

5/2/2024

To whom it may concern,

My name is Dallin Laufenberg. I am a Pilot, Hangar owner, and Business owner. I have many interests pertaining to the Nampa Airport. More importantly, in regards to this letter, I am the AOPA ASN for the Nampa airport. I am the eyes and ears for AOPA in regard to the Nampa Airport or as it is referred to in the Aviation world (KMAN). AOPA is the world's largest general aviation association with almost 3,000 members in Idaho and over 250 members at KMAN. The purpose of this letter is to renew our stance on the proposed concrete plant near Nampa Municipal Airport. We strongly **oppose** the approval of a building and use permit for the Sunroc concrete plant at 39 N Picard Lane, Nampa Idaho. Instead of being repetitive, I have included the letter dated 2/16/2024 from my Northwest Mountain Regional Manager, Brad Schuster, please see it attached. It outlines many reasons why the Aircraft Owners and Pilot Association are concerned about the proposed concrete plant.

## Parker Bodily

---

**From:** Office of the Mayor  
**Sent:** Monday, May 13, 2024 1:44 PM  
**To:** Teri Friend; Parker Bodily  
**Subject:** FW: Sunroc Batch Plant

Jonica Johnson  
Citizen Support Coordinator, City of Nampa  
O: 208.468.5401  
Like us on Facebook | Nextdoor

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

From: VICKI ARELLANO <varellano87@aol.com>  
Sent: Monday, May 13, 2024 1:42 PM  
To: Office of the Mayor <mayor@cityofnampa.us>  
Subject: Sunroc Batch Plant

CAUTION: This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Hello,

I am a resident of Nampa at 88 S Ravine Way. I as well as my family are asking for your vote of "No", regarding the building permit for the Sunroc Batch Plant off of Victory Rd.

This is not the area for such a business. As you've been informed by all the homeowners, Nampa Airport, and agriculture residence, this would be an extreme hardship on us all. Between the air quality from the concrete dust and the major traffic issues in such a small 2 laned residential area, this isn't good.

Please take this plea into consideration when voting.

Sincerely,

Jesse & Vicki Arellano

Mel & JoAnne Brauer

Sent from my iPhone

**From:** [Char Tim](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** FW: Concrete plant  
**Date:** Friday, March 15, 2024 4:03:48 PM

---

---

**From:** Victor Rodriguez <[rodriguezv@cityofnampa.us](mailto:rodriguezv@cityofnampa.us)>  
**Sent:** Friday, March 15, 2024 3:32 PM  
**To:** sherrie barnett <[sherriebarnett2016@gmail.com](mailto:sherriebarnett2016@gmail.com)>  
**Cc:** Char Tim <[timc@cityofnampa.us](mailto:timc@cityofnampa.us)>  
**Subject:** RE: Concrete plant

Hello Dan and Cheryl, Thank You for your stand on this issue.

Have a nice day

Councilman Victor Rodriguez  
City of Nampa

“The best preparation for tomorrow is to do your best today “  
H Jackson Brown Jr

Sent from [Mail](#) for Windows

---

**From:** sherrie barnett <[sherriebarnett2016@gmail.com](mailto:sherriebarnett2016@gmail.com)>  
**Sent:** Friday, March 15, 2024 1:45:28 PM  
**To:** Victor Rodriguez <[rodriguezv@cityofnampa.us](mailto:rodriguezv@cityofnampa.us)>  
**Subject:** Concrete plant

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Hi Victor Rodriguez,

March

14 2024

We are writing to you in opposition to the concrete plant SunRoc corporation is proposing to put in our Nampa neighborhood. There are many reasons why this is the absolute wrong location for a concrete plant and I am sure you have heard them all. We live within a mile of this plant and thinking bout all the extra trucks, rocks on the road mess, the bad air pollution, the kids walking and riding bikes really stress me out. Most of all I we are worried because I have had asthma and worry about the health problems this could cause so many others with breathing or lung diseases.

I am sure our property values will go down because who wants to live by a concrete plant? Be prepared to lose tax revenue when we all want our property taxes lowered with lowered values.

My husband is a Brown school bus driver and this area has many stops along Victory, Grays, Amity and Kings. It will not be safe with hundreds of extra trucks driving these roads, there are four schools along these routes.

I believe that Sun Roc and their lawyers are trying to bully the City Council board about a decision on the CUP. They are a company that is proven to pollute first and pay a fine to the Federal government later when caught. They have already proven they don't care about Idaho by polluting the Boise river and Caldwell among other places .From what I understand this development in is not for local construction, they have a huge development of high end expensive homes in Star and Eagle and the new commercial construction at 10 Mile and I 84. They need to put it where they will be using it!

We implore and encourage you to vote no against the concrete plant.

Cheryl Barnett

Dan Barnett

Sent from [Mail](#) for Windows

**From:** [Office of the Mayor](#)  
**To:** [Teri Friend](#); [Parker Bodily](#)  
**Subject:** FW: Sunroc wet-cement batch plant  
**Date:** Friday, March 15, 2024 10:36:21 AM  
**Attachments:** [image002.png](#)

---



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

---

**From:** Blakley, John <jblakley@avcenter.com>  
**Sent:** Friday, March 15, 2024 10:34 AM  
**To:** Office of the Mayor <mayor@cityofnampa.us>  
**Subject:** Sunroc wet-cement batch plant

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Mayor,

I am writing to oppose the location of the Sunroc cement batch plant adjacent to the Nampa Airport. My company, Avcenter, Inc., operates the FBO at the airport and we also conducts flight operations there in support of charter, flight training and firefighting.

Avcenter is dedicated to maintaining the safest possible airport environment. We are concerned about the tower obstructions close to the runway and the dust and debris created by the cement handling operations. Dust and debris limit visibility and result in airborne abrasives that are detrimental to aircraft engines and airframes.

The Nampa airport is an important asset to the City. Many business leaders arrive in our City at the airport. Life Flight operators use the facility in ever increasing numbers. It is in the City's best interest to maintain the safest and cleanest airport environment possible.

Thank you for your service and your attention to this matter.

--

Respectfully,

John Blakley

Avcenter, Inc.  
208-466-5432 phone  
208-466-6576 fax

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

**From:** [Office of the Mayor](#)  
**To:** [Teri Friend](#); [Parker Bodily](#)  
**Subject:** FW: Sunroc Batch Plant Opposition  
**Date:** Wednesday, April 24, 2024 11:54:57 AM  
**Attachments:** [image002.png](#)

---

I don't know if you were copied on this.



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

---

**From:** Beth Brookhouse <beth.m.brookhouse@gmail.com>  
**Sent:** Wednesday, April 24, 2024 8:11 AM  
**To:** Office of the Mayor <mayor@cityofnampa.us>  
**Subject:** Sunroc Batch Plant Opposition

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Dear Mayor King,

I am writing to express my strong opposition to the proposed construction of a concrete batch plant in our community. As a concerned resident, I firmly believe that the establishment of such a facility would have detrimental effects on our environment, health, and quality of life.

First and foremost, the operation of a concrete batch plant brings with it a myriad of environmental concerns. The emissions released during the production process contribute to air pollution, potentially exacerbating respiratory problems and other health issues among residents, particularly those who are vulnerable such as children, the elderly, and individuals with pre-existing conditions. Additionally, the noise and dust generated by the plant can disrupt the tranquility of our neighborhood and have adverse effects on property values.

Furthermore, the location of the proposed plant is alarming. Placing it in close proximity to residential areas poses significant risks to the health and safety of residents. Not only does it increase exposure to harmful pollutants, but it also raises concerns about potential accidents or spills that could endanger the surrounding community.

Moreover, the social and economic implications of the concrete batch plant cannot be

overlooked. The presence of such an industrial facility may deter potential investors and homebuyers, leading to a decline in property values and hindering the economic growth of our community. Additionally, the negative perception associated with living near a concrete plant could deter businesses from establishing themselves in the area, further stunting our local economy.

In light of these concerns, I urge you to reconsider the approval of the proposed concrete batch plant. Instead, I implore you to prioritize the health, safety, and well-being of the residents who call this community home. I urge you to explore alternative locations for the plant that are away from residential areas and to implement stringent regulations to mitigate its environmental impact if it must be built.

Thank you for considering my perspective on this important matter. I trust that you will make the responsible decision that safeguards the interests of our community.

Thank you,

Beth M. Brookhouse

3621 E Emory Ave, Nampa, ID, 83686



**From:** [Office of the Mayor](#)  
**To:** [Teri Friend](#); [Parker Bodily](#)  
**Subject:** FW: Concerned citizen  
**Date:** Friday, March 15, 2024 11:31:39 AM  
**Attachments:** [image002.png](#)

---



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

---

**From:** Dr.Drey Campbell <drdreycampbell@gmail.com>  
**Sent:** Friday, March 15, 2024 11:30 AM  
**To:** Office of the Mayor <mayor@cityofnampa.us>; Victor Rodriguez <rodriguezv@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; Dale Reynolds <reynoldsd@cityofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>; Sebastian Griffin <griffins@cityofnampa.us>  
**Subject:** Concerned citizen

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Hello All,

Some of you I know well and a few of you not at all.

I am a Nampa native and recently moved back to Nampa after a short 3 years living in Boise. I chose to come back to Nampa since I grew up here and have recently had a child with one on the way. I love Nampa and I grew up in the country here. I wanted to give my family the same type of experience. We chose a house on direct corner of Victory and Gray's lane. We closed on it in December of 23' and the soon after noted a sign for a public hearing go up, followed by protest signs for a concrete plant.

After investigation, I noted the plant would be less than two football fields from my home that I just purchased and updated. My heart sank. I did quite a bit of research which I am sure you are all inundated with by now. The health, noise, traffic, and general aesthetic side effects for the community are quite detrimental.

I have attended each planning and zoning meeting attempting to be a voice of reason and logic. The initial CUP was passed simply due to no public testimony due to poor policy about sign placement (not on an arterial and instead on private property). PZ, in my opinion, moved in the correct direction denying the second CUP based on a variety of substantive claims. I have read through the

CUP requirements and this use does not conform as it certainly a heavy industrial use and some would argue even moreso (thus why it also requires a CUP in IH as well). I urge you uphold the decision of the PZ.

As a commercial real estate agent, I work in Nampa daily to assist with the built environment, as in my professional opinion, this use is not conducive to the product in the area nor the future growth of MF down Happy Valley. We worked very hard as community volunteers to help identify North Nampa for heavy industrial use, where housing was not in the same vicinity. As an investor in Nampa properties (over \$2mm), if this were to pass, it would trouble me that my elected officials aren't listening to the constituents and noting the impact on the direct surrounding areas and future plans for Nampa's growth,. As a nampa resident, and neighbor to the property, this would have a direct economic, health, and aesthetic impact on the property I just decided to bring my family back to Nampa and raise my children at.

Please honor the voices of the people, the clear lack of alignment of the use with the CUP process, and Nampa's future growth.

**From:** [Char Tim](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** FW: SunRoc Cement Plant  
**Date:** Friday, March 15, 2024 8:17:59 AM

---

**From:** Dale Reynolds <reynoldsd@cityofnampa.us>  
**Sent:** Thursday, March 14, 2024 8:40 PM  
**To:** Char Tim <timc@cityofnampa.us>  
**Subject:** Fwd: SunRoc Cement Plant

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

---

**From:** Roger Hunt <[rgrhnt@protonmail.com](mailto:rgrhnt@protonmail.com)>  
**Sent:** Thursday, March 14, 2024 4:47:51 PM  
**To:** [bonjean326@msn.com](mailto:bonjean326@msn.com) <[bonjean326@msn.com](mailto:bonjean326@msn.com)>; Sebastian Griffin <[griffins@cityofnampa.us](mailto:griffins@cityofnampa.us)>; David Bills <[billsd@cityofnampa.us](mailto:billsd@cityofnampa.us)>; Victor Rodriguez <[rodriguezv@cityofnampa.us](mailto:rodriguezv@cityofnampa.us)>; Dale Reynolds <[reynoldsd@cityofnampa.us](mailto:reynoldsd@cityofnampa.us)>; Randy Haverfield <[haverfieldr@cityofnampa.us](mailto:haverfieldr@cityofnampa.us)>; [BOCC@canyoncounty.id.gov](mailto:BOCC@canyoncounty.id.gov) <[BOCC@canyoncounty.id.gov](mailto:BOCC@canyoncounty.id.gov)>  
**Cc:** [rlkelley85@gmail.com](mailto:rlkelley85@gmail.com) <[rlkelley85@gmail.com](mailto:rlkelley85@gmail.com)>; [gnrncrue@gmail.com](mailto:gnrncrue@gmail.com) <[gnrncrue@gmail.com](mailto:gnrncrue@gmail.com)>; [dakorman@gmail.com](mailto:dakorman@gmail.com) <[dakorman@gmail.com](mailto:dakorman@gmail.com)>; [lesliecontos@gmail.com](mailto:lesliecontos@gmail.com) <[lesliecontos@gmail.com](mailto:lesliecontos@gmail.com)>; [lori424@msn.com](mailto:lori424@msn.com) <[lori424@msn.com](mailto:lori424@msn.com)>; [smduncan5@msn.com](mailto:smduncan5@msn.com) <[smduncan5@msn.com](mailto:smduncan5@msn.com)>; [SteveTanner4Idaho@gmail.com](mailto:SteveTanner4Idaho@gmail.com) <[SteveTanner4Idaho@gmail.com](mailto:SteveTanner4Idaho@gmail.com)>; [alexisforidaho@gmail.com](mailto:alexisforidaho@gmail.com) <[alexisforidaho@gmail.com](mailto:alexisforidaho@gmail.com)>; [sophiaduncan208@gmail.com](mailto:sophiaduncan208@gmail.com) <[sophiaduncan208@gmail.com](mailto:sophiaduncan208@gmail.com)>; [Aaronromine8@yahoo.com](mailto:Aaronromine8@yahoo.com) <[Aaronromine8@yahoo.com](mailto:Aaronromine8@yahoo.com)>; [bruce@ioidaho.com](mailto:bruce@ioidaho.com) <[bruce@ioidaho.com](mailto:bruce@ioidaho.com)>; [Brian.lenny@gmail.com](mailto:Brian.lenny@gmail.com) <[Brian.lenny@gmail.com](mailto:Brian.lenny@gmail.com)>; [Bob@gemstatepatriot.com](mailto:Bob@gemstatepatriot.com) <[Bob@gemstatepatriot.com](mailto:Bob@gemstatepatriot.com)>; [DebbieBrown4@aol.com](mailto:DebbieBrown4@aol.com) <[DebbieBrown4@aol.com](mailto:DebbieBrown4@aol.com)>; [congressman.russ.fulcher@mail.house.gov](mailto:congressman.russ.fulcher@mail.house.gov) <[congressman.russ.fulcher@mail.house.gov](mailto:congressman.russ.fulcher@mail.house.gov)>; [melclark@simplot.com](mailto:melclark@simplot.com) <[melclark@simplot.com](mailto:melclark@simplot.com)>; [janrongeer@gmail.com](mailto:janrongeer@gmail.com) <[janrongeer@gmail.com](mailto:janrongeer@gmail.com)>; [newsletter@gemstatepatriot.com](mailto:newsletter@gemstatepatriot.com) <[newsletter@gemstatepatriot.com](mailto:newsletter@gemstatepatriot.com)>; [juliduncanm@gmail.com](mailto:juliduncanm@gmail.com) <[juliduncanm@gmail.com](mailto:juliduncanm@gmail.com)>; [KirstenlovesJesus@gmail.com](mailto:KirstenlovesJesus@gmail.com) <[KirstenlovesJesus@gmail.com](mailto:KirstenlovesJesus@gmail.com)>; [ktanner325@gmail.com](mailto:ktanner325@gmail.com) <[ktanner325@gmail.com](mailto:ktanner325@gmail.com)>; [mmorganclamptie@gmail.com](mailto:mmorganclamptie@gmail.com) <[mmorganclamptie@gmail.com](mailto:mmorganclamptie@gmail.com)>; [nannarau@gmail.com](mailto:nannarau@gmail.com) <[nannarau@gmail.com](mailto:nannarau@gmail.com)>; [tori.johnson@allegiscasualty.com](mailto:tori.johnson@allegiscasualty.com) <[tori.johnson@allegiscasualty.com](mailto:tori.johnson@allegiscasualty.com)>; [vickicannarile@gmail.com](mailto:vickicannarile@gmail.com) <[vickicannarile@gmail.com](mailto:vickicannarile@gmail.com)>; [RYoungblood@house.idaho.gov](mailto:RYoungblood@house.idaho.gov) <[RYoungblood@house.idaho.gov](mailto:RYoungblood@house.idaho.gov)>  
**Subject:** Re: SunRoc Cement Plant

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. **DO NOT** click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button

or call the IT Helpdesk at (208) 468-5454.

