.

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Please find the following response to the Nampa CUP criteria with attached research studies. I hope this information provides a case in itself for the CUP to not be approved.

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**This is a conditional use, so it is not technically supported by the Nampa Comprehensive Plan.**

10-25-4.A.2: That the design, construction, operation and maintenance of the property and project will not adversely impact the intended character and appearance of the general vicinity.

**There are surrounding residential neighborhoods. The entire process of this has a great adverse effect on the general vicinity. The character will be impacted to feel more industrial and less family oriented. The appearance will**

**also feel like that of a typical M1 zone. The space of this type of project has been created by the City of Nampa to in other locales. .**

10-25-4.A.3: That the proposed use will be served adequately by essential public facilities and services.

**The roads in this area are already not cared for. This is a problem. The influx of heavy trucks will not improve this matter.**

10-25-4.A.4: That the proposed use will not be detrimental to the economic welfare of the community.

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or general welfare by reason of excessive traffic, noise, smoke, fumes, glare or odors.

**Studies have shown the impact of living next to a concrete batch plant that have been published in toxicology and cancer related journals (below).**

**Concrete plants create environmental pollution that has been shown to kill living creatures (Study 1) and lead to “An excess risk of cancer incidence and mortality in both children and adults mainly concerning respiratory tract cancers” (Study 2). The dust is a contaminate that is hard to contain and has been shown to have mercury, ammonia, benzene, glycol ethers, chromium, dioxin, lead, manganese, sulfuric acid, and zinc compounds. Along with this, there is excess traffic produced, loud noise for crushing, and general construction side effects. This harms the general welfare of the community.**

**Please note the excerpts from studies here:**

“The results of the study revealed that the chemical elements associated with cement dust were detected in the lungs of the exposed rats and the amounts increased with closeness to the Cement Company and length of exposure. It was also observed that the exposed and un-exposed (Control) rats gained considerate weights during the period of the exposure and furthermore, there was a significant difference ( $p < 0.05$ ) between the mean weight of the rats placed at 250 m from the cement company and the control. There was a direct linear association between the mean weights of the rats and all the chemical elements after 180 days. Atomic absorption spectroscopy of the lung tissues of the exposed rats showed significant levels of calcium, silicon, aluminum, chromium and lead compared to the un-exposed rats ( $p < 0.05$ ). The histopathology study of the lung tissues of the exposed rats showed abnormal alveolar architecture, disrupted bronchus, damaged bronchioles, degenerated epithelium lining, weak respiratory connective tissues, inflammations and blue-black pigments. Some of the exposed rats died before the end of the exposure. The results of the investigation highlight the hazards of prolonged exposure to cement dust and

underscore the need for urgent action for the protection of animals and plants.”  
Research Journal of Environmental Toxicology Vol 5(3), 2011 pg 203-2011

“Adverse health effects of cement plant exposure have been found in occupational contexts but are less defined for the general population living near plants. We aimed to summarize the evidence on the health effects of people exposed to ambient air pollution by cement plants. A systematic review using Embase, PubMed and Web of Science was performed. We included only non-occupational studies with a comparison group that focused on adverse health outcomes and biomarkers of internal dose or subclinical effect associated with cement plant exposure. Selection of articles was performed by two authors independently. Of 1491 articles identified by the initial search, 24 were included: 17 of them were included in the analysis of adverse health outcomes and 9 in the analysis of biomarkers of internal dose or subclinical effects. The studies were very heterogeneous in study design, measure of cement plant exposure, outcome detection, measure of association and adjustment for confounding. 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. Higher values of heavy metals and of a biomarker of renal toxicity were found in the exposed compared to unexposed populations.”

Chemosphere, Volume 218, March 2019, Pages 211-222

On Mon, Jan 22, 2024 at 2:38 PM Dr.Drey Campbell <[drdreycampbell@gmail.com](mailto:drdreycampbell@gmail.com)> wrote:  
Dear trusted City of Nampa elected officials.

I have lived in Nampa on and off for most of my life. I was born here, and I was raised here. I recently had a child, and I'm expecting a second child— as an effort to be in a safe and wonderful community, I moved my family back from Boise and we purchased a property on the corner of Grays Lane and victory Road—3850 e kings gate.

Lo and behold, I was recently notified that there is an application for the conditionally permitted use of a concrete batch plant to go in across the street from my new home. As a Commercial Real estate professional, I acknowledged that most of the land adjacent to the airport and north of victory will eventually become zoned light industrial or condensed single family. Light industrial uses, as you are aware, typically regulate and control, potential impacts to health and values of neighboring residential properties.

The conditional use permit for a concrete batch plant in this zoning, in my opinion, has a detrimental effect for those in the residential subdivisions across the street and within the vicinity. Truly, I would've not purchased my house knowing this fact. With a young child and a pregnant wife, there is no reason to put them in harms way. I believe the approval would also have detrimental effects on the resale values of all the homes in the vicinity.

I urge you to please deny this conditional use permit, and encourage the applicants to look for heavy industrial property, or light industrial property that is not nearby residential neighborhoods.

Authentically yours,

Dr. Drey Campbell, LCSW, Licensed Realtor

\*\*Sent from my iPhone, please forgive Siri for any spelling errors or strange grammar.

**From:** [Mayor Email](#)  
**To:** [Parker Bodily](#); [Teri Friend](#)  
**Subject:** FW: cement plant on Victory Road & Grays Lane  
**Date:** Tuesday, January 23, 2024 9:36:11 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:** Sharon Maiden <maiden@ourfam.org>  
**Sent:** Tuesday, January 23, 2024 9:26 AM  
**To:** Mayor Email <mayor@cityofnampa.us>  
**Subject:** cement plant on Victory Road & Grays Lane

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Dear Ms. Kling,

It has come to my attention regarding the possibility of a cement plant for the near future on Victory Road & Grays Lane. The entire area is surrounded by residences and apartments. From where the two roads meet, there are 3 schools, elementaries within 2 miles and Columbia High just over 2 miles. As a former 15 year employee of NSD, I know most students do not ride bicycles or walk anymore but at the elementaries, there is a tremendous amount of students dropped off and picked up by parents. Many high school students drive themselves and friends. Then there are the busses. This makes for a tremendous amount of traffic congestion before and after school as I am sure you are also aware of.

Semi trucks hauling sand and gravel to the appointed site in question and cement trucks leaving with their product would greatly add to safety concerns and congestion on Victory Road, Kings, Happy Valley and Amity. These roads were not built to handle heavy equipment on a regular basis. Again may I mention the safety concern of students and parents. 60 years previously, this would have been an appropriate site for such and endeavor. Those days have long passed.

There are also health risks involved and the noise. Please take all this into consideration.

Thank you, Sharon Maiden

[maiden@ourfam.org](mailto:maiden@ourfam.org)

**From:** [renee kelley](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Re: Sunroc Concrete Batch CUP  
**Date:** Tuesday, January 23, 2024 8:48:08 AM  
**Attachments:** [image.png](#)

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This is from Renee Kelley and Shaun Kelley at 5416 E Victory Road, Nampa, Id 83687

On Tue, Jan 23, 2024 at 8:36 AM renee kelley <[rlkelley85@gmail.com](mailto:rlkelley85@gmail.com)> wrote:

To whom it may concern,

Thank you for your time and I am writing to you in opposition of the proposal of a Sunroc concrete batch plant at Victory Road and Grays Lane. I ask that you deny the conditional use permit Sunroc is seeking. After becoming aware, I have done extensive research on concrete batch plants. Researching the pros and cons of having them in/close by to heavy residential areas. Below I have listed my findings. I encourage planning and zoning and our planning and zoning commissioners to research this as well, not just make their decision based on codes. I'm hoping given the situation they can make a decision based on what is best for the residents and community as a whole, not what's best for the big business.

### **Cons:**

#### **Pollution-**

This area is surrounded heavily by residents and three Nampa schools within a half mile. Extensive research and government findings show concrete batch plants emit dangerous chemical dust particles in the air. According to OSHA, exposure to cement dust can irritate eyes, throat and the upper respiratory system. Other research shows that an area within five miles of these plants is a high danger zone for air quality due to the dust produced by these plants (<https://scialert.net>). According to the EPA, these plants are a significant source of sulfur dioxide, nitrogen oxide and carbon monoxide. Nitrogen Dioxide can cause or contribute to a variety of health problems and adverse environmental impacts (EPA.gov). Affected populations include children (proposed plant would be within 1/2 mile of 3 public schools and others), people with lung disease such as asthma and exposure to this can cause damage to lung tissue for people who work or exercise outside (EPA.gov). Sulfur Dioxide in high concentrations can affect breathing and may aggravate existing respiratory and cardiovascular disease (EPA.gov). Carbon Monoxide can cause harmful health effects reducing oxygen delivery to the body's organs and tissues (EPA.gov). CO contributes to the formation of smog which can cause respiratory problems (EPA.gov). In the valley we already experience inversions and poor air quality from summer fires and stagnant winter air. This plant would just contribute to worse air quality. Many residents in cities around the U.S. are standing up against these concrete companies seeking permits in residential areas due to quality of life. Their homes, vehicles and yards are covered in dust from these plants. Houston is one of these cities if you wish to research it more. The City of Houston and Texas DEQ are being sued by residents for failure to monitor and regulate

these plants.

Source: Houston Chronicle, Jan 9, 2024

<https://www.houstonchronicle.com/news/houston-texas/article/concrete-batch-plant-lawsuit-texcon-houston-18599114.php>

#### Per the Idaho DEQ permit:

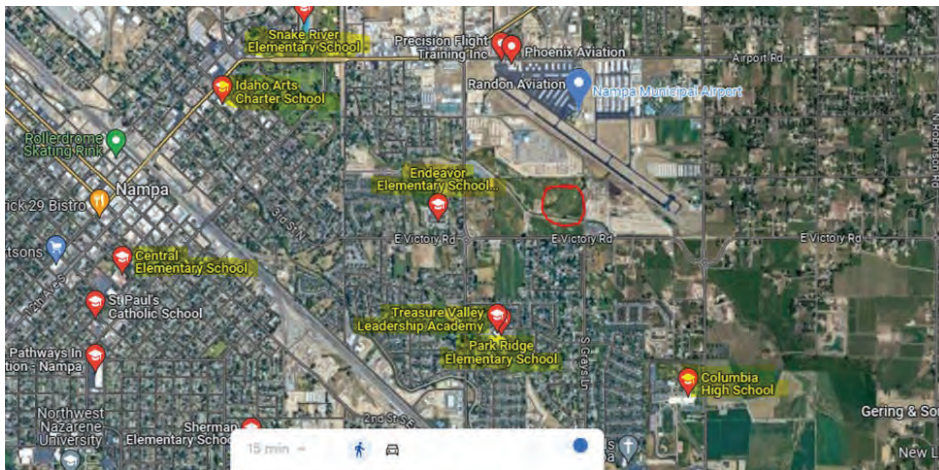
- 3.1.2 Toxic Air Pollutant Emissions Rates

*Facility-wide potential emissions of arsenic (As) and hexavalent chromium (Cr6+) exceed the applicable ELs of Idaho Air Rules Section 586*

- 2.2 Facility Location and Area Classification

Incorrect Description by DEQ: *Land use in the area is primarily agricultural with scattered rural residential.*

**\*\*This statement is complete misinformation – a quick study would show the area is surrounded by homes, 3 (three) schools and the airport is directly adjacent to the property.**



#### Traffic-

The proposed area is a horrible location for the amount of traffic that is produced from a Concrete Plant. The constant noise the commercial vehicles produce is concerning for neighbors. The trucks begin to line up at 2 or 3 am to retrieve the concrete for morning projects. Its projected based on production volume, this plant could fill 400 trucks per day - which our local roads cannot support. I'm also concerned about the many bus-stops along Victory and Grays. The amount of large cement trucks and dump trucks coming and going could be a danger to the children at the bus stop and children walking to and from school. Throughout the Treasure Valley, pedestrians have been hit and killed by commercial vehicles like these, even when on sidewalks. That is with them being spread out, not one after another all day long on the same few roadways. When researching Sunroc, they have many negative reviews about their employees speeding and driving recklessly on local roadways. Quoted from google review "every morning I drive by their plant and I can say their drivers are oblivious to other people on the road and constantly pull out into oncoming traffic", another quote from a golfer at Quail Hollow "A Sunroc dump truck came down the hill speeding and not stopping for any golfers. This is a 20mph road with golfers" (Sunroc google review available online).

**Quote From Former Sunroc Employee-**"If they mine it that will be crazy. But if they

build a plant and truck material in that'll be even more crazy. The truck traffic is nonstop then. Because trucks will bring materials in all week. So not just cement trucks will be rolling but dump trucks also. Even with noise berms which will hold noise back the noise from the dump trucks is crazy. There is no easy way in and out of that area. So it seems crazy.”

**Water-**If approved they would be allowed to make 4000 cubic yards of concrete per day per the DEQ, that would take well more than 100,000+ gallons of water per day. Where is this water coming from? Just to clean one cement truck uses 150-300 gallons of water ([getchemready.com](http://getchemready.com)). Concrete washout or process water is a high pH substance containing metals, chemicals, trace amounts of oil and grease, also dissolved and suspended solids ([alarcorp.com](http://alarcorp.com)) Where is this water going? This is concerning considering Mason Creek and other irrigation ditches are close by. I understand there are certain setbacks, but Sunroc has already been sued and found guilty for polluting the Boise River. Aquifer contamination is a concern as well. Southern Idaho is already known for high arsenic and nitrates in well water, making a concrete plant another threat to our aquifer in the area. Again, I know we need concrete plants in the valley, but this location is not a good fit. Find somewhere out in a desolate area where there are no irrigation ditches and year-round creeks. There are plenty of places like that in the valley.

#### **Airport-**

With three pilots in our family, they have expressed concerns of how this will affect the visibility being right next to the airport runway. The amount of particle dust that a concrete plant produces could be dangerous to airplanes and the engines. The Nampa Airport is also a place for families to go. The dust in the air, the noise and the view will ruin the aesthetic of the War Hawk Museum and could be damaging to their antique planes. The dust can be damaging to all the planes at the airport. Our airport is unique, I would hate to see it destroyed by this concrete plant.

#### **Property Values-**

Research shows homes by industrial businesses, such as concrete batch plants, sell for less than homes that are not near these types of plants. The local neighborhoods, airport and businesses were established well before this proposed plant. The neighborhoods should not be subject to these types of property value declines as this location is predominately a residential area, outside the airport itself.

#### **Pros**

I honestly could not find any pros to having a concrete plant in such a heavy residential area with schools, neighborhoods, the airport, restaurants and local businesses.

I understand that concrete plants are a necessity and come with growing cities. I feel that there are better locations outside the city in the county or in heavy industrial areas with better freeway access. This area has been developed for decades. We did not come in complaining about them, we were here first. I hope planning and zoning and the commissioners really take all the concerns into consideration. I am a born and raised Idahoan and I know that we are better than this. This will damage many residents' quality of life and homes they have worked hard for. As a mom and a substitute teacher I ask you to deny this conditional use permit. Thank you for your time. It is appreciated.

**Quoted from Sunroc's website-**“At Sunroc, our mission is to build a better community.

We believe that the best communities include and celebrate people from all walks of life....”  
If they truly wanted to build a better community, they wouldn’t be asking to be placing a plant in such a heavy residential area that will destroy the quality of life for a large part of Nampa. They should be better about following their mission statement if they want respect from the city and its residents.

**From:** [trishmeaden@q.com](mailto:trishmeaden@q.com)  
**To:** [Planning-Zoning Staff](#); [Natalie Jangula](#); [Mayor Email](#); [trishmeaden@gmail.com](mailto:trishmeaden@gmail.com)  
**Subject:** STOP the concrete plant - Please be the voice of the people that elected you!  
**Date:** Tuesday, January 23, 2024 8:32:06 AM

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Hello,

I am emailing you all to stop the concrete plant they want to put at Grays and Victory in Nampa. We do not want a plant putting toxins in our air so close to homes, day cares, elementary schools, a middle school and a high school. Not even to mention how bad the traffic already is in this area and all the high school drivers and buses trying to get to and from school.