Great letter! Sums things up nicely.

Sent from Proton Mail mobile

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

On Mar 14, 2024, 4:36 PM, B J <[bonjean326@msn.com](mailto:bonjean326@msn.com)> wrote:

Dear Nampa City Councilmen & Canyon County Commissioners:

I, and others, the residents of the City of Nampa and homeowners in Canyon County, would like to applaud and publicly thank those at Planning & Zoning who voted against the SunRoc Cement Plant.

They listened to "the voice of the people" as shown in the 1,000-signature petition and the hundreds who attended the first and second public meetings at City Hall (which also grew exponentially as more of the public became aware). By their vote, they exhibited integrity and the critical thinking skills enabling them to see beyond the jargon and "legal" justifications contained in a possibly questionable DEQ report.

In our collective opinion, those who voted for it, by their vote, appear to have shown a disregard for public safety and health concerns of those in our community both within and beyond the city limits. The presence of a public outcry appeared as ignored even with the presence of hundreds of concerned residents addressing the health consequences of allowing a cement plant to be built in what has become residential area despite what a questioned and questionable DEQ reports. Questions of integrity arise.....

With so many of ourselves and our neighbors being elderly with different health issues, along with the impact on county roads and the environmental issues that have been raised, I can only hope that the City Council will recognize the hundreds who have spoken out and not allow this cement plant to be built. A profit margin should not take precedence over civic responsibility.

Respectfully submitted,  
Bonnie Clark

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.

## Parker Bodily

---

**From:** Office of the Mayor  
**Sent:** Tuesday, May 14, 2024 8:22 AM  
**To:** Teri Friend; Parker Bodily  
**Subject:** FW: Sunroc Conditional Use Permit



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

---

**From:** peter@awsfurniture.com <peter@awsfurniture.com>  
**Sent:** Monday, May 13, 2024 5:25 PM  
**To:** Office of the Mayor <mayor@cityofnampa.us>; Victor Rodriguez <rodriguezv@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; Dale Reynolds <reynoldsd@cityofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>; griffins@cityofnampa.us  
**Subject:** Sunroc Conditional Use Permit

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

I am a resident within ¼ mile of the proposed Sunroc site and I vehemently oppose your granting of this permit. You know all of the reasons including health concerns, property values, increased traffic, city water resources, local waterways, and airport traffic.

Please deny their application and know that your constituents are watching and are taking names.



We appreciate your support and your service. Thank you.

Peter

Peter Clonts  
(408) 712-8471 direct  
[peter@awsfurniture.com](mailto:peter@awsfurniture.com)

**From:** [Char Tim](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** FW: Subject: Revocation Status of Sunroc Permit  
**Date:** Friday, March 15, 2024 8:16:25 AM

---

---

**From:** Dale Reynolds <reynoldsd@cityofnampa.us>  
**Sent:** Thursday, March 14, 2024 8:43 PM  
**To:** Char Tim <timc@cityofnampa.us>  
**Subject:** Fwd: Subject: Revocation Status of Sunroc Permit

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

---

**From:** Joseph Davis <[maitax21@gmail.com](mailto:maitax21@gmail.com)>  
**Sent:** Thursday, March 14, 2024 2:28:18 PM  
**To:** Office of the Mayor <[mayor@cityofnampa.us](mailto:mayor@cityofnampa.us)>  
**Cc:** [Rodriquezv@cityofnampa.us](mailto:Rodriquezv@cityofnampa.us) <[Rodriquezv@cityofnampa.us](mailto:Rodriquezv@cityofnampa.us)>; Natalie Jangula <[jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us)>; David Bills <[billsd@cityofnampa.us](mailto:billsd@cityofnampa.us)>; Dale Reynolds <[reynoldsd@cityofnampa.us](mailto:reynoldsd@cityofnampa.us)>; Randy Haverfield <[haverfieldr@cityofnampa.us](mailto:haverfieldr@cityofnampa.us)>; Sebastian Griffin <[griffins@cityofnampa.us](mailto:griffins@cityofnampa.us)>  
**Subject:** Subject: Revocation Status of Sunroc Permit

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Dear Mayor of Nampa and the Nampa City Council,

I am writing to you to request that you respectively "keep the revoked status" of Sunroc's CUP-00303-2023 permit which Sunroc allowed to expire, which involved the building of a Concrete Batch Plant in Nampa near Grays Lane and Victory Road.

Please do not revive and reinstate the permit which would allow Sunroc to build a concrete batch plant close to our schools, residential and business communities.

Potentially negative impacts are: Air Health Issues, Water Safety Issues, Traffic and Lower Property Value Issues. Sunroc has addressed these issues stating that the issues would be resolved. But, Sunroc's past operations have also shown to be have been a problem.

The quality of life and well being of our communities are critical and extremely important to the citizens, businesses and future of the City of Nampa.

Many thanks for your time and consideration of this matter.

Sincerely,

Joe Davis  
68 South Sorrel Avenue  
Nampa, ID 83687-3624

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.



## Candace Fry

---

**From:** Char Tim  
**Sent:** Monday, May 13, 2024 8:31 AM  
**To:** Candace Fry  
**Cc:** Parker Bodily; Rodney Ashby; Jo An Corey  
**Subject:** FW: Sunroc Corporation Concrete Batch Plant 39 N Picard Ln (CUP-00328-2023).

Candace,

As mentioned by Teri, as Mayor/Council send these to me, I will be forwarding them on to you. At times there may be duplicates, but in the past Teri requested I forward all them to ensure nothing got lost since she was keeping track on her end. Comments we are receiving now until Wed pm, can be included with the staff report that P&Z will be uploading on Thurs (before 10am). Please let me know if you have any questions. Thanks!



**Char Tim, City Clerk**  
[City of Nampa](#) / City Clerk's Office  
411 Third Street South  
Nampa, ID 83651  
O: 208.468.5426  
[Like us on Facebook](#)

**NAMPA**Ready

---

**From:** Deborah Kling <dkling@cityofnampa.us>  
**Sent:** Monday, May 13, 2024 6:33 AM  
**To:** Char Tim <timc@cityofnampa.us>; Rodney Ashby <ashbyr@cityofnampa.us>  
**Subject:** Fwd: Sunroc Corporation Concrete Batch Plant 39 N Picard Ln (CUP-00328-2023).

I'm not sure if this was forwarded to you. If so, I apologize for the redundancy.

Mayor Debbie Kling  
Sent from my iPhone

Begin forwarded message:

**From:** Steve Delgadillo <[erdelgadillo@yahoo.com](mailto:erdelgadillo@yahoo.com)>  
**Date:** May 10, 2024 at 11:56:25 AM MDT  
**To:** Office of the Mayor <[mayor@cityofnampa.us](mailto:mayor@cityofnampa.us)>  
**Cc:** Victor Rodriguez <[rodriguezv@cityofnampa.us](mailto:rodriguezv@cityofnampa.us)>, Natalie Jangula <[jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us)>, [billsd@cityofnamps.us](mailto:billsd@cityofnamps.us), Dale Reynolds <[reynoldsd@cityofnampa.us](mailto:reynoldsd@cityofnampa.us)>, Randy Haverfield <[haverfieldr@cityofnampa.us](mailto:haverfieldr@cityofnampa.us)>, Sebastian Griffin <[griffins@cityofnampa.us](mailto:griffins@cityofnampa.us)>  
**Subject:** Sunroc Corporation Concrete Batch Plant 39 N Picard Ln (CUP-00328-2023).

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. **DO NOT** click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Mayor Debbie Kling

**CITY OF NAMPA**  
411 3rd St. S.  
Nampa, ID 83651

**RE: Sunroc Corporation Concrete Batch Plant 39 N Picard Ln ([CUP-00328-2023](#)).**

Dear Mayor Kling,

In addition to my letters dated February 27<sup>th</sup> and March 18<sup>th</sup> in opposition of the referenced CUP, please accept this additional letter to continue in opposition of same.

Dr. M. Scott Peck (RIP) was a psychiatrist, Christian author of "*A Different Drum*", "*The People of the Lie*", "*The Road Less Traveled*", and others. What caught my attention was the title of "**The Different Drum.**" Normally, I'm not interested in Christian authors, but this was brought to my attention during from an era of CA Gov. Pete Wilsons' Director of Drug & Alcohol Programs, Dr. Andrew Mecca for "CommunityWorks – Master Plan for Substance Abuse. It was the concept of learning an environmental "Public Health Model\*".

*\* The Public Health Model is: A story of a woman walking by a river bank noticed people in the river trying to swim to shore, calling for help, and some drowning. A man walks over to her also notices and they try to pull them to safety, but more seem to be drowning. Another elder walks up to them also tries to help them and asks, 'why are they falling into the river?' They all go upstream and notice the bridge is broken where they are falling through. They decide to fix the bridge with more members of the community coming together to that end. Once the bridge is fixed people stop falling into the river and drown."*

Here we are with an issue of a Sunroc Concrete Batch Plant where we find activity that RISKS our Health, Children, Convenience, Delays, Our Gem of an Air Museum, Safety, and Our Investment in Property Values. Do we preach to the choir to build community or do we go out of our comfort zone and gain our consensus for success? Yes, we are not all alike – e.g., we are not all one race, age, gender, religion, political affiliation, etc., but we can find common ground and purpose. How we get there is important for success. Do we have the wisdom and will?

Again, in view of the history of the company's DEQ-EPA violations, fines as well as a lack of adequate research on impacts, we urge the City Council to vote AGAINST THE APPROVAL of the referenced development as we **DO NOT** want this project in our residential community. Thank you.

Sincerely,

*Steve Delgadillo*

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.

**From:** [Char Tim](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** FW: Sunroc Corporation Concrete Batch Plant 39 N Picard Ln (CUP-00328-2023).  
**Date:** Monday, March 18, 2024 2:55:57 PM

---

---

**From:** Victor Rodriguez <[rodriguezv@cityofnampa.us](mailto:rodriguezv@cityofnampa.us)>  
**Sent:** Monday, March 18, 2024 2:51 PM  
**To:** Steve Delgadillo <[erdelgadillo@yahoo.com](mailto:erdelgadillo@yahoo.com)>  
**Cc:** Char Tim <[timc@cityofnampa.us](mailto:timc@cityofnampa.us)>  
**Subject:** RE: Sunroc Corporation Concrete Batch Plant 39 N Picard Ln (CUP-00328-2023).

Hello Steve, Thank You

Have a nice day

Councilman Victor Rodriguez  
City of Nampa

"The best preparation for tomorrow is to do your best today "  
H Jackson Brown Jr

Sent from [Mail](#) for Windows

---

**From:** Steve Delgadillo <[erdelgadillo@yahoo.com](mailto:erdelgadillo@yahoo.com)>  
**Sent:** Monday, March 18, 2024 2:47:49 PM  
**To:** Victor Rodriguez <[rodriguezv@cityofnampa.us](mailto:rodriguezv@cityofnampa.us)>  
**Subject:** Sunroc Corporation Concrete Batch Plant 39 N Picard Ln (CUP-00328-2023).

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

**RE: Sunroc Corporation Concrete Batch Plant 39 N Picard Ln ([CUP-00328-2023](#)).**

Hello Victor,

Hope all is well. Please see the additional 48 signed petitions attached on the referenced CUP that will be heard at today's City Council Meeting under New Business – Item 7 on Sunroc's appeal.

Also included is a copy of my letter to Mayor Debbie Kling which will be delivered to the City Clerk along with these additional petitions tonight.

Thank you for your consideration to deny this CUP.

Sincerely,

Steve Delgadillo  
Nampa, ID 83687

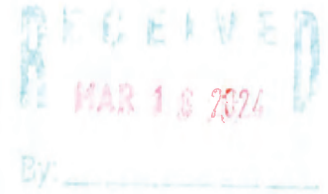
**Attachments:**

Petitions Against Concrete Plant Set 3  
SRD Mayor Kling Ltr March 18 2024

*Steve Delgadillo*  
56 S. Frontier Way Nampa, ID 83687

March 18, 2024

Mayor Debbie Kling  
CITY OF NAMPA  
411 3rd St. S.  
Nampa, ID 83651



**RE: Sunroc Corporation Concrete Batch Plant 39 N Picard Ln (CUP-00328-2023).**

Dear Mayor Kling,

Please receive and consider these **additional** 48 signed petitions in opposition to the proposed Sunroc Corporation Concrete Batch Plant 39 N Picard Ln (CUP-00328-2023) in our residential community for various reasons. With over 1,000 online signatures, along with about 300 attendees at the last Planning Commission Meeting where it was a standing room only we continue oppose this CUP. Again, as some may not be able to attend tonight's City Council Meeting under New Business Item 7 on Sunroc's appeal on the denial of the referenced C.U.P. they understand they are represented by their signature herein. Also consider that there are several household members, who are also voting age citizens, and were unable to sign due to being absent at the time of this canvassing and are yet vigilant regarding the determination of this project.

Although the Planning Commission vote was close, it is further questionable how such an extensive 24-hour operation could be considered "**Light Industrial**". The "Relevant Conclusion of Law/Findings (evaluation criteria) for this Conditional Use Permit hearing item:" highlights criteria under A through E where there are several points that this CUP fails specifically under:

- A. Nampa 2035 Comprehensive Plan Chapter, 4 Economic Development – Friendly Business or Chapter 8 Community Design – neither of which criteria has been met;
- B. Adverse impacts by character (loss of airport activities, unique only to Nampa events and War Hawk Air Museum) will result in risk to pilots and aircraft;
- C. Adequately served services will be at the expense of community delays in traffic congestion, air and water quality, noise and other factors;

- D. Economic welfare will be beneficial to Sunroc, but at the expense of community health, safety and loss of residential property values; and
- E. This operation will again be seriously detrimental to individuals, particularly children – especially health-impaired, property values, and general welfare, by traffic, noise, smoke/ dust, fumes, glare or odors to name a few like untold costs to already inadequate deteriorating roads such as Victory, Grays and Kings that will accrue to local taxpayers.

Given Sunroc's record it likely inevitable it will not pass on the cost-benefit to the surrounding impacted community. It is Sunroc's first attempt to secure this type of operation within a residential area. As one presenter – Commercial Realtor shared at the last Planning Commission Meeting February 27<sup>th</sup> – he would be happy to find another location for Sunroc. That sounds like a reasonable remedy.

Impact studies on air and water quality, noise, lighting, on property values and traffic have not yet been adequately determined. As published in the Idaho Press, Sunroc was fined **\$427,850** for DEQ and EPA violations in a four-year period it is obvious Sunroc's "self-inspection" is **not working**. How this "light industrial" operation was ever considered in our residential – school impacted and gem of air museum areas is beyond reason.

Again, in view of the history of the company's DEQ-EPA violations, fines as well as a lack of adequate research on impacts, we urge the City Council to vote AGAINST THE APPROVAL of the referenced development as we **DO NOT** want this project in our residential community. Thank you.

Sincerely,



Steve Delgadillo


**Attachments:**


Petitions Against Concrete Plant Set 3





We the undersigned oppose the land use planned or proposed for the Sunrock Concrete Batch Plant 39 N Picard Lane – Conditional Use Permit-00328-2023:

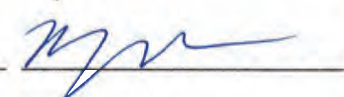
Name (print)	Address	Signature	Date
John Hook	419 S. Blue Heron		2/28/24

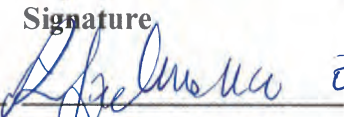
Name (print)	Address	Signature	Date
Nancy Hook	419 S. Blue Heron		2/28/24


Name (print)	Address	Signature	Date
Christina Rhoades	6101 E Victory Rd		2/27/24

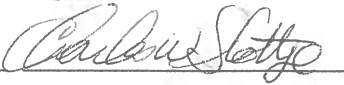
Name (print)	Address	Signature	Date
Ronald Hook	6101 E Victory Rd		2/27/24

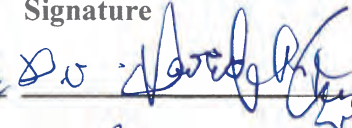
Name (print)	Address	Signature	Date
Daniel Menehara	3210 Robinhood		3/17/24

Name (print)	Address	Signature	Date
Morgan Allen	3210 Robinhood Way		3/17/24

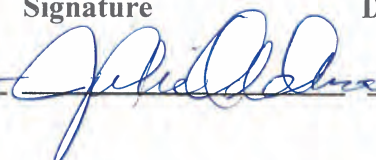
Name (print)	Address	Signature	Date
Rafael Mendez	3210 Robinhood		3/17/24

Name (print)	Address	Signature	Date
Marsha Kinser	3424 Park Ridge Dr		3/17/24

Name (print)	Address	Signature	Date
Charles Shottje	3424 Park Ridge		3/17/24



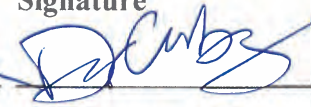
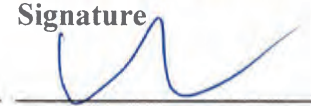

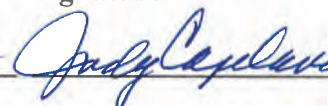


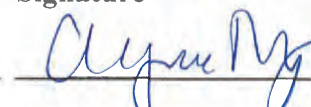
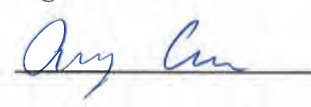
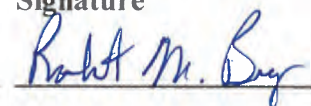
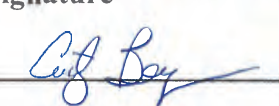
Name (print)	Address	Signature	Date
Howard Kang	3410 Park Ridge Dr		3/17/24

Name (print)	Address	Signature	Date
Scott Oldham	3320 E Park Ridge Dr		3/17/24

Name (print)	Address	Signature	Date
JULIE OLDHAM	3320 E PARK RIDGE DR		3-17-24




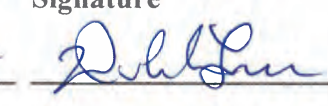
We the undersigned oppose the land use planned or proposed for the Sunrock Concrete  
Batch Plant 39 N Picard Lane – Conditional Use Permit-00328-2023:

Name (print)	Address	Signature	Date
Jimmy Richardson	3110 Park Ridge		3-17-24
Name (print)	Address	Signature	Date
Steven Carbajal	3104 E Park Ridge DR		3-17-24
Name (print)	Address	Signature	Date
Dora Carbajal	3104 E Park Ridge DR		3-17-24
Name (print)	Address	Signature	Date
Marta Dune	3127 Park Ridge Dr		3-17/24
Name (print)	Address	Signature	Date
Miguel Bow	3205 E. Park Ridge Dr		3/17/24
Name (print)	Address	Signature	Date
Judy Copeland	3119 E Park Ridge Dr NA		3/17/24
Name (print)	Address	Signature	Date
Shawn Killingsworth	3123 E Park Ridge Dr		3/17/24
Name (print)	Address	Signature	Date
JUDY KLEFFNER	75 S Kings Rd		3/17/24
Name (print)	Address	Signature	Date
Oheyanne Ramsey	75 S Kings Rd		3-17-24
Name (print)	Address	Signature	Date
Amy Cuevas	62 S Parkcross st		3-17-24
Name (print)	Address	Signature	Date
Robert Berg	3409 Evergreen Way		3-17-24
Name (print)	Address	Signature	Date
Carl Berg	3409 Evergreen Way		3-17-24

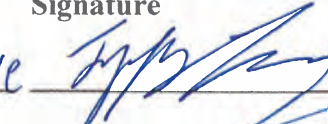


We the undersigned oppose the land use planned or proposed for the Sunrock Concrete Batch Plant 39 N Picard Lane – Conditional Use Permit-00328-2023:

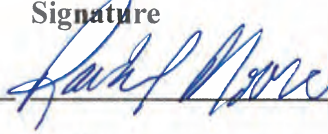
Name (print)	Address	Signature	Date
Jordan Lucas	3312 E Park Ridge Dr		3-17-24


Name (print)	Address	Signature	Date
Debra Lucas	3312 E Park Ridge Dr		3/17/24

Name (print)	Address	Signature	Date
Rigoberto Arreda	3306 E Park Ridge Dr		3-17-24

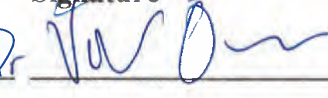
Name (print)	Address	Signature	Date
Tiffany Koziel	3216 E Park Ridge Drive		3-17-24


Name (print)	Address	Signature	Date
Vincent Paul	3210 E Park Ridge Drive		3-17-24

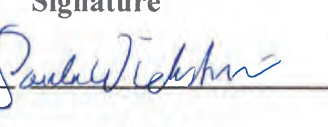
Name (print)	Address	Signature	Date
Rachel Moore	3210 E. Park Ridge Dr.		3/17/24

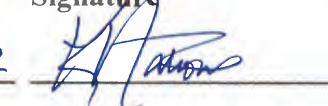
Name (print)	Address	Signature	Date
Thomas Conley	3206 E Park Ridge Dr		3-17-24

Name (print)	Address	Signature	Date
Riley Connel	3200 E Park Ridge Dr		3/17/24






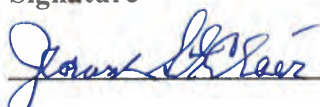
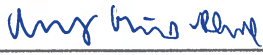




Name (print)	Address	Signature	Date
Viviana Ochoa	3200 E Park Ridge Dr		3/17/24

Name (print)	Address	Signature	Date
Robin Wickstrom	3820 Whistling Heights		3-17-24

Name (print)	Address	Signature	Date
Paula Wickstrom	3820 Whistling Heights		3/17/2024

Name (print)	Address	Signature	Date
KERRIE NATIONS	3116 E PARK RIDGE DR		3/17/24

We the undersigned oppose the land use planned or proposed for the Sunrock Concrete  
Batch Plant 39 N Picard Lane – Conditional Use Permit-00328-2023:

Name (print)	Address	Signature	Date
Samantha Engle	545 Parkcrest St		3/17/24
Name (print)	Address	Signature	Date
Mare Newman	565 Parkcrest St		3-17-24
Name (print)	Address	Signature	Date
Providence Spence	545 Parkcrest St	U.S.	3-17-24
Name (print)	Address	Signature	Date
Dena Postnyski	3416 Parkview Way		3-17-24
Name (print)	Address	Signature	Date
Cole Newell	3412 Parkview way		3-17-24
Name (print)	Address	Signature	Date
Kyle Newell	3412 Parkview way		3-17-24
Name (print)	Address	Signature	Date
Jeanette Blair	3411 Parkview Way		3/17/24
Name (print)	Address	Signature	Date
Aubrey Powell	Aubrey100@gmail.com		3/17/24
Name (print)	Address	Signature	Date
Maria Powell	mschautica@msn.com		3/17/24
Name (print)	Address	Signature	Date
Jason Powell	pegasus3@msn.com		3/17/24
Name (print)	Address	Signature	Date
William Phinley	3315 Parkview Way		3/17/24
Name (print)	Address	Signature	Date
Trinkette Bishop	3315 Parkview Way		3/17/24



## Candace Fry

---

**From:** noreply@civicplus.com  
**Sent:** Monday, May 13, 2024 1:19 AM  
**To:** Planning-Zoning Staff  
**Subject:** Online Form Submittal: Planning and Zoning Contact Form

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. **DO NOT** click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

### Planning and Zoning Contact Form

#### **This form is for City of Nampa department-specific information inquiries ONLY.**

Unsolicited sales inquiries are not accepted via any method of communication and such inquiries will not receive a response.

Thank you for your understanding and cooperation in respecting this policy.

Policy Agreement	By checking this box, I acknowledge that I have read, understand, and agree to the above policy.
Name	Jason and Audra Dressen
Email Address	Dressenjordan@hotmail.com
Phone Number	2083501240
Message	We live within a halfmile of the proposed batch plant with our closest main corner being Greys/Victory, and are vehemently apposed to this plant. This traffic would be ridiculous on an already badly stressed and repaired road. During the school year the thousand+ student/parent on the road coming and going from Columbia high and the additional parents dropping off students at Endeavor Elementary and Parkridge, all within a mile of the location would be a nightmare. It already is straining and take upto 15 minutes to leave the neighborhood In the morning during "witching hour" (school time). In addition, the sound and health concerns it would cause would lower the value of of homes resulting in less taxes.

I can appreciate that they will be ecofriendly while health conscious, but I assure you all is this; you know the health concerns we all have, if anyone comes down with any health issue that can be associated to this plant, they will most likely be suing the city for knowingly green lighting a health hazard within city limits. No matter what the company assures us all, employees and people who live close to these types of plants are prone to certain health conditions and that is already proven and lawsuits have provided legal precedent. I do not wish for my neighbors or I to have medical issues associated with this plant and also don't want my tax dollars going to pay for settlements or increased insurance premiums due to this. These plants should be in the country where if you live next to them, it is a choice and there is more land between property. The property they own will not be sold at a loss as the land just to their East and the land to our South just sold for a very very large sum.

Thank you for your time!

Jason and Audra Dressen  
2083501240

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

**From:** [Char Tim](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** FW: Say No to Sunroc  
**Date:** Sunday, March 17, 2024 3:47:01 PM

---

---

**From:** Victor Rodriguez <[rodriguezv@cityofnampa.us](mailto:rodriguezv@cityofnampa.us)>  
**Sent:** Saturday, March 16, 2024 10:25 AM  
**To:** Elisabeth Forrey <[teamforrey@gmail.com](mailto:teamforrey@gmail.com)>  
**Cc:** Char Tim <[timc@cityofnampa.us](mailto:timc@cityofnampa.us)>  
**Subject:** RE: Say No to Sunroc

Hello Elisabeth, Thank You for your information.

Have a nice day

Councilman Victor Rodriguez  
City of Nampa

“The best preparation for tomorrow is to do your best today “  
H Jackson Brown Jr

Sent from [Mail](#) for Windows

---

**From:** Elisabeth Forrey <[teamforrey@gmail.com](mailto:teamforrey@gmail.com)>  
**Sent:** Friday, March 15, 2024 9:42:36 PM  
**To:** Office of the Mayor <[mayor@cityofnampa.us](mailto:mayor@cityofnampa.us)>; Victor Rodriguez <[rodriguezv@cityofnampa.us](mailto:rodriguezv@cityofnampa.us)>; Natalie Jangula <[jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us)>; David Bills <[billsd@cityofnampa.us](mailto:billsd@cityofnampa.us)>; Dale Reynolds <[reynoldsd@cityofnampa.us](mailto:reynoldsd@cityofnampa.us)>; Randy Haverfield <[haverfieldr@cityofnampa.us](mailto:haverfieldr@cityofnampa.us)>; Sebastian Griffin <[griffins@cityofnampa.us](mailto:griffins@cityofnampa.us)>  
**Subject:** Say No to Sunroc

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Mayor Kling and Nampa City Council,

I support well planned and sustainable growth for our community but Sonroc has not seemed ethical in some of their practices while pursuing a permit for their plant.

I live in a neighborhood that would be directly affected by the concrete plant. And while property values are low on my list of priorities, my children's and our communities traffic safety and air quality plummeting is very concerning to me.

The denial on Feb 27 was the best decision for the city of Nampa and its residents. Please continue to fight for us and our city!

Elisabeth Forrey, Nampa resident since 2007

**From:** [Office of the Mayor](#)  
**To:** [Teri Friend](#); [Parker Bodily](#)  
**Cc:** [Peter McPherson](#)  
**Subject:** FW: Sunroc Concrete Wet Batch opposition, again...  
**Date:** Monday, April 29, 2024 1:50:59 PM  
**Attachments:** [image003.png](#)  
**Importance:** High

---

FYI



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

---

**From:** gpage@airassets.com <gpage@airassets.com>  
**Sent:** Monday, April 29, 2024 1:47 PM  
**To:** Office of the Mayor <mayor@cityofnampa.us>  
**Subject:** Sunroc Concrete Wet Batch opposition, again...  
**Importance:** High

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

April 29, 2024

City of Nampa  
Mayor Debbie Kling  
Nampa City Council  
500 12th Ave S.  
Nampa, ID 83651

TRANSMITTED VIA ELECTRONIC MAIL TO:

[mayor@cityofnampa.us](mailto:mayor@cityofnampa.us)

RE: Proposed Concrete Plant Near Nampa Municipal Airport (KMAN)

Dear Mayor Kling and City Council members,

On behalf of the Spirit of Flight Foundation and museum, I am once again writing to join other airport businesses, the surrounding community, and stake holders to strongly oppose the approval of a building and use permit for the Sunroc concrete plant at 39 N. Picard



Lane, Nampa, ID 83687.

We have millions of dollars invested in our museum collection which includes many rare, historic and valuable aircraft and artifacts that could be at risk of corrosion and deterioration from the acidic properties of concrete dust. More importantly, the potential of an aircraft engine ingesting concrete dust during takeoff puts not only the crew onboard the aircraft at risk, but also the community in the case of an engine failure and crash.

As important as the corrosive emissions is the height of the silos, which is terrifying to pilots like me. The silos would also act to exacerbate wind shear at the Nampa Municipal Airport, and wind shear is dangerous and terrifying to pilots and passengers.

Sunroc's application to the Idaho Dept. of Environmental Quality dated March 30, 2023, states that the 73' storage silos emissions will be controlled by Best Management Practices which are not defined in their application. The permit states a 99.99% Control efficiency, but what if the Best Management Practice fails and discharges harmful and corrosive dust and materials into the air of Nampa, Idaho?

Nampa Airport has had the great fortune to be the chosen airport for performers at the Ford Idaho Center and other venues to land their aircraft. Other nationally recognized, and many times public companies, use the Nampa Airport for business that impacts our local economy. It would be a huge blow to the City of Nampa, the Nampa Airport and airport businesses should an entertainer such as Marie Osmond or Kenny Chesney (who have landed at KMAN) be killed in a plane crash due to the ingestion of concrete dust into an engine on takeoff or crash due to wind shear. Sunroc claims that they cannot use the Nampa Municipal Airport for their flight operations and chooses to utilize other airports. It would be curious to know what their flight department thinks about nearly 80' towers near a runway and the risk invisible steam and wind shear produced by the towers could affect them or other pilots flying into Nampa, Idaho.

Of note, the Sunroc.com website claims WE VALUE PEOPLE and OUR WORD IS OUR BOND (Commitment and trust are attributes that simply cannot be compromised).

Sunroc is in direct conflict of their value statement regarding the batch plant at 39 N. Picard Lane, Nampa, ID, as they have compromised the trust of the community and would put people's lives at risk should the batch plant be built.

Please consider this in your decision-making process regarding the Sunroc concrete plant as it would be unfortunate to make the national news should a crash occur.

Finally, we chose the City of Nampa and the Nampa Municipal Airport to build an incredible new facility and relocate a world-class museum and studio from Colorado to Idaho. Our future expansion plans would be greatly impacted by the Sunroc concrete plant production emissions, constant noise from rock crusher, and the added concrete truck traffic. We have made a significant investment in the community based on the expansion plans of the Nampa Municipal Airport and we feel that the Sunroc concrete plant would impact our investment, not only because of the location of the plant, but the corrosive properties of concrete dust.