We have lived in our home for over 20 years and this would be devastating to our neighborhoods. We elected you to be the voice of the people and would like to see you do the right thing for the people and not what profits others.

You are welcome to contact me at 208-409-8497 or via email with any questions.

Thank you,

Trish Meaden  
4217 E Indigo Ct  
Nampa, ID 83687

**From:** [Mayor Email](#)  
**To:** [Teri Friend](#); [Parker Bodily](#)  
**Subject:** FW: Concrete  
**Date:** Tuesday, January 23, 2024 8:18:18 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:** Jennifer Lepker <happyspringfrog@yahoo.com>  
**Sent:** Tuesday, January 23, 2024 6:26 AM  
**To:** Mayor Email <mayor@cityofnampa.us>  
**Subject:** Concrete

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# Save Our Neighborhood

## CONCRETE BATCH PLANT

proposed for VICTORY ROAD & GRAYS LANE



**Sunroc Cement Batch Plant**

Proposed with 3 cement silos and a fly ash silo sending unhealthy particulates in the air, dust throughout neighborhoods, health impact for up to 5 miles, chemical runoff near Mason Creek, and constant truck traffic hauling cement and chemicals.

Information on living near a Concrete Batch Plant: <http://tinyurl.com/hard2breathe>

This land is zoned LIGHT INDUSTRIAL which does NOT allow a Cement Batch Plant so Sunroc is requesting a special use permit from planning and zoning. Please send emails to request DENIAL of the permit at 39 N. Picard

- Nampa planning & zoning staff: [PZALL@cityofnampa.us](mailto:PZALL@cityofnampa.us)
- Nampa district 2 city councilwoman: [JangulaN@cityofnampa.us](mailto:JangulaN@cityofnampa.us)
- Nampa mayor: [Mayor@cityofnampa.us](mailto:Mayor@cityofnampa.us)

Attend the public zoning meeting at Nampa City Hall  
**6pm Tuesday, January 23<sup>rd</sup> 411 3<sup>rd</sup> St. S.**

Hopefully this is denied this would be terrible have trucks come through next to schools ..as it is people don't slow down and pay attention now we would have to worry about cement trucks running

[Sent from Yahoo Mail on Android](#)

**From:** [Miriam Sellers](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Opposed to Sunroc cement plant  
**Date:** Tuesday, January 23, 2024 7:52:40 AM

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Please add me to the list of people who are very opposed to this cement factory. I live on Grays lane; I have 3 teenage drivers and I want to preserve my neighborhood as it was intended to be. I am concerned about the dust, the traffic, the large trucks and the damage to the environment so close to so many homes and people. Please encourage all who are thinking about this to vote for the voice of the people, not money or profits or anything else.

Thank you for your time,  
Miriam Sellers

**From:** [dmarkowski@gmx.com](mailto:dmarkowski@gmx.com)  
**To:** [Planning-Zoning Staff](#); [Natalie Jangula](#); [Mayor Email](#)  
**Subject:** Request DENIAL of the permit at 39 N. Picard  
**Date:** Tuesday, January 23, 2024 7:25:24 AM

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Hello all,

As a concerned taxpaying citizen of Nampa, I am requesting that you deny the special use permit to Sunroc so that they may build a concrete batch plant on the property at 39 N. Picard. I would voice my concerns in person, but am unable to attend the public zoning meeting tomorrow.

I am concerned that a heavy duty industrial concrete plant would not only diminish our overall quality of life and property values but would create a traffic and health hazard to residents in the area. Currently, there are multiple residential areas being developed in the area and adding the trucks, pollution and congestion from this plant would be a disservice to current and future residents and developers in the area.

There are multiple locations within the City that would certainly provide a better opportunity to build this type of plant; that are less residential and have better infrastructure to handle the traffic to and from the plant and interstate. So, denying the permit should not impede continued business growth and development for our community.

I hope that you look favorably upon my request and allow our neighborhood to remain a neighborhood. Thank you.

Daniel Markowski  
209 S Blue Heron Way

**From:** [Alecia](#)  
**To:** [Natalie Jangula](#); [Mayor Email](#); [Planning-Zoning Staff](#)  
**Subject:** Request denial of concrete plant  
**Date:** Tuesday, January 23, 2024 5:14:26 AM

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Hello,

My name is Alecia Smith and I'm a resident in the Pheasant Meadows Subdivision off Grays Lane in Nampa.

I'm quite concerned with the proposal to build a concrete batch plant on Grays Lane and Victory Road and want to plead for you to deny this. Not only is this a residential area which has a couple of schools nearby, but cement plants are quite toxic. Researching, I found that cement plants are one of the biggest contributors to pollution by putting carbon monoxide, sulfur dioxide, and nitrogen oxide into the air. They also emit a cement dust too. These things have been linked to several diseases and doctors have said that not only is it dangerous to reside within 20 miles of such a plant, it's **HIGHLY** dangerous to be within 5 miles, which puts us right in that zone.

Please deny this plan from going forward. As a resident in the immediate area of where this would be built, I want to stand against this and see what I can do to get this denied. This is not an industrial area but a residential one. With schools also nearby, children breathe this air. Don't let them build this plant so close to where people live.

Thank you for your time.

Alecia Smith

**From:** [Alecia](#)  
**To:** [Natalie Jangula](#); [mayor@cityofnampa.com](mailto:mayor@cityofnampa.com); [Planning-Zoning Staff](#)  
**Subject:** Request Denial of cement factory  
**Date:** Tuesday, January 23, 2024 12:18:41 AM

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To whom this may concern:

My name is Alecia Smith and I live in the Pheasant Meadows subdivision. I received notice that a concrete batch plant is being proposed to be built on Grays Lane in Nampa.

I would like to request denial for this. My main reasoning is that the cement sector is one of the largest industrial sources for pollution emitting sulfur dioxide, carbon monoxide, and nitrogen oxide. None of this is healthy. Another issue is the cement dust that gets released into the air. The environmental and health hazards these plants pose are a big concern for me and Grays Lane is not even an industrial area. It's all residential. There's even a couple of schools nearby.

Why this concerns me is because I researched concrete or cement factories and found that the particles and gasses these sorts of plants emit are linked to numerous diseases from exposure. Research says that within 5 miles is highly dangerous to live in and even 20 miles is still dangerous. Since I live in a subdivision right off Grays Lane, this puts me in that danger zone if this gets built.

So I would like to ask you to seriously consider denying permission to build this factory so close to a residential area and even so close to a school and park where children play outside and breathe that air. I hope you will take my email and opinion into consideration. I don't want this plant built anywhere near Grays Lane or Victory Road. I don't want to see this residential area to become industrialized and I don't want a plant that has toxic gasses and particles polluting the air and environment around my home.

Thank you for your time,

Alecia Smith  
4067 Whistling Heights Way  
Nampa, ID, 83687

**From:** [Lynn Brown](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** PLEASE!! DENY a cement plant!  
**Date:** Monday, January 22, 2024 10:02:34 PM

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**Please don't allow a cement batch** plant at 39 North Picard Ln. in Nampa. As discussed in this video, <https://drive.google.com/file/d/18Lmg2VOWMi8v4hi-5wVyPvxPXi7HNOJk/view> it would pollute the Nampa air, and the constant truck traffic of cement and toxic chemicals would further damage our neighborhood.

We have owned our house off of Grays Lane since 1997, enjoying the fresh air and airplanes overhead. Please keep Nampa beautiful!

Lynn Brown  
3808 Whistling Heights Way  
Nampa, ID 83687-8927  
208-794-5326

**From:** [Breanne Holaday](#)  
**To:** [Planning-Zoning Staff](#); [Natalie Jangula](#); [Mayor Email](#)  
**Subject:** Please DENY zoning permit for Sunroc  
**Date:** Monday, January 22, 2024 9:43:05 PM

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Good day,

Please DENY zoning permit for Sunroc @ 39 N Picard

I am a parent and homeowner in the City of Nampa. I reside next to the new residential subdivision that's off Gray's Lane and Victory Road. I live off Happy Valley Rd by Victory and I am also located right next to Columbia High.

I learned of the site of the proposed concrete batch plant from my concerned neighbors and I too share their concern. I ask that you please DENY the permit request allowing the construction of a concrete batch plant.