Therefore, the Spirit of Flight Foundation and museum strongly opposes approval of any construction or operations permit for subject development.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "G.R. Page", with a long, sweeping horizontal line extending to the right.

Gordon R. Page  
President and Founder

CC: Nampa City Council Members  
Director, Nampa Municipal Airport  
Director, Idaho Department of Transportation-Aeronautics Division  
FAA Helena Airports District Office (ADO)

**Gordon R. Page, ASA**  
**President**  
**Air Assets International®**  
**Spirit of Flight Fdn./Chasing Planes TV**  
**205 N. Pilatus Lane**  
**Nampa, ID 83687**  
**(208)546-5001**  
**Mobile (303)517-5078**

**CONFIDENTIALITY NOTICE:** This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may be privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please destroy all copies of the original.  
**-Accredited Senior Appraiser (ASA) for the American Society of Appraisers-**

**Gordon R. Page, ASA**  
**President**  
**Air Assets International®**  
**Spirit of Flight Fdn./Chasing Planes TV**  
**205 N. Pilatus Lane**  
**Nampa, ID 83687**  
**(208)546-5001**  
**Mobile (303)517-5078**

**CONFIDENTIALITY NOTICE:** This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may be privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please destroy all copies of the original.  
**-Accredited Senior Appraiser (ASA) for the American Society of Appraisers-**

## Parker Bodily

---

**From:** Office of the Mayor  
**Sent:** Wednesday, May 15, 2024 8:21 AM  
**To:** Teri Friend; Parker Bodily  
**Subject:** FW:



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

---

**From:** June Gentry <junegentru@gmail.com>  
**Sent:** Tuesday, May 14, 2024 3:34 PM  
**To:** Office of the Mayor <mayor@cityofnampa.us>  
**Subject:**

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. **DO NOT** click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Since both my wife and I are unable to physically attend the Sunroc meeting on May 20th, we would like to voice our objection to the approval of the plant being built so close to our home.  
We had to move from our beautiful mountain home near McCall and chose this area because it still has that "county" feel. Both of us are in our 80s and my wife suffers from lung problems and stage 4 kidney disease.  
Our roads are already busy, in bad repair and dusty!!  
Please, vote NO to this project.  
Thank you.  
Fred and June Gentry  
208 S Buttercup Ct

**From:** [Ally peppercorn](#)  
**To:** [Natalie Jangula](#); [Office of the Mayor](#); [Planning-Zoning Staff](#)  
**Subject:** Deny building of cement plant Nampa  
**Date:** Tuesday, May 7, 2024 9:24:39 AM

---

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Hello,

My name is Ally Godin and I'm a resident in one of the subdivisions off Grays Lane in Nampa.

I'm quite upset about the proposal to build a concrete batch plant on Grays Lane and Victory Road and want to voice my denial toward this proposal. I am unable to attend the next meeting on this, but hoped my email can count as my vote being against this.

Not only is this a residential area which has a couple of schools nearby, but cement plants are quite toxic. There is evidence 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. The area proposed is not only some out of the way farmland or industrial land, it has a lot of residential area too. 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.

Ally Godin

[Sent from Yahoo Mail for iPhone](#)

**From:** [Stephanie Dyche](#)  
**To:** [Planning-Zoning Staff](#)  
**Cc:** [Clerks Staff Email](#)  
**Subject:** FW: Online Form Submittal: City Clerk Contact Form  
**Date:** Monday, March 18, 2024 8:07:16 AM  
**Attachments:** [image002.png](#)

---

Good morning all,  
Please see the attached request.



**Thank you,**

**Stephanie Dyche**  
*City Clerks Specialist II*  
*Nampa City Clerk's Office*  
*Office Phone: 208-468-5415*  
Email: [clerks@cityofnampa.us](mailto:clerks@cityofnampa.us)  
[Like us on Facebook!](#)



---

**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Sunday, March 17, 2024 6:15 PM  
**To:** Clerks Staff Email <clerks@cityofnampa.us>  
**Subject:** Online Form Submittal: City Clerk Contact Form

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

## City Clerk Contact Form

**This form is for City of Nampa department-specific information inquiries ONLY.**

Unsolicited sales inquiries are not accepted via any method of communication and such inquiries will not receive a response.

Thank you for your understanding and cooperation in respecting this policy.

---

Policy Agreement

By checking this box, I acknowledge that I have read,

understand, and agree to the above policy.

Name	Steve Greathouse
Email Address	<a href="mailto:Swgreath@gmail.com">Swgreath@gmail.com</a>
Phone Number	2089088458
Message	<p>I would like to present a rebuttal to the Sunroc proposed Cement plant to be constructed north of Victory rd between Happy Valley rd and Kings Road. My home is directly east of where the Cement plant will be constructed. Most of the dust and gasses released will come to my house. Sunroof will use over 150000 gallons of water per day. If they think that they will drill a well into the existing water table, that will create an enormous problem for hundreds of shallow wells in the surrounding area.. most wells are only 20 to 30 feet deep. Some preople had trouble with water dropping below their pump depth during the recent drought.</p>
Attach File	<i>Field not completed.</i>

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

## Parker Bodily

---

**From:** Office of the Mayor  
**Sent:** Monday, May 13, 2024 1:47 PM  
**To:** Teri Friend; Parker Bodily  
**Subject:** FW: Concrete Plant



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

---

**From:** Persephone Haines <persephone.c.haines@gmail.com>  
**Sent:** Thursday, May 9, 2024 4:48 PM  
**To:** Office of the Mayor <mayor@cityofnampa.us>; Victor Rodriguez <rodriguezv@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; Dale Reynolds <reynoldsd@cityofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>; Sebastian Griffin <griffins@cityofnampa.us>  
**Subject:** Concrete Plant

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

We the people of Nampa, ID do NOT want a concrete plant built here. Do not let them build!

- The public notice for the original permit was placed on the property which was down a long private road and was not visible to the community. When there was proper visibility with the second permit there was overwhelming community opposition at the hearing.
- The original conditional use permit expired 6 months after issuance when no building permits had been issued or modifications made to the property, which were requirements for that permit to remain valid.
- Sunroc did not appeal when the permit expired after 6 months but instead applied for a new permit which received a public zoning hearing and was denied.
- Sunroc did not pull for any permit until JANUARY 2024, after applying for a second permit and long after the expiration of the original CUP permit when they realized the second CUP permit was being widely opposed. Any modification or demolition that was done to the property prior to the issuance of this January 2024 permit was done in violation of city ordinances, a violation of the first condition of the conditional use permit.
- The second CUP permit request was denied by zoning because public testimony brought forward new information including: past EPA violations by Sunroc in Idaho. Economic impact on the airport and surrounding businesses. Safety issues for pilots and planes. Noise and traffic impact on surrounding community from 24/7 operation. Health issues to

surrounding community. Drop in surrounding property values due to perceptions of concrete plant. As found in 2/27/24 zoning meeting when second CUP permit was denied.

It is clear that there were valid reasons for the original CUP permit to expire and the revoked status should stand so that Sunroc may not build a concrete batch plant at Victory and Grays.



**From:** [Office of the Mayor](#)  
**To:** [Teri Friend](#); [Parker Bodily](#)  
**Subject:** FW: Vote NO on the Sunroc Concrete Plant in a high density residential area  
**Date:** Wednesday, March 13, 2024 3:39:18 PM  
**Attachments:** [image002.png](#)

---



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

---

**From:** Craig Hanson <craigleehanson@gmail.com>  
**Sent:** Wednesday, March 13, 2024 3:35 PM  
**To:** Office of the Mayor <mayor@cityofnampa.us>  
**Subject:** Vote NO on the Sunroc Concrete Plant in a high density residential area

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Mayor Debbie Kling,

Thank you for your service to Nampa.

**I am asking you to vote NO on Sunroc's Concrete Plant appeal.**

I built and have lived in my home for twenty years in the residential community four blocks away from the proposed concrete plant site. Four years ago the site was changed from agricultural to Light industrial and Sunroc now wants to put a heavy industrial 24/7 chemical, noisy, high traffic, high pollution particulate concrete plant in.

They are not a good fit and have already proven that they will not be a good neighbor by their failure to follow the simple requirements of the first CUP which P&Z wrongly approved. This has led to the Administrative revocation. It appears the Sunroc's Corporation MO does not believe the rules apply to them.

**Over 300 people showed up and over 50 people testified against the Sunroc plant at the P&Z hearing when Sunroc tried to get a second CUP permit. No one but Sunroc testified for the plant to be or a second CUP to be allowed.**

Thank you for your time and consideration,

Craig L. Hanson  
3809 Whistler Ln  
Nampa, Idaho 83687  
208-880-7442

**From:** [Char Tim](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** FW: Expired permit  
**Date:** Monday, March 18, 2024 2:07:40 PM

---

---

**From:** Dale Reynolds <[reynoldsd@cityofnampa.us](mailto:reynoldsd@cityofnampa.us)>  
**Sent:** Monday, March 18, 2024 2:04 PM  
**To:** Char Tim <[timc@cityofnampa.us](mailto:timc@cityofnampa.us)>  
**Subject:** Fwd: Expired permit

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

---

**From:** Karen Johnson <[itchykdj@hotmail.com](mailto:itchykdj@hotmail.com)>  
**Sent:** Monday, March 18, 2024 2:03:19 PM  
**To:** Dale Reynolds <[reynoldsd@cityofnampa.us](mailto:reynoldsd@cityofnampa.us)>  
**Subject:** Expired permit

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

## Nampa cement batch plant 2024

Cities are at the forefront on development agendas.

If a city like Nampa wants to be known as promoting the empowerment of its people and community, then the NO

delivered by zoning is a NO to Sunroc Cement Batch plant at its requested location. All the reasons given by residents at the February 37, 2024, meeting with 300 residents in opposition supports its people and community empowerment.

An expired permit is expired; therefore, Zoning honor your expiration.

Thx,

Karen Johnson

1159 Sweetwood Circle

Nampa, Idaho

Sent from my iPhone

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.

**From:** [Char Tim](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** FW: Please DO NOT ALLOW Sunroc to build the concrete batch plant  
**Date:** Sunday, March 17, 2024 3:44:55 PM  
**Attachments:** [Outlook-kewossvp.png](#)

---

**From:** Natalie Jangula <[jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us)>  
**Sent:** Sunday, March 17, 2024 11:36 AM  
**To:** Char Tim <[timc@cityofnampa.us](mailto:timc@cityofnampa.us)>  
**Subject:** Fw: Please DO NOT ALLOW Sunroc to build the concrete batch plant



---

**From:** Scott <[sjoseph541@gmail.com](mailto:sjoseph541@gmail.com)>  
**Sent:** Friday, March 15, 2024 10:25 AM  
**To:** Natalie Jangula <[jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us)>  
**Subject:** Please DO NOT ALLOW Sunroc to build the concrete batch plant

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Hi Natalie,

I live in Nampa City Council District 2 and I am writing to urge you to vote to uphold the P&Z committees decision to reject the CUP for Sunroc related to placing a concrete batch plant just off of Victory Road. The P&Z committee voted to reject the CUP as it would have a detrimental effect on the airport, local businesses (e.g Warhawk Air Museum) and the health of residents who live near the site. Please follow the P&Z committees lead and **DO NOT ALLOW** Sunroc to build their concrete batch plant at this location.

I own the Agricultural property directly to the west of the proposed site which is currently used for

raising cattle. Besides the air quality issues that have been raised, I have the following additional concerns that I shared with the P&Z committee:

1). Mason creek runs through my property along with Dobson Drain North and South. The proposed site is directly adjacent to Dobson Drain North. I am concerned with any runoff from normal operations AND stormwater runoff into Mason Creek and/or Dobson Drain North.

After hearing at the community meeting on 2/13/24 about what happened in Boise at a Sunroc site where they illegally discharged into the Boise River, my concerns have only increased this may happen at this site if they are permitted to move forward with this application. There are also numerous environmental violations and settlements recorded against their Boise, Caldwell and Kuna sites. Self-monitoring by Sunroc is not acceptable. From the incidents in surrounding communities, they have shown they can not be trusted to self-monitor their sites.

2). Traffic on Victory Road is already at a high level due to the Vision Recycling plant which has hundreds of trucks and trailers entering/exiting their facility each day (especially high during the summer months). The container storage yard on the corner of Victory and Grays lane also has a number of semi-trucks entering/exiting each day as well. Victory road is already in poor physical shape and continues to deteriorate each day. Adding additional large industrial vehicles to the traffic every day will only compound the traffic problem and further deteriorate the road condition.

3). My personal residence is located on Victory Road. It is less than 400 yards from the proposed site. I am very concerned about the noise pollution this site will generate through their normal daily operation. I work at home and having this level of noise will be disruptive. I have a number of other neighbors who also work at home and have expressed the same concern. At the P&Z meeting where the CUP was rejected, Sunroc stated they would be operating this plant outside of the quiet hour period. This will be unbearable for people living nearby.

4). At the P&Z committee meeting, the P&Z staff brought up the fact that Sunroc did not obtain a permit for the demolition work they did on the site last year. Once again proving Sunroc just can't follow the rules. If they can't do something as simple as getting a permit to demolish the building already on the site, how can we trust them to follow the rules when they are operating the plant?

**PLEASE UPHOLD THE P&Z COMMITTEE REJECTION OF THIS CUP!**

Thank you,

**Scott Joseph**  
[sjoseph541@gmail.com](mailto:sjoseph541@gmail.com)

## Parker Bodily

---

**From:** Office of the Mayor  
**Sent:** Tuesday, May 14, 2024 10:15 AM  
**To:** Teri Friend; Parker Bodily  
**Subject:** FW: Upcoming Sunroc Meeting  
**Attachments:** petitionsAll.zip



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

---

**From:** Denise Korman <dakorman@gmail.com>  
**Sent:** Tuesday, May 14, 2024 8:54 AM  
**To:** Office of the Mayor <mayor@cityofnampa.us>  
**Subject:** Upcoming Sunroc Meeting

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Dear Mayor Debbie Kling,

As you are aware, Sunroc applied for a conditional Use Permit to operate a concrete batch plant at 39 N Picard Lane that was denied on 2/27/2024 at the Planning and Zoning meeting. Additionally, denied at the City Council Meeting on 3/18/2024 in a unanimous vote.

We appreciate your diligence and dedication, listening to your constituent's voice and staying steadfast on your decision. We hope the same will be true this coming Monday May 20<sup>th</sup> for hopefully the last meeting on this matter.

While we understand the demand for cement is high with all the buildings in Boise and beyond, we feel they can find a more suitable location. Not impacting our quality of life; our investment in Nampa, surrounding neighborhoods, airport, schools, hospitals and businesses.

From the first meeting we witnessed the citizen's concerns regarding the plant from Environmental, Health, Property, Traffic, Airways to Water issues.

Attached are collected petitions, while others were hand delivered to Planning & Zoning, illustrating the resident's viewpoint. Your weight carries a big impact and consequence on the surrounding neighborhoods and lives. Thank you for the work you do keeping Nampa vibrant, a good place to live and raise a family.

Thank you,

Denise

Denise Korman

**From:** [Char Tim](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** FW: March 18 City Council Meeting- Cement Plant  
**Date:** Sunday, March 17, 2024 3:45:51 PM  
**Attachments:** [Outlook-2cn2pxgv.png](#)

---

**From:** Natalie Jangula <[jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us)>  
**Sent:** Sunday, March 17, 2024 11:26 AM  
**To:** Char Tim <[timc@cityofnampa.us](mailto:timc@cityofnampa.us)>  
**Subject:** Fw: March 18 City Council Meeting- Cement Plant



---

**From:** Matt Lara <[MLara@my.nnu.edu](mailto:MLara@my.nnu.edu)>  
**Sent:** Wednesday, March 13, 2024 12:38 PM  
**To:** Natalie Jangula <[jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us)>  
**Subject:** March 18 City Council Meeting- Cement Plant

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Councilwoman Jangula,

I live in District 2. I am sure you are aware of the debacle surrounding the SunRoc cement plant debate. I am assuming they have appealed the decision of the denial from the planning and zoning commission to the city council. I am not sure of this as I can't find the agenda for next week's council meeting. If they are to present their case to the council, I strongly urge you to listen to your constituents and deny their request.