Please do not subject me, my family, my kids, my neighbors and their kids to high concentrations of volatile organic compounds and potentially hazardous particulate matter. I watch kids from my home office window walk up and down Happy Valley to get to school. This plant would be very harmful to their walks with the volatile matter in the air. It would make it difficult for me to be outside doing my hobbies as well, like gardening.

As my husband stated in his email, "Please, keep facilities like this where they belong - areas that are properly zoned to be far enough away from our schools and residential areas."

Thank you,  
Breanne Holaday  
67 S Happy Valley Rd  
Nampa, ID 83687

**From:** [Chris Coggburn](#)  
**To:** [Planning-Zoning Staff](#); [Natalie Jangula](#); [Mayor Email](#)  
**Subject:** DENY zoning permit for Sunroc @ 39 N Picard  
**Date:** Monday, January 22, 2024 9:21:48 PM

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As a homeowner in the City of Nampa that lives close enough to see the site of the proposed concrete batch plant from my home I am writing to ask that you please DENY the permit request allowing the construction of a concrete batch plant. The area of the proposed concrete plant is not zoned for this kind of facility. It is not only close to a new residential subdivision but is also close to Columbia High School and would subject our children and families to high concentrations of volatile organic compounds and potentially hazardous particulate matter.

Please, keep facilities like this where they belong - areas that are properly zoned to be far enough away from our schools and residential areas.

Thank you,  
Chris Coggburn  
67 S Happy Valley Rd  
Nampa, ID 83687

**From:** [renee kelley](#)  
**To:** [aaron.hoberg@deq.idaho.gov](mailto:aaron.hoberg@deq.idaho.gov); [Aaron.Scheff@deq.idaho.gov](mailto:Aaron.Scheff@deq.idaho.gov); [David.Luft@deq.idaho.gov](mailto:David.Luft@deq.idaho.gov)  
**Cc:** Mayor Email; [t\\_baylor@nsd131.org](mailto:t_baylor@nsd131.org); Planning-Zoning Staff; [Stauffer, Cortney](#)  
**Subject:** DEQ Error in Permit for Proposed Nampa Sunroc Batch Plant  
**Date:** Monday, January 22, 2024 9:12:41 PM  
**Attachments:** [image.png](#)

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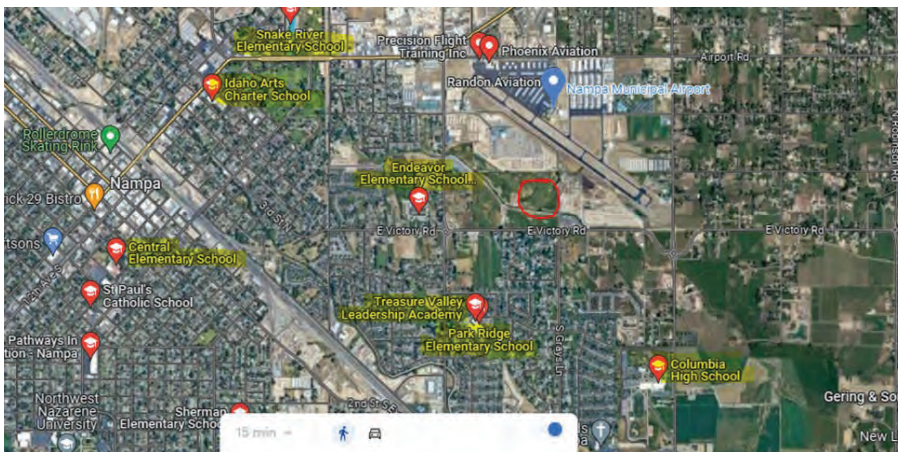
Hello,

Per the recent Sunroc permit issued in October, there is a glaring mistake that needs to be brought to your attention.

## 2.2 Facility Location and Area Classification

*Land use in the area is primarily agricultural with scattered rural residential.*

This is completely inaccurate and a quick aerial view of the site would show the area is A LOT more than "scattered rural residential". In fact, there are **7 schools** in the nearby area, 3 of which are within 1/2 mile of the proposed site.



This needs to be cited in your report as it is critical information and this concrete plant will greatly affect the neighborhoods you failed to mention, not to mention the schools and bus stops near the project. This is NOT a suitable location for this type of project or industry.

I look forward to your response and resolution to this matter.

Sincerely,  
Renee and Shaun Kelley

**From:** [Julie Colman](#)  
**To:** [Planning-Zoning Staff](#); [Mayor Email](#); [Natalie Jangula](#)  
**Subject:** Concrete Batch Plant Denial  
**Date:** Monday, January 22, 2024 8:57:11 PM

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Hello, my name is Julie Colman and I live off Wagon Rd in Nampa. I am writing to petition that you deny Sunroc's request for a special permit to build a Concrete Batch Plant within a mile of my and so many other's homes. Please do not let this happen. Thank you.

**From:** [Robert Wade](#)  
**To:** [Planning-Zoning Staff](#)  
**Date:** Tuesday, January 23, 2024 5:06:49 AM

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The cement plant doesn't need to be built near family homes to endanger the life's of children or there parents so don't change the zoning

**From:** [Heather Ward](#)  
**To:** [Planning-Zoning Staff](#); [Natalie Jangula](#); [Mayor@cityonampa.us](mailto:Mayor@cityonampa.us)  
**Subject:** Request DENIAL of the permit at 39 N. Picard; Sunroc Cement Batch Plant  
**Date:** Monday, January 22, 2024 5:45:43 PM

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Hello,

I'm writing in regards to the application to rezone a light industrial area to heavy for the purpose of Sunroc to develop a Cement Batch Plant, and request Denial of the permit.

My husband and I live directly south of the property seeking to rezone (off S Grays Lane and Buckskin Drive), and feel the impact to the surrounding neighborhoods would be detrimental, especially with the two new developments in progress at Grays Lane and Amity and Happy Valley and Amity.

The area is already growing with residential units in progress, and changing a light industrial property to heavy would be detrimental to our home values, traffic, pollution, noise, and overall quality of living in Nampa.

Thank you for your consideration in this matter,

Heather Ward-Markowski  
209 S Blue Heron Way  
Nampa, ID 83687

Sent from my iPhone

**From:** [Daphne Kelly](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Deny permit of concrete  
**Date:** Monday, January 22, 2024 5:37:50 PM

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Hello,

I am requesting to deny the permit of concrete plant in Nampa on victory and Gray's lane. I have medical conditions as well as my son and the air quality that concrete dust will put out will make these much worse and likely cause long term damage to all public in the area. We have 3 schools in the area that children and staff will be directly affected as well as traffic and home prices.

Daphne Kelly  
3603 Parkview Ave, Nampa, ID 83687  
208-859-5669  
[daffyjo3@gmail.com](mailto:daffyjo3@gmail.com)

**From:** [Char Tim](#)  
**To:** [Teri Friend](#)  
**Subject:** FW: Batch Plant on Victory and Grays Ln.  
**Date:** Monday, January 22, 2024 4:10:18 PM

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**From:** Patti Frasier <timelessidc@gmail.com>  
**Sent:** Monday, January 22, 2024 3:49 PM  
**To:** Clerks Staff Email <clerks@cityofnampa.us>  
**Cc:** Patti Frasier <timelessidc@gmail.com>  
**Subject:** Batch Plant on Victory and Grays Ln.

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To Whom It May Concern:

In hearing about the batch plant proposal for the area of Victory Rd. and Grays Lane is a huge concern for me.

If you consider the amount of Trucks; approximately 400 per day traveling in and out of the batch plant in an area where the road is already in poor condition. Not to mention the fact that there is a canal and not enough room for trucks to turn into and out of the batch plant without driving into opposing traffic. Most of the surrounding area within a five mile radius is residential and will become a burden to our residences.

There are 3 schools near the batch plant which additionally causes concern for the amount of truck traffic where children may be walking to and from the bus stop or their school.

There is currently a batch plant on hwy 20/26 for Sunroc and this area makes more sense as it's away from the city and centrally located as they can go to Caldwell / Middleton Areas as well as Nampa, Meridian, and Boise on a Highway that is meant to handle this kind of traffic throughout the business day.

Cordially,  
Patti Frasier

**From:** [Adam Meyer](#)  
**To:** [Planning-Zoning Staff](#); [Natalie Jangula](#); [Mayor Email](#)  
**Subject:** DENY the Conditional Use Permit for Sunroc's proposed Concrete Batch Plant at 39 Picard Ln  
**Date:** Monday, January 22, 2024 4:01:38 PM  
**Attachments:** [image.png](#)  
[image.png](#)  
[image.png](#)  
[image.png](#)  
**Importance:** High

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To whom it may concern,

My name is Adam Meyer and I live at 3716 E. Sage Ct in Nampa.

I am writing to ask you to DENY the Conditional Use Permit for Sunroc's proposed Concrete Batch Plant at 39 Picard Ln for multiple reasons, which will be discussed at the Tuesday, January 23<sup>rd</sup> public zoning meeting.

As you read through this email, I would like to ask you to keep this question in mind: Do you want your family and loved ones living next door to a Concrete Batch Plant?

- Health
  - I have asthma and with that comes difficulty breathing from time to time. Adding in an additional known pollution source **less than 0.25 miles** from my property will most definitely shorten my life.
  - One article I have read suggests that there is a 'high danger zone' of an approximate 5-mile radius living near a concrete batch plant.
    - The first map below shows 3 circles - red at 1.25 miles, orange at 2.5 miles, and yellow at 5 miles, centered on the proposed location.
    - The second map below shows the locations of District 131's schools.
      - Most, if not all of the schools fall into the 5-mile radius or closer.
      - Google shows Nampa has approx. 25 schools and 13,642 students.
      - How would approving this permit align with Nampa's commitment to being a safe and healthy community where people prosper, given the likely negative impacts to health of all residents, especially the children?

### Vision & Mission Statements

#### Vision Statement

Nampa is a caring community where people live, work, play, worship and raise their families. It is a place of economic opportunity, with an independent spirit and unique identity.

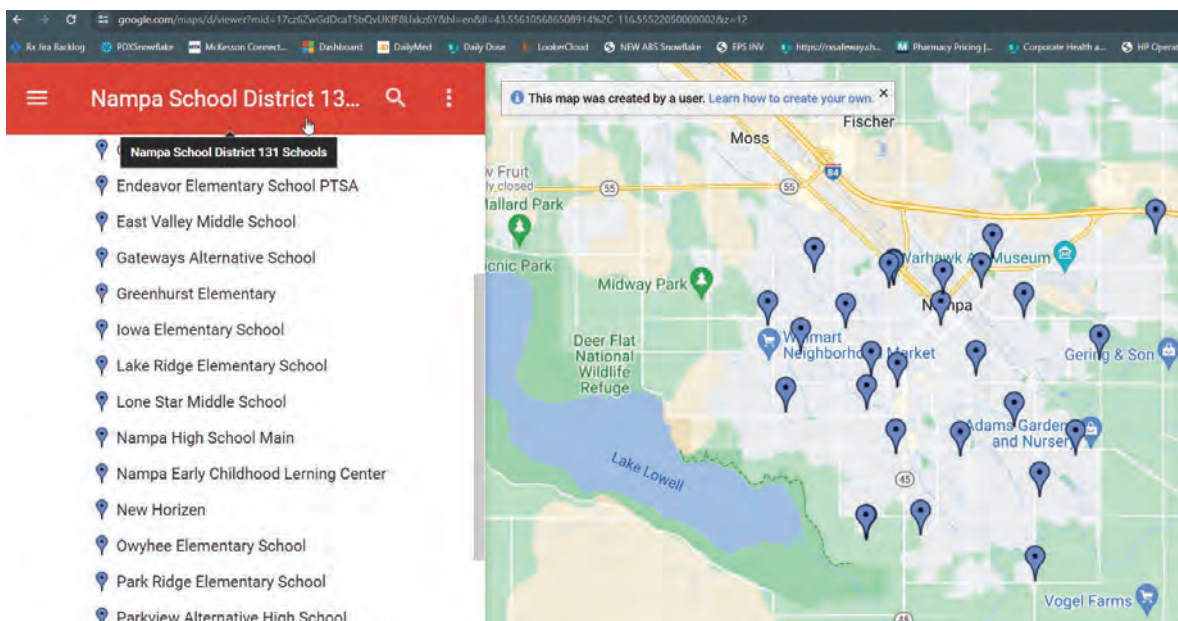
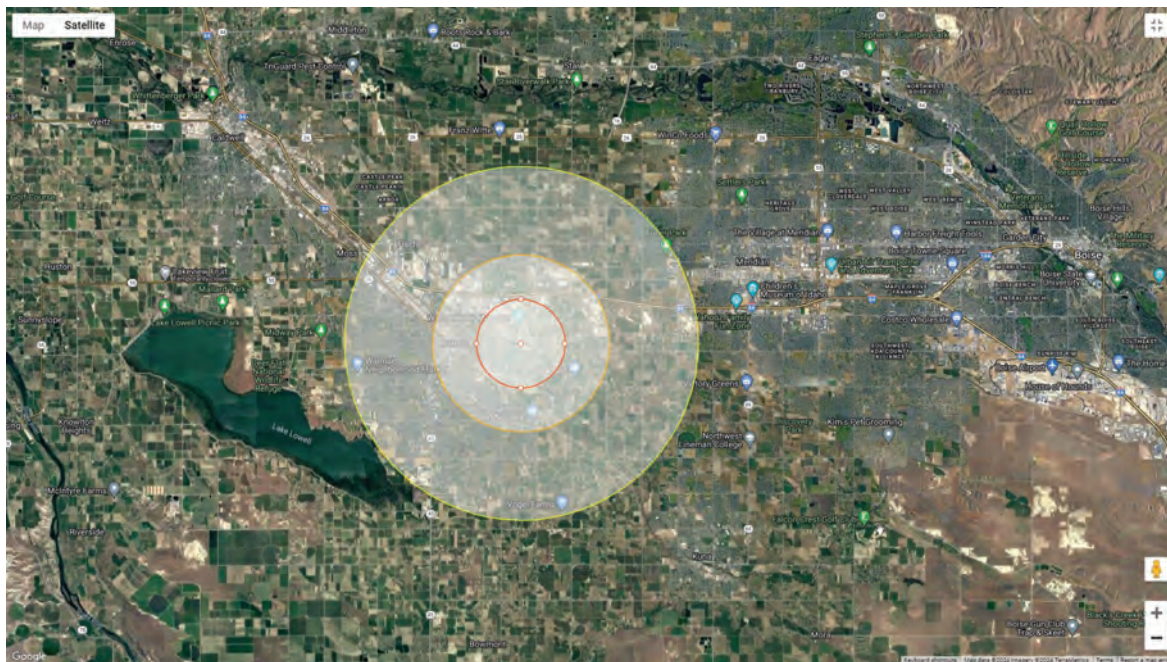
*(Adopted by the Nampa City Council June 1, 2015)*

#### Mission Statement

The City of Nampa staff and leadership shall serve citizens by being open and transparent. Nampa shall seek to facilitate economic opportunity by encouraging free-market principles, supporting the community by providing incentive for economic development and investing in our infrastructure and operating efficiencies.

*(Adopted by the Nampa City Council June 1, 2015)*

**Nampa is committed to being a safe and healthy community where people prosper.**



- Traffic & Noise
  - Living next to a municipal airport comes with its noise challenges, but as their flight operations are mostly dawn to dusk, the noise is generally tolerable and not very disruptive. I still hear them, even with my headphones in as I compose this email. Heck, on a clear summer night, I can hear the bass thump from outdoor concerts at the Ford Idaho Center.
  - If approved - the traffic and noise from this proposed plant will drastically impact my family's quality of life.
    - Hours of Operation
      - As with any business, Sunroc will want to maximize its productivity, which will mean running as long as possible with ideally zero downtime.
      - What time will they start their mixing machinery to be ready for the first loads of the day? 2 am? 4 am?
      - How many heavy trucks daily will be needed to bring and unload raw materials?
      - How many cement trucks/trips will be made each day and at what times to service their clients?
      - Where will those vehicles idle to be loaded?
        - There is an undefined lane (red rectangle) on Eastbound Victory (2 lanes, 1 each direction from the traffic circle at Kings/Victory) that runs from the start of my property to the Grays Ln/Victory intersection and does not continue

beyond Grays Ln.