This issue probably would have not gone this far had the city properly notified the residents in the



affected area on SunRocs first request for a conditional use permit. We discovered at the recent meeting that the city placed the public hearing notice sign from their first issuance of a CUP on the property in question. That property is over 500 feet from a public highway (Victory Ln) and is on a private lane. NOBODY could have possibly seen the sign so we had no idea about there being a public hearing. One citizen raised hell about this so the city has supposedly changed their policy to make sure the sign is visible from a public road.

I suspect that had we all been aware of this plan the first time they requested the CUP it would not have ever been issued in the first place because the public would have been able to voice their concerns. SunRoc seems to think that since they were initially issued a CUP that they are automatically entitled to another one. That is absolutely not true. This is OUR city and we the people decide what we want in our city, not some out of state corporation. We demand that the city council listen to its constituents and flat out deny SunRoc the ability to build their hazardous plant near our homes, schools, and airport!

Watch the previous hearing at the planning and zoning commission, the message from the citizens is very clear. Listen to us and do our will.

Matthew Lara  
94 S Greenscape Ln, Nampa

Get [Outlook for iOS](#)

**From:** [Char Tim](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** FW: Citizen Input on Sunroc Batch Plant at Nampa Municipal Airport  
**Date:** Friday, March 15, 2024 1:52:35 PM

---

---

**From:** Dale Reynolds <reynoldsd@cityofnampa.us>  
**Sent:** Friday, March 15, 2024 1:46 PM  
**To:** Char Tim <timc@cityofnampa.us>  
**Subject:** Fwd: Citizen Input on Sunroc Batch Plant at Nampa Municipal Airport

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

---

**From:** [gigihurricane@yahoo.com](mailto:gigihurricane@yahoo.com) <[gigihurricane@yahoo.com](mailto:gigihurricane@yahoo.com)>  
**Sent:** Friday, March 15, 2024 1:36:02 PM  
**To:** Office of the Mayor <[mayor@cityofnampa.us](mailto:mayor@cityofnampa.us)>; Victor Rodriguez <[rodriguezv@cityofnampa.us](mailto:rodriguezv@cityofnampa.us)>; Natalie Jangula <[jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us)>; David Bills <[billsd@cityofnampa.us](mailto:billsd@cityofnampa.us)>; Dale Reynolds <[reynoldsd@cityofnampa.us](mailto:reynoldsd@cityofnampa.us)>; Randy Haverfield <[haverfieldr@cityofnampa.us](mailto:haverfieldr@cityofnampa.us)>; Sebastian Griffin <[griffins@cityofnampa.us](mailto:griffins@cityofnampa.us)>  
**Cc:** Monte Hasl <[haslm@cityofnampa.us](mailto:haslm@cityofnampa.us)>; Lynsey Johnson <[johnsonl@cityofnampa.us](mailto:johnsonl@cityofnampa.us)>  
**Subject:** Citizen Input on Sunroc Batch Plant at Nampa Municipal Airport

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. **DO NOT** click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Dear Mayor King & Council Members,

I am requesting you to deny the Sunroc Corporation conditional use permit for the operation of a concrete batch plant in a light industrial zoning district at 39 N Picard Lane in Nampa.

The location is within neighborhoods, schools, and next to Nampa Municipal Airport. Concrete batch plants are industrial plants adversely impacting safety and health in their vicinity. Aviation is first about safety. The consequences otherwise can be death. **The concrete batch plant at 75-80 feet tall and 215 feet from the runway jeopardizes aviation safety.**

Take a moment to review the aerial map. Map attached for your convenience. Try to visualize an 80 ft building 215 feet from the runway. Planes are flying down onto the runway. For visual, note that football fields are 360 feet long! The runway area is the most vulnerable part of the airport property. Without safety first, accidents are deadly. Flying is safe, but it is because we strive for safety. **Let's be proactive and not reactive.**

- There is a processing plant on the runway-approach to the Burley Municipal Airport. There has been awareness for years that its smokestack is dangerous for aircraft. In 2022, it took an unforgiving accident costing the pilot's life for the smokestack to get removed. The removal reduces the height of obstruction on the runway approach. However, the plant still produces smoke. It still impacts aircraft's ability to land. In some cases, requiring aircraft to fly to an alternate airport.

An 80-foot building in close proximity of the runway is unnecessary and is asking for future reactive decisions.

Additionally, I'd like to note that airports provide the city and state with a positive economic impact. Airports provide significant value for the economy, jobs, accessibility, livelihood for the community, etc. It is important to provide safety for our citizens as well as support the current Nampa Municipal Airport.

- According to the 2020 Idaho Airport System Plan Update, **general aviation** airports in Idaho contribute over \$988 million to the state's total economic output. General aviation supports over 4,600 jobs in Idaho, resulting in over \$229 million in labor income.
- **Nampa Municipal Airport has over 570 employees with a total economic impact of about \$107 million.**

Look at the aerial map some more. Does an 80 ft building producing smoke need to be in such close proximity to the runway? 215 feet to the runway! We don't build that close to freeways that vehicles drive by! Why build an 80 ft building, pumping out smoke this close to a runway that we fly into to land?

**Proactive not reactive. Safety first.** Please consider denying the Sunroc Corporation to build their concrete batch plant at 39 N Picard Lane in Nampa. Suggest that they find suitable land for this operation.

Sincerely,  
Gigi Larson

Profession in Business Aviation since 1997/ Idaho Citizen since 1984 / Family in City of Nampa

Notice: All communication transmitted within the City of Nampa Email system may be a public record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.

## Parker Bodily

---

**From:** Office of the Mayor  
**Sent:** Wednesday, May 15, 2024 11:03 AM  
**To:** Teri Friend; Parker Bodily  
**Subject:** FW: SunRoc Hearing



**Jonica Johnson**  
**Citizen Support Coordinator, [City of Nampa](#)**

O: 208.468.5401

[Like us on Facebook](#) | [Nextdoor](#)

**NAMPA**Ready

---

**From:** lojeklaw@aol.com <lojeklaw@aol.com>  
**Sent:** Wednesday, May 15, 2024 9:55 AM  
**To:** Office of the Mayor <mayor@cityofnampa.us>; Victor Rodriguez <rodriguezv@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; reynolds@cityofNampa.us; haverfield@cityofnampa.us; griffin@cityofnampa.us  
**Cc:** Fritz Cindy <fritzaire@gmail.com>  
**Subject:** SunRoc Hearing

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Elected officials:

You know all of the bad things related to the SunRoc proposal and I won't go on and on.

I own an aircraft and a hangar at the Nampa airport. There are many aircraft owners and pilots who use the Nampa airport with thousands of takeoffs and landings weekly. Yes, thousands.

The emissions from the proposed plant are harmful to aircraft engines. The towers present a navigation hazard. I can see lawsuits galore against the City and Sun Roc if this appeal is approved.

Why would you allow a heavy industrial use in this area? It makes no sense to this Nampa taxpayer.

Please turn down the appeal.

Thank you.

Don Lojek  
Hangar 2216.

**From:** [Char Tim](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** FW: SunRoc Appeal Hearing on 18 March 2024  
**Date:** Thursday, March 14, 2024 8:19:59 AM

---

---

**From:** Victor Rodriguez <[rodriguezv@cityofnampa.us](mailto:rodriguezv@cityofnampa.us)>  
**Sent:** Wednesday, March 13, 2024 9:45 PM  
**To:** Daniel Markowski <[dmarkowski@gmx.com](mailto:dmarkowski@gmx.com)>  
**Cc:** Char Tim <[timc@cityofnampa.us](mailto:timc@cityofnampa.us)>  
**Subject:** RE: SunRoc Appeal Hearing on 18 March 2024

Hello Daniel, Thank You for your information.

Have a nice work trip.

Councilman Victor Rodriguez  
City of Nampa

“The best preparation for tomorrow is to do your best today “  
H Jackson Brown Jr

Sent from [Mail](#) for Windows

---

**From:** Daniel Markowski <[dmarkowski@gmx.com](mailto:dmarkowski@gmx.com)>  
**Sent:** Wednesday, March 13, 2024 4:57:42 PM  
**To:** Office of the Mayor <[mayor@cityofnampa.us](mailto:mayor@cityofnampa.us)>; Victor Rodriguez <[rodriguezv@cityofnampa.us](mailto:rodriguezv@cityofnampa.us)>; Natalie Jangula <[jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us)>; David Bills <[billsd@cityofnampa.us](mailto:billsd@cityofnampa.us)>; Dale Reynolds <[reynoldsd@cityofnampa.us](mailto:reynoldsd@cityofnampa.us)>; Randy Haverfield <[haverfieldr@cityofnampa.us](mailto:haverfieldr@cityofnampa.us)>; Sebastian Griffin <[griffins@cityofnampa.us](mailto:griffins@cityofnampa.us)>  
**Subject:** SunRoc Appeal Hearing on 18 March 2024

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Good afternoon Mayor Kling and Honorable Council Members,

I have to travel for work next week and cannot attend the Council meeting on the 18th of March.

However, it is my understanding that you will be considering a topic that is of extreme importance to myself and my wife. I hope that you will take note of my comments and consider them in your decision-making process next week.

In regards to the Concrete Batch Plant CUP that was recently revoked for operation of a facility in District 2 near the intersection of Victory and Grays and is now under appeal from SunRoc:

The original permit was issued in 2023 and, by default expired 6 months after issuance when no building permits had been issued or modifications made to the property. Furthermore, Sunroc will undoubtedly testify that they did perform modifications to the property; however, the modifications and demolition of existing structures in 2023 were done in violation of city ordinances, as they did not apply for a demolition permit. This act, alone, is a violation of the first condition of the conditional use permit and I would presume is one of the reason for the Planning and Zoning Board's official revocation of the permit.

After attending the Planning and Zoning meeting on 17 February, it is clear the Boardmembers are extremely professional and take great care and pride in fulfilling their duties. It would seem clear that there were valid reasons, including the one noted above, for the original CUP permit to expire and be revoked.

Myself and the many residents surrounding this area are deeply concerned with the environmental toll that this facility would have on our daily lives. Upon stressing these concerns at the 17 Feb. 2024 P&Z meeting, the Board voted to decline Sunroc's 2nd CUP request. So, twice the Board has determined that Sunroc did not meet the requirements of the CUP.

It is my contention that their hard work and due diligence to the process should not be overturned.

I hope you will agree with myself, and my neighbors, and deny their request for appeal. This decision should not preclude SunRoc from building a Concrete Batch plant; but perhaps it will impress upon them the need to find an area that is properly zoned for their business and one that is not surrounded by neighborhoods, schools, and an active airport.

Thank you for your consideration in this matter.

Daniel Markowski  
209 S Blue Heron Way  
Nampa, ID 83687

## Parker Bodily

---

**From:** Char Tim  
**Sent:** Tuesday, May 14, 2024 11:05 AM  
**To:** Planning-Zoning Staff  
**Subject:** FW: concrete batch plant opposition

---

**From:** Victor Rodriguez <rodriguezv@cityofnampa.us>  
**Sent:** Tuesday, May 14, 2024 9:50 AM  
**To:** meyer223@frontiernet.net  
**Cc:** Char Tim <timc@cityofnampa.us>  
**Subject:** Re: concrete batch plant opposition

Good Morning Kristen, Thank You for your information and concerns.

Have a nice day

Councilman Victor Rodriguez

City of Nampa

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

H. Jackson Brown Jr.

---

**From:** [meyer223@frontiernet.net](mailto:meyer223@frontiernet.net) <[meyer223@frontiernet.net](mailto:meyer223@frontiernet.net)>  
**Sent:** Monday, May 13, 2024 4:21 PM  
**To:** Victor Rodriguez <[rodriguezv@cityofnampa.us](mailto:rodriguezv@cityofnampa.us)>  
**Subject:** FW: concrete batch plant opposition

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Hello,

I just received a door flyer this afternoon about the proposed concrete batch plant and the meeting tonight. I apologize for the late response; however, I wanted to state my opposition for the record because I am unable to attend the hearing tonight.

I live 1.1 miles from the proposed concrete plant and shorter as the crow flies. I am extremely concerned and opposed that this industry with well-documented impacts to human health is proposed near parks, walking paths, waterways, schools, hospitals, and growing residential areas that already exist within 1 mile from the site. When considering an area within five miles of a cement plant will be the high danger zone (<https://scialert.net/fulltext/?doi=rjet.2011.203.212>) this is huge cause for concern well beyond my immediate neighborhood. This is compounded by increased traffic and diesel pollution, increased noise, and associated stressors that impact quality of life and have the potential to further degrade our health.

There is significant documentation on EPA sites including [\*Health and Environmental Effects of Cement Plant Emissions\*](#): "Cement plants are a significant source of sulfur dioxide, nitrogen oxide and carbon monoxide, which are associated with the following health and environmental impacts:

- Nitrogen oxide (NO<sub>x</sub>) can cause or contribute to a variety of health problems and adverse environmental impacts, such as ground-level ozone, acid rain, global warming, water quality deterioration, and visual impairment. Affected populations include children, people with lung diseases such as asthma, and exposure to these conditions can cause damage to lung tissue for people who work or exercise outside.
- Sulfur dioxide (SO<sub>2</sub>) in high concentrations can affect breathing and may aggravate existing respiratory and cardiovascular disease. Sensitive populations include asthmatics, individuals with bronchitis or emphysema, children, and the elderly. SO<sub>2</sub> is also a primary contributor to acid deposition, or acid rain.
- Carbon monoxide (CO) can cause harmful health effects by reducing oxygen delivery to the body's organs and tissues, as well as adverse effects on the cardiovascular and central nervous systems. CO also contributes to the formation of smog (ground-level ozone), which can cause respiratory problems."

The Research Journal of American Toxicology has this to say in [\*Variation in Exposure to Cement Dust in Relation to Distance from Cement Company\*](#): "...the burning and calcination process of cement produces pollutants such as heavy metals, dioxins, particulate matters, iron, aluminum, silicon, copper, sulfur dioxide and nitrogen dioxide...[and] [t]hese pollutants have been implicated in a lot of diseases including respiratory tract diseases, genetic diseases, hematological problems, organs and systems damage, skin damage, sight problems and brain damage. Cement dust can caused ill health by skin contact, eye contact or inhalation and risk of injury depend on duration of exposure, level of exposure and individual sensitivity. A single or short-time exposure to cement dust may not cause serious harm but exposure to cement dust of sufficient duration may cause **serious irreversible health conditions.**" (emphasis added)

I moved to Nampa to retire but am concerned that my health conditions and quality of life will be severely exacerbated by these kinds of impacts. The school and other residential areas are even closer to the site. There is much more that I can site, but am limited by the short time to respond. PLEASE deny this permit and advocate for a more appropriate site for this kind of development. Thank you for your consideration.

Kristin Meyer  
2 N Spiceland Pl, Nampa ID 83687  
208-899-8273



March 5, 2024

Aubree Miller  
Nampa Municipal Airport Commissioner  
1042 E Ustick RD  
Meridian, ID 83646

RE: Sunroc Wet Cement Batch Plant CUP Business Item for March 18, 2024

Dear Mayor and City Council Men and Women,

Thank you in advance for taking the time to read through my letter and trying to familiarize yourself with the situation at hand. I trust you will carefully read the **Nampa Airport Commission's letter, AOPA's letter, and the 1975 Land Easement (with diagram) in the February 27<sup>th</sup>, 2024, P&Z meeting packet**. I also sent a letter for the January 23<sup>rd</sup>, 2024, meeting that was included in the February 27<sup>th</sup>, 2024, meeting packet even though a continuance was allowed that evening.