- It is mostly used as a right turn lane, but sometimes vehicles will stop and idle there.
- As the image below shows, this is extremely close to my master bedroom (**~44 feet**), as well as two other homes.
- **ANY idling of industrial equipment in this location will not be acceptable.**
- If the CUP is granted, we will need to discuss what this lane's purpose is, and appropriate restrictions and signage should be.



These are only two broad reasons to DENY this permit that I am addressing in this email at this time, but there are many more concerns I hope that other residents have brought to your attention.

Thank you for your consideration.

Adam Meyer

**From:** [Parker Bodily](#)  
**To:** [Teri Friend](#)  
**Subject:** FW: Application for a CUP to allow a IL zone for a Ready-Mix Barch Plant  
**Date:** Monday, January 22, 2024 3:54:48 PM

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Here is one sent to me

Parker Bodily  
Senior Planner, AICP  
208.468.5446  
500 12th Ave South, Nampa, ID 83651  
Planning and Zoning - Like us on Facebook

-----Original Message-----

From: Dennis Parker <fremontf50@gmail.com>  
Sent: Monday, January 22, 2024 3:27 PM  
To: Parker Bodily <bodilyp@cityofnampa.us>; Dennis Parker <fremontf50@gmail.com>  
Subject: Application for a CUP to allow a IL zone for a Ready-Mix Barch Plant

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Dear Mr. Parker Bodily, Senior Planner City of Nampa I am voting NO on the Cement Batch plant for SunRoc. Do Not allow a CUP at this location to a IL zone. It carries a great SAFETY RISK not only to the elementary school children and middle school children that will be crossing streets throughout the day while a 32,000 lb cement truck is driving by, it is not only during prime school hours.

A (TIS) at a minimum would allow the residence and airport users at least some information of the potential traffic increase, without a (TIS), a minimal cost to SunRoc it appears both the City and SunRoc do not want to be 100% transparent.

At a minimum volume to operate this batch plant profitably SunRoc needs to deliver 40,000 yards of cement per year or 60,000 tons. The average load of cement is 8 yards at 2900 lbs per yard, meaning 261 work days per year divided by 8 yards = approximately 19 trucks per day. Add trucks of sand and aggregate leaving the batch yard empty and returning full to this number, WOW.

SunRoc will grow business to double or even triple this traffic volume within three years.

How old are the streets from the batch plant to the pit for sand and aggregate? How old are the streets from the new proposed batch plant to the job site? A new road has a life expectancy of 20 years with normal traffic, add 19 32000 lb cement trucks and 30 rock and aggregate trucks to old roads, who is going to pay for repairs? The taxpayers of Nampa or if smart SunRoc with added "IMPACT FEES".

No (TIS) means no one is looking at options to reduce risk by adding a new turnout lane or widening or lights? Suggested contingencies if you approve a CUP, would be limited hours of operation, no night work and no weekend work.

Limited lighting that stays within the facility and out of people's homes and the pilots airplanes.

NO asphalt plant allowed (ever) the residents do no need to smell burning rubber all day and night.

No mining at all to create aggregate.

Why not make SunRoc use HORIZONTAL storage tanks instead of vertical tanks that the pilots may get a glare off of or wind changes or just drive into? If you are going to approve this CUP and project.

Thank you

Dennis Parker E Locust Lane less than 1.6 miles from the site.

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Online Form Submittal: Planning and Zoning Contact Form  
**Date:** Monday, January 22, 2024 3:43:53 PM

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## Planning and Zoning Contact Form

Name	Robin Sneegas
Email Address	rsneegas60@gmail.com
Phone Number	12087039606
Message	<p>I would like to share that I am opposed to the proposed cement plant Sunroc Corporation Concrete Batch Plant 39 N Picard Ln (CUP-00328-2023) Not only are there health risks for residents and the students at Columbia High school as well as Parkridge elementary students. It is also an additional added pressure on the already torn up roads on Grays and Victory that have never been repaired in my 22 years as a resident in The Meadows subdivision. The traffic now has greatly increased with additional townhomes, subdivisions and industrial business in the area. More traffic that includes cement trucks will make the already crowded traffic area at school times a nightmare of safety problem with traffic. The roads are not going to be able to endure the heavy equipment without tearing up the roads further as well. Please consider the negative impact this may have and vote no on the cement plant.</p> <p>Thank you Robin Sneegas 4217 E Iris Court</p>

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

**From:** [Char Tim](#)  
**To:** [Teri Friend](#)  
**Subject:** FW: batch plant on Victory Rd.  
**Date:** Monday, January 22, 2024 3:28:19 PM

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**From:** Brandon Frasier <[vrcidaho@gmail.com](mailto:vrcidaho@gmail.com)>  
**Sent:** Monday, January 22, 2024 3:26 PM  
**To:** Clerks Staff Email <[clerks@cityofnampa.us](mailto:clerks@cityofnampa.us)>  
**Cc:** Brandon Frasier <[vrcidaho@gmail.com](mailto:vrcidaho@gmail.com)>  
**Subject:** batch plant on Victory Rd.

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to whom it may concern,

I have several concerns with a batch plant being put in at Victory Rd, and Grays Lane. Victory rd is already being overrun and I can't imagine what all the truck traffic in and out would add to it. This is a mostly residential area with three schools within a half mile of the proposed location. Victory Rd. has no center turn lane, gutters or sidewalks to handle the traffic and pedestrians we have now. How will this work? Not to mention the air & noise quality concerns. I'm in construction and have been around trucking my entire life. Batch plants are needed, I understand that. This is just not the place for one. Sunroc already has one plant that I know of near Middleton Rd. & 20-26. That is a much better location. Away from the dense population of the city.

Thank You  
Brandon Frasier  
5903 E Victory Rd, Nampa, ID 83687

**From:** [Lindsey Moeller](#)  
**To:** [Planning-Zoning Staff](#); [Natalie Jangula](#); [Mayor Email](#)  
**Subject:** Sunroc Cement Batch Plant at Victory & Grays Lane  
**Date:** Monday, January 22, 2024 3:08:24 PM

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Please deny Sunroc's permit request for a cement batch plant at 39 N Picard.  
Our family loves where we live including the neighborhood the way it is now.  
We would prefer things not to change.

Thank you,  
Lindsey Moeller

**From:** [Angie Young](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Apposed to proposed cement bath plant in Nampa  
**Date:** Monday, January 22, 2024 3:07:20 PM

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I live a few blocks down from the proposed plant and I VOTE NO on this . It would destroy our health and the quite country living we have near the Nampa Airport.

Concerned Citizen

Ange Young

**From:** [charlesf57@juno.com](mailto:charlesf57@juno.com)  
**To:** [Planning-Zoning Staff](#)  
**Date:** Monday, January 22, 2024 2:59:13 PM

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To whom it concerns;

I wanted to voice that my family, neighbors, friends, and I do not agree with giving Sunroc the zoning for the concrete plant. We don't want the unwanted health issues related to it, we don't want all the noise and dust, we don't want the trucks(so many) driving around with our children during the busy school hours, the roads nearby will not hold up to that heavy traffic. Victory and kings already are terrible.

The biggest thing obviously are the health issues. We picked to live where we are based on what is around and we can't afford to move so this would devastate us.

Please do what's right and do NOT grant them the zoning for this plant.

Charles Fason  
2912 Sugar Cane Drive  
Nampa, Idaho 83687  
208-230-3890

**From:** [Dr.Drey Campbell](#)  
**To:** [Planning-Zoning Staff](#)  
**Cc:** [jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us); [Natalie Grace Campbell](#)  
**Subject:** Concrete Batch Plant.  
**Date:** Monday, January 22, 2024 2:38:24 PM

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Dear trusted City of Nampa elected officials.

I have lived in Nampa on and off for most of my life. I was born here, and I was raised here. I recently had a child, and I'm expecting a second child— as an effort to be in a safe and wonderful community, I moved my family back from Boise and we purchased a property on the corner of Grays Lane and victory Road—3850 e kings gate.