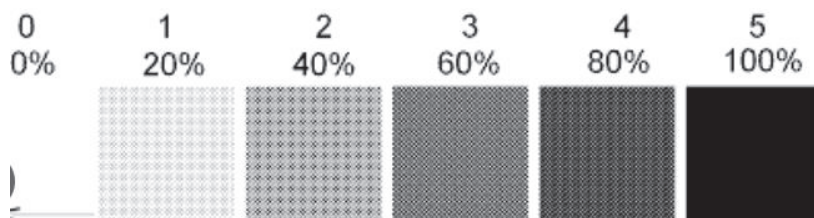
The Planning and Zoning Committee packet for Feb 14, 2023, includes Sunroc's (CUP-00328-2023) plans (PDF p 158-152). These plans are significantly different than what was proposed for January 23, 2024 (PDF p 134-216), at which time Sunroc requested a continuance. The February 27, 2024 (PDF p 209-end), plans (CUP-00303-2022) vary even more significantly than what was proposed on January 23, 2024. To summarize, this went from what looks to be a mobile cement batch plant without plans for added structures to permanent structures ranging from 36-73 feet high, with vertical exhaust coming from all eight buildings, and two rock crushers. At the P&Z Commission meeting on February 27, 2024, the Sunroc representative said this was the same plan presented in February 2023. If you review the three different meeting packets, you will find the plans are very different.

I understand Sunroc's request is outside of the airport property, but it borders/abuts the airport property. A wet-cement batch plant facility poses a significant risk to the airport, its operations, economic vitality, and the valuable collections housed in the aviation museums, Warhawk and Spirit of Flight.

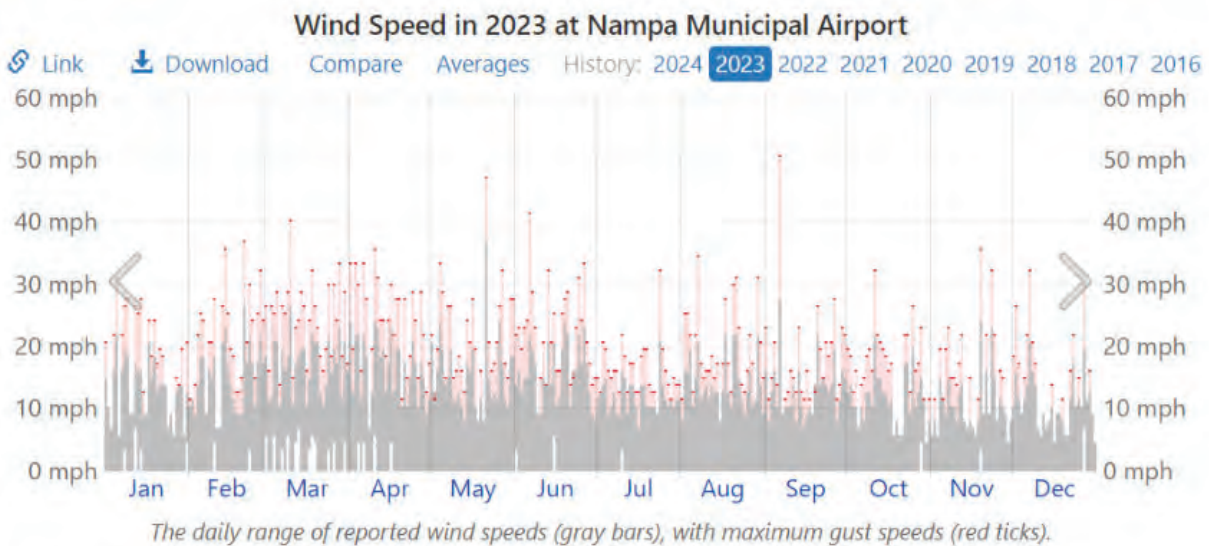
On behalf of the airport commission, I gave live testimony on February 23, 2024, as to the safety concerns to the airport. I was limited to two minutes and gave an abbreviated version. I am

providing what I would have liked to have conveyed that evening. Please consider these safety concerns during your decision:

- *Mr. Chair, thank you! I'm Aubree Miller, a native Idahoan and pilot.*
- *Part of the pleasure of serving on the airport commission for the last four years is to ensure a future flying legacy for my kids, help shape the landscape around the airport, and perhaps to even leave it a little better than when I started. Maybe we share this commonality as volunteer commissioners?*
- *On behalf of the airport commission, a letter in strong opposition was submitted detailing key stakeholders and their concerns. We'd like these addressed before project approval.*
- *AOPA is a national non-profit formed in the 30's striving for aviation safety. The Northwest Region submitted a letter and it should carry quite a bit of weight. Airport commissioners support this letter.*
- *There's an Aviation Easement in your packets (on handwritten page 279-281). To summarize, it grants the city all rights until the airport's no longer an airport to prevent erection or growth of something on or extending into airspace causing a safety issue. This easement created in the 70's is a bit of a "common sense hold-out" to ensure safe, and proper building around the airport. However, if there is a need to spend the money on a land use compatibility analysis, performed by the Division of Aeronautics as AOPA suggests, we'd support this. I would like to know what city attorneys think about this easement and the importance of it.*
- *The main things I want to leave you with are:*
  - o *8 buildings with exhaust will be placed directly below traffic pattern altitude. This starts at 500 feet above the ground for ultralight aircraft. Exhaust below a traffic pattern is an unnecessary distraction that can cause difficulty in recognizing aircraft, especially in transition. The visual emissions to adhere to by the state is 20% transparency (on handwritten page 14) or 1 and never greater than 3 (handwritten page 6) on the Ringelmann Chart. Visually, this is what a pilot could be looking through with minimum standards – see chart below - while entering and looking for traffic in a traffic pattern.*



- Yes, state-of-the-art filters will be in place, minimum standards will be met. If I understand correctly, the plan still allows 25% (on page 7 of their General Permit Statement), could be more or less, of unsuppressed potential to emit fugitive emissions of particulate matter. Digging in the footnotes, I found 4.17% of this is sand and 1.77% of this is aggregate and is allowed up to 1 pound per hour per acre. Sunroc sits on 7.83 acres and for time, I will let you apply the multiplier. When exhaust truly is vertical, aircraft will be forced to fly through the particulates in the air to land. If this project is allowed, it's like putting a fine layer of corrosive sandpaper in and on, all fragile, moving and stationary surfaces made of: metals, composites, plexiglass, fabric aircraft, and metal buildings in and around the airport.
- A recycling plant adjacent the runway and Sunroc's property gave similar assurances to mitigate debris, but we've still run into safety and visibility issues. Correct, windspeed averages 7 miles per hour. Looking at wind speeds over 2023, winds are consistently in the teens with high gusts as you can see on the chart. With winds like this, dust, grit, and particulates will not remain on Sunroc's property. The plan identifies exhaust, aggregate storage piles very close to the runway, material transfers, and a crusher – to be permitted independently. Why? More on this if allowed time, otherwise, refer to Dennis Parker's comments.



- As a commission, we've learned our lesson that higher standards are needed for safety and protection of current and future stakeholders. There's well over \$100 million dollars in physical airport assets and the airport's annual direct economic impact is valued at over \$25 million dollars per year. The airport's been here since 1928 and will be here long

*after us. Decisions made today will no doubt affect the airport's future. The concrete batch plant next to the airport is not in the best interest of the city of Nampa. Thank you.*

- *More time for Crusher: Under the Facility Information Description (on handwritten page 195) indicates the rock crushers are being permitted independently. Why would the crushers be permitted separately? Yes, the permitting process requires it, it this way, but this information was missing on the 2022 CUP. Mr. Dennis Parker articulates (on handwritten page 298-99) the combined toxic cement dust, with not just one crusher, but two, with the items listed on their conditional use permit would have put the acceptable volume way over the safe limit and the permit would have been denied. The reason the crushers were omitted in the original plan is so there would be a separate toxic dust calculation. Are the crusher toxicity levels included in the General Permit statement? Not that I completely understand the levels, numbers, or calculations, but if Mr. Parker is correct in his deduction, this non-disclosure is truly unethical. It leads me to question what else is a little less than the truth and how they will perform their own self-reporting measures.*

During the P&Z Meeting February 27, 2024, the following information was not in their plan:

- 24-hour production would occur
- Up to 40 trucks could be in operation, with 5-6 trucks daily truck loads
- Approximately 65 people will be employed, another 130 trips in and out of property
- No current city plans to upgrade surrounding roads to truck access points
- Approximately 100,000 gallons of water would be used each day, 36.5 million gallons per year
- Anticipated well usage (Who monitors this usage to ensure no over-use?)
- The staff report said ITD Division of Aeronautics does not do land compatibility use studies, even though it is in State Code (Document published by Idaho Department of Transportation-Aeronautics Division (ITD) entitled Land Use Guidelines, referencing on page 93 Idaho Code Title 67, Chapter 65, "Local Land Use Planning". Within Chapter 65, para 67-6508 "Planning Duties", sub paragraph (q) "Public Airport Facilities")  
[https://itd.idaho.gov/wp-content/Aero/Publications/LandUse\\_Guidelines.pdf](https://itd.idaho.gov/wp-content/Aero/Publications/LandUse_Guidelines.pdf)
- Sunroc told the P&Z commission the 1975 Airport Easement does not apply to their property, when in fact, it covers to Victory Road, well past their property
- Public hearing notice for February 14, 2023, were not in places for the public to see and provide public comment
- No plan to stay within current zoning decibels with "occasional" crushing and up to 40 trucks working 24/7 (the airport is zoned for a higher decibel rating than the land in question)

I am concerned that during the discussion of the P&Z Commission, not a single commissioner recognized the safety component, value of physical assets, or the need to protect the integrity of the airport.

*"... 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 "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."*

The safety issues raised with steam placement directly under the traffic pattern and the particulates and chemical emissions despite state-of-the-art filters and processes violate this part of the CUP. Flying aircraft through dust clouds from aggregate can be damaging to aircraft. The damage may range from pitting of plexiglass windscreens, leading edge and propeller pitting, turbine engine ingestion, air filter ingestion, and more. Results of some of these types of damage include reduction in aircraft power and even total engine failure. Concrete dust is known to be corrosive to the oxide layer of metals such as aluminum affecting both inside and outside of a plane, as well as metal structures. Concrete dust that has settled and builds up on fragile surfaces, such as windows or glass, can be further damaged by rain.

The accident AOPA referenced in their letter of the death of a young aviatrix in Burly, ID, in 2023, says, *"The couple (parents of the deceased) blames the city and several government agencies, including the Idaho Department of Transportation and the Division of Aeronautics, for their "bureaucratic disregard, inaction and recklessness." They allege Gem State Processing, the city of Burley and its real estate partner were negligent and demonstrated "corporate indifference" on the matter."* Later, *"The (Federal Aviation Administration) FAA determined the new stacks encroached on the runway. Court records indicate multiple pilots sent letters to the city saying the smokestacks "interfere with approaches" and "reduce visibility" at the airport."* (<https://www.eastidahonews.com/2023/08/parents-of-pilot-killed-in-plane-crash-blame-city-of-burley-others-in-wrongful-death-lawsuit/>). This was not once referenced or taken into consideration. To protect the City of Nampa, a land compatibility use study MUST be completed for the safety of our pilots and the liability of the city.

Remember, the FAA obstruction and evaluation criteria for the project only takes into consideration the *structure* and not what comes out of the structure or the contaminates in the air or dust and debris. Current airport structures have been limited to 35 feet with plans for navigational equipment to be as high as 50 feet. Generally, buildings are kept to no higher than a two-story building. Please consider the need for this across the fence, even though it is not

the airport's property and the FAA says it is okay. We need to look at the project in context, not just the physical structure.

As a recipient of FAA Airport Improvement Program (AIP) grant funding the recipient sponsor, the City of Nampa, agrees to several Grant Assurances. Grant Assurance 19: Operations and Maintenance – stipulates the Sponsor (the City of Nampa) may not cause or permit any activity or action that would interfere with the use of the airport for aviation purposes. Grant Assurance 21: Compatible Land Use- Stipulates that the Sponsor will take appropriate action, to a reasonable extent, to restrict the use of land or activities adjacent to the airport to purposes that are compatible with normal airport operations. Violation of FAA grant assurances could result in loss of future funding as well as the potential to repay the FAA for the past 20-years of grant contributions.

Thank you for taking the time to review, research, etc. to deny Sunroc to continue its operations at the suggested location next to the airport. Though there is a need for Sunroc's services, it is not in the best interest of the city to have it next to the city's airport. The city has a much larger stake to protect due to its current airport commitments – this includes safety, current stakeholder's assets, and the airport's economic impact.

Kind regards,

Aubree Miller

Nampa Airport Commissioner



**From:** [Parker Bodily](#)  
**To:** [Teri Friend](#)  
**Subject:** FW: Application-Conditional Use Permit Sunroc Corporation CUP-00328-2023  
**Date:** Wednesday, April 3, 2024 8:11:21 AM  
**Attachments:** [image002.png](#)

---

Teri, here is a comment sent only to me.



**Parker Bodily**  
Senior Planner, AICP  
208.468.5446  
500 12th Ave South, Nampa, ID 83651  
[Planning and Zoning](#) - [Like us on Facebook](#)  
**NAMPA**Ready

---

**From:** Dennis Parker <fremontf50@gmail.com>  
**Sent:** Wednesday, April 3, 2024 5:25 AM  
**To:** Parker Bodily <bodilyp@cityofnampa.us>; Dennis Parker <fremontf50@gmail.com>  
**Subject:** Application-Conditional Use Permit Sunroc Corporation CUP-00328-2023

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Mr. Parker Bodily, Planning & Zoning Commissioner

Concerned Nampa resident, 2924 E Locust Lane, Nampa 83686.

The City of Nampa Planning and Zoning, Commissioners, Mayor, and citizens within a five mile radius of the proposed Wet High Volume Concrete Plant know this is not the right location for this type of manufacturing plant. My concern is based on "facts" not "opinion".

Sunroc Corporation has proven by their own actions they will not be a good neighbor or business partner with the City of Nampa.

FACT -They deliberately omitted the largest process source of creating a level of A's and Cr6# of TOXIC POLLUTANT emitted into the air by returning excess concrete back to the facility to be CRUSHED by a large crushing machine (not one but two) as needed, to the application for a construction permit to Mr. Aaron Hoberg, the EDQ-Permit writer.

FACT - They held this process source of levels of A's and Cr6# of TOXIC POLLUTANT for a separate application for a construction permit till a later date, so adding only four process sources together to get a total of TOXIC POLLUTANTS would be below the acceptable level and be approved.

FACT - They hand delivered the EDQ approved construction permit to the Nampa Planning and Zoning Department to be added to their file to help create a perception of safety even though it was not

done legally. The EDQ - Permit Scope under Table1.1 by Idaho State Law says an application

MUST LIST ALL sources of regulated emissions in the plant. Sunroc only listed four of the five sources leaving out the highest producer, on purpose to pass the limit and get approval.

FACT - Sunroc made sure their application for a CUP with Nampa INCLUDED this process of returning excess concrete back to the site for CRUSHING as needed. They even put it on a separate line

all by itself. Knowing they did not ask the EDQ to calculate the emissions of A's and Cr6# of TOXIC POLLUTANTS to be added to the total.

The City of Nampa Commissioners knowing these "facts" created by Sunroc to deliberately lower the total calculated amount of A's and Cr6# TOXIC POLLUTANTS emitted into the air from the concrete proposed plant would be "failing" the citizens of Nampa if they approve Sunrocs appeal and issue a CUP for this use.

Please share my concern with other commissioners prior to the May 20th hearing.

Thank you

Dennis Parker 208-800-3836 [fremontf50@gmail.com](mailto:fremontf50@gmail.com)



To the Nampa City Council:

Subject: Proposed Application for the building of Sunroc's concrete batch plant.

It is my fervent hope that the council denies the proposed application for the concrete batch plant at 39 N. Picard Ln.

While this is not a cement plant which grinds and pulverizes material the concrete batch plant which may have reduced particulate emissions there will still be particulate emissions from the plant and from the materials that will need to be delivered to the site and mixed.