Lo and behold, I was recently notified that there is an application for the conditionally permitted use of a concrete batch plant to go in across the street from my new home. As a Commercial Real estate professional, I acknowledged that most of the land adjacent to the airport and north of victory will eventually become zoned light industrial or condensed single family. Light industrial uses, as you are aware, typically regulate and control, potential impacts to health and values of neighboring residential properties.

The conditional use permit for a concrete batch plant in this zoning, in my opinion, has a detrimental effect for those in the residential subdivisions across the street and within the vicinity. Truly, I would've not purchased my house knowing this fact. With a young child and a pregnant wife, there is no reason to put them in harms way. I believe the approval would also have detrimental effects on the resale values of all the homes in the vicinity.

I urge you to please deny this conditional use permit, and encourage the applicants to look for heavy industrial property, or light industrial property that is not nearby residential neighborhoods.

Authentically yours,  
Dr. Drey Campbell, LCSW, Licensed Realtor

\*\*Sent from my iPhone, please forgive Siri for any spelling errors or strange grammar.

**From:** [Erynn Watson](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Denial of Sunroc concrete permit  
**Date:** Monday, January 22, 2024 2:26:22 PM

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Hi! I live in the Meadows neighborhood and want to request a denial of the Sunroc Concrete Plant Permit.

Thank you for your time!

- Erynn Watson

**From:** [Peter Kong](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** re: Sunroc concrete plant  
**Date:** Monday, January 22, 2024 2:19:51 PM

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Hello P&Z staff,

I'm a homeowner near the planned Sunroc concrete batch plant site. I strongly urge you to deny the permit.

Numerous NIH studies have conclusively shown that concrete plants are associated with respiratory cancers and other serious illnesses. Please take into account the health and livelihoods of the men, women, children, and animals in the area.

Here two example research studies that document the terrible impacts of concrete plants:

<https://pubmed.ncbi.nlm.nih.gov/30471502/>

<https://pubmed.ncbi.nlm.nih.gov/28707127/>

Thank you for your consideration,  
Peter Kong & Isabel Lam

**From:** [brucecluff@gmail.com](mailto:brucecluff@gmail.com)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Concrete Batch Plant Permit  
**Date:** Monday, January 22, 2024 2:08:05 PM

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Dear PZALL team,

I wish to voice my absolute opposition to the special use permit being sought by Sunroc in our neighborhood. I live at 93 S Greenscape Way and would be close to the noise, traffic, chemicals, dust, and all other disruptions of our surroundings. We chose this location in 2012 because of its lack of operating businesses, and more especially industrial businesses. I am requesting that the petition from Sunroc be denied. I appreciate this opportunity to voice my opposition.

Regards ~ Bruce Cluff

**From:** [pam.cluff](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Sunroc Cement Plant  
**Date:** Monday, January 22, 2024 2:05:05 PM

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I am against granting approval to rezone the property at 39 N Picard so Sunroc can build and operate a Cement Batch Plant. I feel like we should have a say and a vote because this will impact the safety of clean air where we live and will bring large trucks into a residential neighborhood. We chose to live in a clean and safe place. We have lived at 93 S Greenscape Way for over 10 years now. We are retired and have just finish paying for our home. This is an issue that could put our safety and health at risk, not to mention that of all the school children that go to school in this neighborhood.

Pam Cluff  
93 S Greenscape Way  
Nampa, Idaho 83687

**From:** [Michelle Flennoy](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Concrete Batch Plant Permit Hearing Jan. 23, 2024  
**Date:** Monday, January 22, 2024 2:01:18 PM

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To whom it may concern:

I am unable to attend the public hearing on January 23rd, so instead I am composing this letter to express my concerns about the proposal for a concrete plant in our area on the corner of Victory Road and Grey's Lane. I am requesting the special permit be denied.

The amount of noise, traffic, dust and allergens are all cause for concern for the residents in the subdivisions close by. Not only does this proposed plant cause health concerns, but there are two elementary schools within a mile of this location.

Please do not allow our quality of life to suffer. There are many other more rural locations in Nampa that would better suit this type of industrial cement plant.

Thank you for taking my opinions into consideration.

*Michelle Flennoy*

Concerned Resident  
Meadows at Park Ridge  
4119 E. Jasmine Ct.  
Nampa, ID 83687  
208-761-7277

**From:** [Tina DeBoer](#)  
**To:** [Teri Friend](#)  
**Subject:** Re: Conditional use permit batch plant  
**Date:** Monday, January 22, 2024 1:40:46 PM  
**Attachments:** [image001.png](#)

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It is the hope of the citizens that the continuance is NOT granted. People are ready to speak. We have heard that it was approved a year ago with no opposition but Sunroc dropped the ball. Nobody knew about this. The P&Z is NOT doing their job in keeping the communities up-to-date on what is happening. Nobody is making this easy for citizens to know what is happening in their communities. This batch plant DOES NOT BELONG IN OUR AREA. This is going to impact our way of life in a horrible way. This should not even be an option. It is simply WRONG.

Tina

On Mon, Jan 22, 2024 at 12:00 PM Teri Friend <[friendt@cityofnampa.us](mailto:friendt@cityofnampa.us)> wrote:

Ms. DeBoer,

Thank you for reaching out to Planning & Zoning Staff to provide your comments for the upcoming Planning & Zoning public hearing to consider a Conditional Use Permit for a concrete batch plant location at 39 N Picard Ln for Sunroc Corporation (CUP-00328-2023). Your email arrived after the staff planner's report was complete for the project so it will not be included in that document. However, late comments are saved in their entirety, then accumulated into one document that will be provided to the Planning & Zoning Commissioners via email on January 22 and as a hard copy packet at the meeting.

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

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

All the best,



## Teri Friend

Administrative Specialist, Sr  
Planning & Zoning  
208.468.5484  
500 12th Ave South, Nampa, ID 83651  
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**NAMPA** Proud

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**From:** Tina DeBoer <[cristinadeboer@gmail.com](mailto:cristinadeboer@gmail.com)>  
**Sent:** Saturday, January 20, 2024 10:24 AM  
**To:** Planning-Zoning Staff <[PZall@cityofnampa.us](mailto:PZall@cityofnampa.us)>; Tina DeBoer <[cristinadeboer@gmail.com](mailto:cristinadeboer@gmail.com)>  
**Subject:** Conditional use permit batch plant

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Dear Nampa Planning and Zoning Commission,

I live in Nampa near the location of the proposed conditional use permit for a concrete batch plant in District 39.

My husband and I ADAMANTLY OPPOSE the granting of such a permit. My husband was an owner in a concrete company for many many years and fully understands the operations of such a business.

We would attend the public hearing but are out of town and unable to attend in person.

We are so incredibly frustrated with all that has been allowed around our area. Happy Valley has turned into Apartment Alley. Those of us who live on East Victory West of Robinson are continually calling the police to patrol and write tickets as our street has turned into a super highway. You have allowed overdevelopment of the area and the current road system cannot handle the amount of traffic. We used to be able to walk our dogs around our home and this is no longer safe to do. The traffic noise in our front yard has not only impacted our enjoyment of our home but has devalued our property as well. Hence, our way of life in this once residential Ag area has been destroyed by your decisions. It seems there is no consideration for how your decisions are impacting the communities you serve. The development needs to be slowed and proper evaluation of better long-term planning done before any more granting of businesses, apartments or subdivisions is allowed. You should care about protecting our way of life and consider how your decisions would impact this.

Do you have any idea what allowing a concrete batch plant would do to the residents' way of life in the area? How would you feel if you lived nearby? The residents cannot simply sell and move away. We are STUCK dealing with the mess that planning and zoning has created.

A concrete batch plant DOES NOT belong in such a location for numerous reasons:

1. Current road systems are already overburdened and have negatively impacted residents' way of life. We already watched one Nampa resident die in our neighbors yard due to a traffic accident. We constantly have to be aware of dangerous drivers attempting to pass when we are trying to make a left hand turn into our driveway off Victory Road. Drivers are driving at freeway speeds, passing recklessly and ignoring the limited speed limit signs. We have a difficult time getting into and out of our driveways during rush hour. The amount of traffic using the 2-lane road on E Victory is more than the road system can sustain. You have not found and/or provided alternate routes for the heavy traffic trying to get to either the Garrity freeway access or the Ten Mile freeway access. E Victory is a 2-lane road with many acreage homes and certainly not an area designed for the volume of traffic. There are constant construction trucks, trucks from a local tree trimming business etc driving at excessive speeds on E Victory and the noise these trucks are creating have turned our once quiet residential ag area into a place of noise and chaos. It is now a safety hazard. If I could move, I would.