Those us that live within a reasonable distance from the plant will be exposed to those particulates, particularly the subdivisions directly across the street and those that could possibly be developed on the vacant land around the plant. With the prevailing winds being from the NW and SW any housing developments to the east will be exposed to the adverse effects of the emissions produced by the plant

The next issue for denial will be the number of large trucks bringing in the materials for the plant. The roads that will need to carry the heavy vehicles will cause wear and tear on these roads particularly Victory Road which is not in the best of shape as it is. There will also be the increase in traffic on Happy Valley Rd. and Kings Rd. where there is a fairly high traffic flow at certain times during the day.

While we understand Sunroc's desire to build a plant in the area to be able to supply the cement from a centralized location this is not the most ideal considering the proximity to residential homes.

Again, I state that I most fervently oppose the proposal for this concrete batch plant.

With regards:

H. A Petersen

5920 E. Oak St.

Nampa, Id. 83687

**From:** [Office of the Mayor](#)  
**To:** [Teri Friend](#); [Parker Bodily](#)  
**Subject:** FW: No Cement Plan near Grays Lane  
**Date:** Monday, March 18, 2024 8:04:11 AM  
**Attachments:** [image002.png](#)

---



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

---

**From:** Troy Pett <troy007@email.com>  
**Sent:** Saturday, March 16, 2024 6:51 PM  
**To:** Office of the Mayor <mayor@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>  
**Subject:** No Cement Plan near Grays Lane

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Dear Mayor Kling and Councilwoman Jangula,

My name is Troy Pett. I have done some additional research about the proposed cement plant.

Up to 40 cement trucks and a mixer running at 2AM seems like plenty to bother the closest residents especially. USDOT says concrete mixing can be 83db at 50 ft and a truck is 85 db. Below is the Nampa noise code and a link to USDOT noise survey. The cement plant representative's testimony at the P@Z meeting already admitting it would be noisy and that the airport is already noisy. The airport abides by the noise ordinance and residents knew what we were getting into when we purchased our properties.

6-7-3. - Public disturbance noise prohibited.

Between the hours of 11:00 p.m. one day and 7:00 a.m. the next day, it shall be unlawful for any person, or business to make, cause, or allow loud or offensive noise by means of voice, musical instrument, horn, radio, loudspeaker, automobile, machinery, other sound amplifying equipment, or any other means which disturbs the peace, quiet, and comfort of any reasonable person of normal sensitiveness residing in the area. Loud or offensive noise is that which is plainly audible within any place of residence, business, hospital, farm property with animals, or restaurant other than the source of the sound, or upon a public right-of-way or street at a distance of 100 feet or more from the source of such sound.

<https://www.nrc.gov/docs/ML1805/ML18059A141.pdf>

Thank you for your consideration.

Sincerely,

Troy Pett  
93 S Blue Bonnet Way

Nampa ID  
208-477-9186

**From:** [Office of the Mayor](#)  
**To:** [Teri Friend](#); [Parker Bodily](#)  
**Subject:** FW: Concrete batch plant WHY???  
**Date:** Friday, March 15, 2024 8:24:21 AM  
**Attachments:** [image0.png](#)  
[image002.png](#)

---



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

---

**From:** Patti Quinn <lovelife8137@yahoo.com>  
**Sent:** Thursday, March 14, 2024 6:49 PM  
**To:** Office of the Mayor <mayor@cityofnampa.us>  
**Subject:** Concrete batch plant WHY???

6:32



**Leslie Amelia**

Whistling Heights

I know a few people have wondered what the plan is for all the concrete Sunroc wants to make at a new plant.

It's interesting that WW Clyde Companies which owns Sunroc also owns GWC Capital which plans to build build 6,000 acres of high end homes at the north end of highway 16. Nampa is at the south end of 16 with the new extension being built right now

extension being built right now.

They want to pollute our community in Nampa in order to build 7,000 high end homes north of eagle. We care about our community. We are not throw aways. Build the concrete batch plant up by Eagle where you are building.

<https://www.buildidaho.com/eagle-homes-for-sale/val-nova-subdivision/#Community-Profile>



Add a comment...



Home



Discover



Post



For Sale



Notifications

CAUTION: This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.



**From:** [Office of the Mayor](#)  
**To:** [Teri Friend](#); [Parker Bodily](#)  
**Subject:** FW: Sunroc Corporation APL-00019-2024 CUP-00303-2022  
**Date:** Monday, March 18, 2024 11:00:40 AM  
**Attachments:** [City Council Letter on Sunroc.pdf](#)  
[image002.png](#)  
**Importance:** High

---



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

---

**From:** Julie Schelhorn <julie@bigbiteinc.com>  
**Sent:** Monday, March 18, 2024 10:54 AM  
**To:** Office of the Mayor <mayor@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; Dale Reynolds <reynoldsd@cityofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>; Sebastian Griffin <griffins@cityofnampa.us>; Victor Rodriguez <rodriguezv@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>  
**Subject:** Sunroc Corporation APL-00019-2024 CUP-00303-2022  
**Importance:** High

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Please see the attached. Thank you for your service to the City of Nampa, it is greatly appreciated!!!

Sincerely,

*Julie Schelhorn*

**Owner**

**MAD RIVER, LLC.**

2930 Garrity Blvd.

Nampa, Idaho 83687

Office: (208) 466-4044

Fax: (208) 466-7855

*This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and delete the original message.*





2930 Garrity Blvd., Nampa, Idaho 83687  
(208) 466-4044 or (208) 880-3756

City of Nampa City Council

March 18, 2024

Dear Madam Mayor and Council Members, I am sending this email regarding Sunroc's appeal of the revocation of their CUP.

First, thank you to all of you who volunteer and donate your time on these commissions to help keep our city the wonderful place it is. Your efforts are genuinely appreciated.

I understand that the meeting today is only for the purpose of determining whether the P&Z director was justified in the "revocation" the CUP and that public testimony will not be heard.

However, I would like to ask that you stand behind and support your staff on this one. As a business owner, *"we are only as good as our employees"*, and we must support and back them. The individuals placed in all these City positions have a tough job and they do their job to the best of their ability keeping committed to Nampa being *"a safe and healthy community where people prosper."*

It is unfortunate that Sunroc did not do their due diligence, did not comply with City conditions and does not find this project to be a hazard to the airport. Instead, they have chosen to throw their weight/wallet around and fight in this way. Is this how all "out of state big corporations" moving into our valley choose to conduct business with the City of Nampa, let alone to respond without once acknowledging all the people's statements and problems with their proposed expansion. You all have seen the plethora of testimony, concerns and documents that are now public records, and I won't go down that path.

As a hangar builder/developer at the Nampa Municipal Airport, having already constructed over 50,000 sqft. of hangars and in the process of starting my 5<sup>th</sup> complex of over 32,000 sqft., we need to work together to protect future customers' investments as stakeholders and their aircraft. As a builder we are restricted to a maximum build height of 35' and yet Sunroc finds that 80' silos do not propose a hazard or encroachment. Per my conversation with the FAA, *"they only look at the structure itself not whether or not it emits steam, dust, particulates, etc. and would advise to use*

*caution here and to take into consideration the particulate*". As a wife of a very experienced second-generation pilot and mother of a less experienced third-generation pilot, it is vital that we protect the Airport from encroachments that could be detrimental to pilot and aircraft safety. As a hangar owner and the City of Nampa being my landlord, it has a fiduciary responsibility to protect the airport from encroachments. As we all know, it is not "IF" it is "WHEN" tragedy can strike. The question is...if Sunroc is hell bent on having this plant here are they also willing to accept all liability when an accident caused by their blatant disregard for aircraft safety happens?

Thank you again for your service to our community and your continued devotion to keeping Nampa a safe place for all, it is greatly appreciated.

Sincerely,  
Julie Schelhorn  
Owner

**From:** [Char Tim](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** FW: Just say NO to Sunroc, they have a solid history of breaking laws everywhere they go!  
**Date:** Friday, March 15, 2024 8:16:34 AM

---

---

**From:** Dale Reynolds <reynoldsd@cityofnampa.us>  
**Sent:** Thursday, March 14, 2024 8:42 PM  
**To:** Char Tim <timc@cityofnampa.us>  
**Subject:** Fwd: Just say NO to Sunroc, they have a solid history of breaking laws everywhere they go!

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

---

**From:** M Z <[gorgegirl999@gmail.com](mailto:gorgegirl999@gmail.com)>  
**Sent:** Thursday, March 14, 2024 3:05:17 PM  
**To:** Office of the Mayor <[mayor@cityofnampa.us](mailto:mayor@cityofnampa.us)>; Victor Rodriguez <[rodriguezv@cityofnampa.us](mailto:rodriguezv@cityofnampa.us)>; Natalie Jangula <[jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us)>; David Bills <[billsd@cityofnampa.us](mailto:billsd@cityofnampa.us)>; Dale Reynolds <[reynoldsd@cityofnampa.us](mailto:reynoldsd@cityofnampa.us)>; Randy Haverfield <[haverfieldr@cityofnampa.us](mailto:haverfieldr@cityofnampa.us)>; Sebastian Griffin <[griffins@cityofnampa.us](mailto:griffins@cityofnampa.us)>  
**Subject:** Just say NO to Sunroc, they have a solid history of breaking laws everywhere they go!

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Dear city council,  
Sunrocs permit appeal MUST be denied for multiple reasons, not the least being they are not the kind of business we need in Nampa.  
Here are the same talking points but I am also including links to show that they have a recent history of breaking state and federal laws.  
Now they want to come down to Nampa to do the same thing they did in Caldwell.  
Caldwell Idaho Maddens facility  
<https://www.epa.gov/publicnotices/proposed-settlement-sunroc-corporation-maddens-facility-clean-water-act-violations>  
<https://dockets.justia.com/docket/idaho/iddce/1:2018cv00341/41834>

"

-The public notice sign for the original permit was placed on the property which was down a long private road and was not visible to the community. When there was proper visibility

with the second permit there was overwhelming community opposition at the hearing.

- The original conditional use permit expired 6 months after issuance when no building permits had been issued or modifications made to the property which were requirements for that permit to remain valid.

- Sunroc did not appeal when the permit expired after 6 months but instead applied for a new permit which received a public zoning hearing and was denied.

- Sunroc did not pull for any permit until JANUARY 2024, after applying for a second permit and long after the expiration of the original CUP permit when they realized the second CUP permit was being widely opposed. Any modifications or demolition that were done to the property prior to the issuance of this January 2024 permit were done in violation of city ordinances, a violation of the first condition of the conditional use permit.

- The second CUP permit request was denied by zoning because public testimony brought forward new information including: past EPA violations by Sunroc in Idaho. Economic impact on the airport and surrounding businesses. Safety issues for pilots and planes. Noise and traffic impact on surrounding community from 24/7 operation. Health issues to surrounding community. Drop in surrounding property values due to perceptions of concrete plant. As found in 2/27/24 zoning meeting when second CUP permit was denied. <https://www.youtube.com/live/Nde4cvUr66E?feature=shared>

It is clear that there were valid reasons for the original CUP permit to expire and the revoked status should stand so that Sunroc may not build a concrete batch plant at Victory and Grays."

Sincerely,

Katherine Seabrook

Nampa Idaho

[gorgegirl999@gmail.com](mailto:gorgegirl999@gmail.com)

--

**Kathy**

This electronic message, including any attachments, may contain information that is proprietary, confidential, legally privileged, and/or protected by state and federal laws. It is intended only for the use of the individual(s) and/or entity named in the message. If you are not an intended recipient of this message, please notify the sender immediately and delete the message and any attachments it may have contained from your computer. Do not deliver, distribute, forward, or copy this message, and do not disclose its contents or take any action in reliance on the information it contains..

Notice: All communication transmitted within the City of Nampa Email system may be a public

record and may be subject to disclosure under the Idaho Public Records Act (Idaho Code 74-101 et seq.) and as such may be copied and reproduced by members of the public. In addition, archives of all City emails are generally kept for a period of two years and are also subject to monitoring and review.

**From:** [Alecia](#)  
**To:** [Natalie Jangula](#); [Office of the Mayor](#); [Planning-Zoning Staff](#)  
**Subject:** Nampa Cement Plant: please deny  
**Date:** Tuesday, May 7, 2024 9:15:27 AM

---

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

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. I understand that it is being appealed and that residents can show up on the next meeting, but I will be out of town.

I want it noted that I am against this cement plant being built so close to where we live. 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

## Parker Bodily

---

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



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

---

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

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. **DO NOT** click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Mayor King:

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

Our concerns are:

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

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

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

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

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

Robert Titley



Yvonne Ward

32 S Ravine Way

Nampa, ID 83687

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

**From:** [Char Tim](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** FW: Sunroc's Appeal of CUP Expiration and Revocation  
**Date:** Thursday, March 14, 2024 8:19:50 AM

---

---

**From:** Victor Rodriguez <[rodriguezv@cityofnampa.us](mailto:rodriguezv@cityofnampa.us)>  
**Sent:** Wednesday, March 13, 2024 9:45 PM  
**To:** Heather Ward <[heather.marie.ward0@gmail.com](mailto:heather.marie.ward0@gmail.com)>  
**Cc:** Char Tim <[timc@cityofnampa.us](mailto:timc@cityofnampa.us)>  
**Subject:** RE: Sunroc's Appeal of CUP Expiration and Revocation

Hello Heather, Thank You for your information.

Have a nice day

Councilman Victor Rodriguez  
City of Nampa

"The best preparation for tomorrow is to do your best today "  
H Jackson Brown Jr

Sent from [Mail](#) for Windows

---

**From:** Heather Ward <[heather.marie.ward0@gmail.com](mailto:heather.marie.ward0@gmail.com)>  
**Sent:** Wednesday, March 13, 2024 4:43:39 PM  
**To:** Office of the Mayor <[mayor@cityofnampa.us](mailto:mayor@cityofnampa.us)>; Victor Rodriguez <[rodriguezv@cityofnampa.us](mailto:rodriguezv@cityofnampa.us)>; Natalie Jangula <[jangulan@cityofnampa.us](mailto:jangulan@cityofnampa.us)>; David Bills <[billsd@cityofnampa.us](mailto:billsd@cityofnampa.us)>; Dale Reynolds <[reynoldsd@cityofnampa.us](mailto:reynoldsd@cityofnampa.us)>; Randy Haverfield <[haverfieldr@cityofnampa.us](mailto:haverfieldr@cityofnampa.us)>; Sebastian Griffin <[griffins@cityofnampa.us](mailto:griffins@cityofnampa.us)>  
**Subject:** Sunroc's Appeal of CUP Expiration and Revocation

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Hello,

I wish to encourage the council to uphold the revocation of Sunroc's CUP for a proposed facility at Victory and Grays lane south of the Nampa airport for several reasons: -The public notice for the original permit was placed on the property which was down a long private road and was not visible to the community. When there was reasonable visibility with the second permit there was overwhelming community opposition at the hearing. -The original conditional use permit expired 6 months after issuance when no building permits had been issued or modifications made to the property which were requirements for that permit to remain valid. - Sunroc did not appeal when the permit expired after 6 months but instead applied for a new permit which received a public zoning hearing and was denied due to additional information brought to the zoning commission. - Sunroc did not pull for any work permits until January 2024, after applying for a second permit and long after the expiration of the original CUP permit when they realized the second CUP permit was being widely opposed. Any modifications or demolition that were done to the property prior to the issuance of this January 2024 permit were done in violation of city ordinances, a violation of the first condition of the conditional use permit. -The second CUP permit request was denied by zoning because public testimony brought forward new information including: past EPA violations by Sunroc in Idaho. Economic impact on the airport and surrounding businesses. Safety issues for pilots and planes. Noise and traffic impact on surrounding community from 24/7 operation. Health issues to surrounding community. Drop in surrounding property values due to perceptions of concrete plant. As found in 2/27/24 zoning meeting when second CUP permit was denied.

<https://www.youtube.com/live/Nde4cvUr66E?feature=shared>

It is clear that there were valid reasons for the original CUP permit to expire and the revoked status should stand when city council votes on March 18th so that Sunroc may not build a concrete batch plant at Victory and Grays.