2. The amount of traffic with excessive trucks, dumps etc that would be entering and exiting the batch plant would simply make a traffic problem worse than it already is.

3. The noise from the truck traffic in a residential area would far exceed what would be reasonable for residents to be required to live with. We are already dealing with more than we believe we should due to overdevelopment and thoughtlessness on the part of planning and zoning.

4. There has been proof provided that these batch plants create, within a 5+ mile radius, dangerous air quality problems that create respiratory issues. There are more than 3 public schools in that area.

5. Many of the residents are on wells. The amount of water a batch plant uses is excessive. Have you even considered the impact on the aquifer and what that could do to the current residents using private wells? Priority should be FIRST to the residents living in the area on wells; NOT to a business who desires to locate in an area not appropriate for such a business.

6. The property values have already been negatively impacted by the traffic and noise, the changes on Happy Valley with the apartment alley, the development you have allowed in such a heavy residential area and adding a batch plant would further devalue our properties.

7. A batch plant is NOT a light industrial business.

My husband, having a long-standing history in the concrete business said "I guarantee you that money will talk regardless of the residents; somebody is going to get their pockets lined and this business will be allowed regardless of whether it should be or not." I pray this is not the case. I pray that sound minds will prevail. I pray that you take your role of representing the residents in the area, who would be negatively impacted by such a business, seriously and your decision would be NO NO NO to such a proposal.

If I could attend in person, I would. I would plead with you to do the right thing. This business should be in an outlying area away from dense residential areas and public schools. As representatives of the people decisions must be made NOT just based on money but on the quality of life of the residents your decisions impact.

I pray you do the right thing and say NO to this conditional use permit.

Sincerely

Tina DeBoer

Nampa Resident

**From:** [J Barney](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Proposed Conditional Use Permit for concrete batch plant  
**Date:** Monday, January 22, 2024 1:31:33 PM

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To the Nampa Planning and Zoning Commission:

I am adamantly opposed to granting a Conditional Use Permit for a Concrete Batch Plant at 39 N Picard Ln in Nampa. I own property directly across Victory Rd from the proposed entrance from E Victory Rd. I can rarely try to exit Jarom Lane anymore without traffic going in or exiting across from my road. I am concerned that adding large cement trucks would add even more traffic to this already congested area.

My research on concrete batch plants show that building such a plant will decrease the air quality substantially. I live on Jarom Lane. I don't want unhealthy air outside my home. I want my grandchildren and my dog to be able to play outside. I don't want concrete dust everywhere. There is a reason that the area across the street from Jarom Lane is wisely zoned light industrial. You can read in the Nampa city code that "A light industrial district is intended to create, preserve, and enhance surrounding areas." Please keep my home a safe place to live.

Please insure my safety and health by keeping the area zoned for its designated use and deny Sunroc's Conditional use permit request!

Jean Barney  
23 S Jarom Ln  
Nampa, ID

**From:** [Tina DeBoer](#)  
**To:** [Teri Friend](#); [Tina DeBoer](#)  
**Subject:** Re: Conditional use permit batch plant  
**Date:** Monday, January 22, 2024 1:29:30 PM  
**Attachments:** [image001.png](#)

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Thank you. There is great concern that Sunroc's money is going to play a huge factor in their decision. We hope this is NOT the case.

Tina DeBoer

On Mon, Jan 22, 2024 at 12:00 PM Teri Friend <[friendt@cityofnampa.us](mailto:friendt@cityofnampa.us)> wrote:

Ms. DeBoer,

Thank you for reaching out to Planning & Zoning Staff to provide your comments for the upcoming Planning & Zoning public hearing to consider a Conditional Use Permit for a concrete batch plant location at 39 N Picard Ln for Sunroc Corporation (CUP-00328-2023). Your email arrived after the staff planner's report was complete for the project so it will not be included in that document. However, late comments are saved in their entirety, then accumulated into one document that will be provided to the Planning & Zoning Commissioners via email on January 22 and as a hard copy packet at the meeting.

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

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

All the best,

**Teri Friend**

Administrative Specialist, Sr  
Planning & Zoning  
208.468.5484



500 12th Ave South, Nampa, ID 83651

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**From:** Tina DeBoer <[cristinadeboer@gmail.com](mailto:cristinadeboer@gmail.com)>

**Sent:** Saturday, January 20, 2024 10:24 AM

**To:** Planning-Zoning Staff <[PZall@cityofnampa.us](mailto:PZall@cityofnampa.us)>; Tina DeBoer <[cristinadeboer@gmail.com](mailto:cristinadeboer@gmail.com)>

**Subject:** Conditional use permit batch plant

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I pray you do the right thing and say NO to this conditional use permit.

Sincerely

Tina DeBoer

Nampa Resident

**From:** [Michelle Lillywhite](#)  
**To:** [Planning-Zoning Staff](#); [Mayor Email](#); [Natalie Jangula](#)  
**Subject:** Concrete bath plant denial of permit  
**Date:** Monday, January 22, 2024 1:18:39 PM

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I live at 4009 E Winterberry Dr, Nampa, ID 83687.

I vote against the cement plant Sunroc wants to put in at Greys lane and Victory. Picard Lane.

The stretch of road is already one of the bumpiest roads in all of Nampa. It will only get worse with cement trucks driving in and out.

The plant is within 2 miles of Parkridge Elementary and Endeavor Elementary. This is unsafe for children

walking/biking to and from school. The particles in the air are unsafe. This needs to be in a field away from homes, not next to

an airport, cows, homes, schools. They have already brought down the value of homes by putting in a recycling center and

storage lot for containers, RV's. It was a nice farm area that now looks like a trash yard.

Adding a cement plant will

make things look even worse. I have lived here for 20 years. I am completely against this.

Traffic is getting so

bad between Victory and Amity. Greys lane people are speeding. Many teenage drivers go to and from Columbia high

school on these roads. Please deny this plant. The company needs to build this further out away from homes.

It is unsafe and unhealthy.

Please deny the permit.

**Michelle Lillywhite**

*International Exchange Student Coordinator*

*EF High School Exchange Year*

<https://www.efexchangeyear.org/iec/michelle-lillywhite/>

**From:** [Halsey Fisher](#)  
**To:** [Mayor Email: Planning-Zoning Staff](#)  
**Subject:** Concrete Batch Plant Permit  
**Date:** Monday, January 22, 2024 1:02:52 PM

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Hello,

As a resident of Nampa, I am requesting that you do not allow a permit for the concrete batch plant at Victory Rd and Grays lane. Our city has numerous days of unhealthy air. I know how convenient the area is for the business owners and how tempting it would be for the City. With the homes increasing in the area, a plant with 3 silos is ruinous to our air and property values. Thank you for your time. I have a conflict and cannot be there.

Thank you,

Halsey Fisher

**From:** [Char Tim](#)  
**To:** [Teri Friend](#)  
**Subject:** FW: NO CONCRETE BATCH PLANT  
**Date:** Monday, January 22, 2024 9:11:46 AM

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**From:** Natalie Jangula <[jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us)>  
**Sent:** Sunday, January 21, 2024 9:51 PM  
**To:** Char Tim <[timc@cityofnampa.us](mailto:timc@cityofnampa.us)>  
**Subject:** Fwd: NO CONCRETE BATCH PLANT

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**From:** flhsmytym <[flhsmytym@gmail.com](mailto:flhsmytym@gmail.com)>  
**Sent:** Friday, January 19, 2024 3:53:43 PM  
**To:** Natalie Jangula <[jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us)>  
**Subject:** NO CONCRETE BATCH PLANT

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The Nampa Planning and Zoning has been asked to okay a heavy industrial plant at 39th N Picard Lane. I live in the Rolling Greens Subdivision and am absolutely apposed to this plant in this light industrial area. The traffic and air quality would be negatively impacted by this. Please use your influence as my new councilwoman to have P&Z deny this special request.

Thank you,  
John Wonderly  
3715 E Kings Gate Dr

Sent from my Galaxy

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