Thank you for your time and consideration,  
Heather Ward-Markowski  
209 S Blue Heron Way  
Nampa, ID 83687

Sent from my iPhone

**From:** [Dan Whitehead](#)  
**To:** [Planning-Zoning Staff](#)  
**Cc:** [Phil Nelson \(External Email\)](#); [Aaron Bear \(External Email\)](#)  
**Subject:** RE: Sunroc Concrete Batch Plant- APL-00020-2024, CUP-00128-2024:  
**Date:** Wednesday, April 24, 2024 10:25:49 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[AOPA Letter RE MAN OPPOSE Proposed Concrete Plant FINAL 02162024.pdf](#)  
[AptComLetterToCityCouncilSunroc\\_draft03072024.docx](#)  
[AA\\_24Feb23ITDDoASunrocLetter.pdf](#)

---

**CAUTION:** This email originated OUTSIDE the City of Nampa domain. DO NOT click on links or open attachments unless you recognize the sender or are sure the content is safe. Highlight the suspect email and send using the Outlook Phish Alert Report button or call the IT Helpdesk at (208) 468-5454.

Dear City Council Members,

Thank you for the opportunity to once again make comment on the proposed building of the SUNROC Concrete Batch Plant at 39 N Picard Lane in Nampa, just to the south of the Nampa Airport. As tenants and daily users of the Nampa airport we are concerned and would oppose the construction of this plant. Our main concerns are two-fold, and both issues are vital to aviation safety:

- Since the proposed plant would lie directly under the normal traffic pattern for the airport, decreased visibility because of steam, smoke, or other emissions would create a significant safety hazard. Many of the airport operations are conducted under Visual Flight Rules, which requires aircraft to be in visual contact for traffic avoidance.
- Some types of emissions, including concrete, are detrimental to aircraft engines and structures. Ingestion of any corrosive particles can affect aircraft engine operation, and corrosive dust from concrete emissions can cause damage to aircraft structures. This can have a significant economic impact as well as the obvious safety concerns.

For more information, please see the attached documents from the Aircraft Owners and Pilots Association, the Idaho Transportation Dept. (Division of Aeronautics), and the Nampa Airport Commissioner. We would endorse the facts and concerns expressed there.

Mission Aviation Fellowship's activity is centered around aviation, and safe airport operations is key to what we do. Since 2006 we have enjoyed a great relationship with the city of Nampa, and with the Nampa airport. We believe the airport is an important part of our city, and trust that you share that view.

Thank you for giving this issue due consideration and thank you for your service to our community.

Regards,  
Dan Whitehead

**Daniel Whitehead** VP of Aviation

Email: [dwhitehead@maf.org](mailto:dwhitehead@maf.org)

Office: [+1 \(208\) 498-0804](tel:+12084980804)

Cell: [+1 \(515\) 343-0530](tel:+15153430530)



**Mission Aviation Fellowship**

P.O. Box 47, Nampa, Idaho 83653

Website: [www.maf.org](http://www.maf.org)







## IDAHO TRANSPORTATION DEPARTMENT

Division of Aeronautics  
1390 W Gowen Road, Boise ID 83705

(208) 334-8775  
[itd.idaho.gov/aero](http://itd.idaho.gov/aero)

---

February 23, 2024

Monte Hasl  
Nampa Airport Director  
Delivered Via Email

RE: SUNROC plant near airport

We have a long history for involvement with planning and implementation of safety measures. Our laws have helped us to create and protect airports, aviators, and airport neighbors.

One of our primary functions is to protect against incompatible land uses and their encroachment on or near a public airport. Per Idaho Land Use Guidelines Chapter 5 we recommend the prohibition of the siting of new industrial uses where, as a part of regular operations, would cause emissions of smoke, dust or steam that would obscure visibility within airport approach corridors. The location of the SUNROC plant is directly in the turn pattern which leads into an approach corridor. Possible steam, smoke, or dust could obscure the vision of pilots or create turbulence which is considered an aviation hazard leading to an incompatible land use around the airport. An incompatible land use at or near airports may result in the creation of hazards to air navigation, noise- related incompatible land use within grant funded aircraft noise compatibility land, and residential construction and its resultant impacts built on or in the vicinity of airport property.

The position of the Division of Aeronautics is based upon the statutes governing the administration of Aeronautics in Idaho. The following two sections of Idaho Code state our position and direction clearly.

**21-502. AVIATION HAZARDS CONTRARY TO PUBLIC INTEREST.** It is hereby found that an aviation hazard endangers the lives and property of users of the airport and of occupants of land in its vicinity, and also, if of the obstruction type, in effect reduces the size of the area available for the landing, taking off and maneuvering of aircraft thus tending to destroy or impair the utility of the airport and the public investment therein. Accordingly, it is hereby declared: that the creation or establishment of an aviation hazard is a public nuisance and an injury to the community served by the airport in question; that it is therefore necessary in the interest of the public health, public safety, and general welfare that the creation or establishment of aviation hazards be prevented.

**21-513. DECLARATION OF POLICY.** As a guide to the interpretation and application of this act, the public policy of this state is declared to be that any hazard to the safety of air flight may cause disastrous and needless loss of life and property, that safety in air flight is of paramount importance for the protection and well-being of the people, that the use of the air space is constantly increasing and is vital to the continued growth, development and enjoyment of the great natural resources and economy of this state and that the general welfare of the citizens of this state requires, under the powers of the state, that maximum safety precautions to air commerce be enacted and maintained.

---





## IDAHO TRANSPORTATION DEPARTMENT

Division of Aeronautics  
1390 W Gowen Road, Boise ID 83705

(208) 334-8775  
[itd.idaho.gov/aero](http://itd.idaho.gov/aero)

An aviation hazard, as defined by Idaho Code, is contrary to public interest and maximum safety precautions to air commerce must be enacted and maintained. An obstruction, to include steam, smoke, or dust, that penetrates an imaginary surface, and has an adverse effect on the safe and efficient utilization of the navigable airspace is highly discouraged by the Division of Aeronautics. Additionally, the use of land that endangers the lives and property of users of an airport, or of occupants of land in its vicinity, and that reduces the size of the area available for landing, taking off and maneuvering of aircraft is an aviation hazard.

Airports provide the community access to essential services such as life flight, agricultural and firefighting activity to name a few. Many airports also serve as a vital local, regional, state, and national point of connectivity. As a result, the airport also represents an important economic engine by directly providing local jobs as well as other indirect economic impacts to a community. The Nampa Airport currently contributes to the economy:

<u>Jobs</u>	<u>Wages</u>	<u>GDP</u>	<u>Output</u>
575	\$26M	\$11M	\$25M

Many Idaho airports have received substantial financial investment from the FAA and/or ITD Aero for many years. Airport owners themselves have invested significant funding into their airports to both operate and maintain them. Proactive planning around the airport, including effective land use planning, will help ensure the airport system is protected and can operate for the long term thus protecting the substantial federal, state, and local investment.

Grant Assurances and Sponsor Obligations are specific requirements that the airport sponsors must ensure adherence to in order to protect the airport's airspace and prevent incompatible land uses around the airport through zoning. Failure to do so may result in the FAA and ITD Aero no longer funding the airport if they do not believe the airport sponsor has taken reasonable steps to protect the airport from incompatible development. The duration of these grant assurances and sponsor obligations is a period of 20 years from when the airport sponsor received the last grant with the exception of grant assurances associated with land acquisitions. The grant assurances and sponsor obligations associated with land acquisitions exist into perpetuity or until the land is sold (at fair market value) and the grant monies are paid back to the FAA. For more information on FAA policy on grant assurances, see FAA Order 5190.6, FAA Airport Compliance Manual or contact the Division of Aeronautics, Airport Planning and Development section for Idaho policy. Without going into detail, the following list is a reference and reminder of the assurances.

### AIRSPACE

Idaho Code, Title 21, Aeronautics, Chapter 5 -Airport Zoning Act State Assurance #23

Idaho Administrative Code (IDAPA 39) - Idaho Transportation Department, Division of Aeronautics, 39.04.01





**IDAHO TRANSPORTATION DEPARTMENT**

Division of Aeronautics  
1390 W Gowen Road, Boise ID 83705

(208) 334-8775  
[itd.idaho.gov/aero](http://itd.idaho.gov/aero)

---

**COMPATIBLE LAND USE**

**SPECIAL NOTE:** The FAA does not have statutory authority to mandate to airport sponsors the specific land use methods you must implement in order to achieve land use compatibility around your airport. Rather, the land use planning action(s) taken by you, the sponsor, must be considered "reasonable" to the FAA.

FAA Grant Assurance #6 - Local Plans

FAA Grant Assurance #21- Compatible Land Use State Grant Assurance #17

State Grant Assurance #23

Idaho Code, Title 21, Aeronautics, Chapter 5 -Airport Zoning Act.

Idaho Code, Title 67, State Government and State Affairs, Chapter 65 - Local Land Use Planning.

Idaho Administrative Code (IDAPA 39)- Idaho Transportation Department, Division of Aeronautics, 39.04.01

I want to thank you for taking the time to consider this matter. Should you have any questions or concerns please do not hesitate to contact us.

Jennifer L. Schildgen, CM  
Airport Planning Manager  
Idaho Division of Aeronautics

*Jennifer L. Schildgen*

Cc: Thomas Mahoney, Idaho Division of Aeronautics Administrator  
Steffen Verdin, Airport Planner

Attachments:  
Airport Economic Impact Brochure  
ACRP Planning Brochure



601 Pennsylvania Ave NW, Suite 250  
Washington, D.C. 20004

T. 202-509-9670  
[www.aopa.org](http://www.aopa.org)

February 16, 2024

City of Nampa  
Planning and Zoning Commission  
500 12th Ave S.  
Nampa, ID 83651

**TRANSMITTED VIA ELECTRONIC MAIL TO:**

[bodilyp@cityofnampa.us](mailto:bodilyp@cityofnampa.us)

[pzall@cityofnampa.us](mailto:pzall@cityofnampa.us)

**RE: Proposed Concrete Plant Near Nampa Municipal Airport (KMAN)**

Dear Commissioners,

The Aircraft Owners and Pilots Association (AOPA) is the world's largest general aviation association including almost 33,000 members in the Northwest Mountain Region, almost 3,000 members across Idaho, and over 250 AOPA members at Nampa Municipal Airport (KMAN). On behalf of these pilots, I am writing to **strongly oppose** the approval of a building and use permit for the Sunroc concrete plant at 39 N. Picard Lane, Nampa, ID 83687.

Although we applaud the steps that have been taken to assess Federal Aviation Administration (FAA) obstruction and evaluation criteria for the project, we nonetheless share the concerns of much of the local community and airport users that notwithstanding conditions that the Commission may place on this proposed development, it is hard to conceive a scenario where potential conditions would be sufficient to mitigate the many concerns already expressed by your community. While the Sunroc tower height may have been adjusted to meet FAA obstruction height standards, there are still many other airport-related compatibility concerns that should be evaluated.

Approval of the construction of the Sunroc concrete plant near the airport would introduce obstruction hazards that pose a risk to pilots. Consider the case of Burley, ID and the [tragic 2022 death of a young aviatrix](#) that occurred as a result of her crashing into nearby exhaust towers in less than optimum weather conditions. To more fully understand the importance of development planning in close proximity to airports, I encourage you to consult an excellent document published by Idaho Department of Transportation-Aeronautics Division (ITD) entitled [Land Use Guidelines](#). In this document on page 93 it references [Idaho Code Title 67, Chapter 65](#), "Local Land Use Planning". Within Chapter 65, para 67-6508 "Planning Duties", sub paragraph (q) "Public Airport Facilities" there is a reference to ITD Aeronautics being available to perform a compatibility analysis for a development near an airport "**if requested by the planning and zoning commission**". As of the date of this memo and to our knowledge, **no such request has been made of ITD Aeronautics Division**. Further and on the topic of compatible land

## Proposed Concrete Plant Near Nampa Municipal Airport (MAN)

February 16, 2024

Page 2 of 2

use near airports (and as you are likely aware), as a Federally grant-obligated, public airport, KMAN is subject to compliance with [FAA Grant Assurances](#).

In return for accepting Federal grant funds, the City of Nampa agrees to Federal Grant Assurances (Obligations) that protect the airport from incompatible land uses. Relevant grant assurances in this case include numbers 21 (Compatible Land Use) and 19 (Operations and Maintenance). Taking advantage of an ITD Aeronautics compatibility analysis will likely help to ensure compliance with FAA grant obligations as well as providing additional data to assist the Commission in making the best possible planning and zoning decision with respect to this proposed development.

AOPA recognizes that all political subdivisions want to do what is in the best interest of their community. In this case, and at a minimum, AOPA strongly recommends that the city of Nampa take this important next step and request ITD Aeronautics perform a land use compatibility analysis per Idaho Code Title 67 Chapter 65. In AOPA's 85 years of experience, we have seen countless well-intended developments built near airports end up causing great community strife, conflict, and lawsuits for a wide range of reasons including but not limited to aircraft incidents/accidents or revolving around a local communities' right to quiet enjoyment of their property.

AOPA fully supports the use of the ITD Aeronautics Division to further assess this project for its compatibility with aviation. Particularly if this Commission goes forward without such further analysis, **AOPA strongly opposes approval of any construction or operations permit for subject development.**

Please consider me a resource on this issue and other matters impacting general aviation. I can be reached at email: [brad.schuster@aopa.org](mailto:brad.schuster@aopa.org) or by phone: 202-851-7502.

Sincerely,



Brad Schuster, AOPA  
Northwest Mountain Regional Manager

Cc:

Nampa Mayor and City Council Members  
Director, Nampa Municipal Airport  
Director, Idaho Department of Transportation-Aeronautics Division  
FAA Helena Airports District Office (ADO)

AIRCRAFT OWNERS AND PILOTS ASSOCIATION

March 5, 2024

Aubree Miller  
Nampa Municipal Airport Commissioner  
1042 E Ustick RD  
Meridian, ID 83646

RE: Sunroc Wet Cement Batch Plant CUP Business Item for March 18, 2024

Dear Mayor and City Council Men and Women,

Thank you in advance for taking the time to read through my letter and trying to familiarize yourself with the situation at hand. I trust you will carefully read the **Nampa Airport Commission's letter, AOPA's letter, and the 1975 Land Easement (with diagram) in the February 27<sup>th</sup>, 2024, P&Z meeting packet**. I also sent a letter for the January 23<sup>rd</sup>, 2024, meeting that was included in the February 27<sup>th</sup>, 2024, meeting packet even though a continuance was allowed that evening.

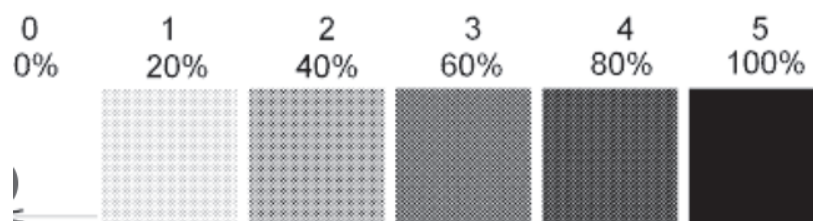
The Planning and Zoning Committee packet for Feb 14, 2023, includes Sunroc's (CUP-00328-2023) plans (PDF p 158-152). These plans are significantly different than what was proposed for January 23, 2024 (PDF p 134-216), at which time Sunroc requested a continuance. The February 27, 2024 (PDF p 209-end), plans (CUP-00303-2022) vary even more significantly than what was proposed on January 23, 2024. To summarize, this went from what looks to be a mobile cement batch plant without plans for added structures to permanent structures ranging from 36-73 feet high, with vertical exhaust coming from all eight buildings, and two rock crushers. At the P&Z Commission meeting on February 27, 2024, the Sunroc representative said this was the same plan presented in February 2023. If you review the three different meeting packets, you will find the plans are very different.

I understand Sunroc's request is outside of the airport property, but it borders/abuts the airport property. A wet-cement batch plant facility poses a significant risk to the airport, its operations, economic vitality, and the valuable collections housed in the aviation museums, Warhawk and Spirit of Flight.

On behalf of the airport commission, I gave live testimony on February 23, 2024, as to the safety concerns to the airport. I was limited to two minutes and gave an abbreviated

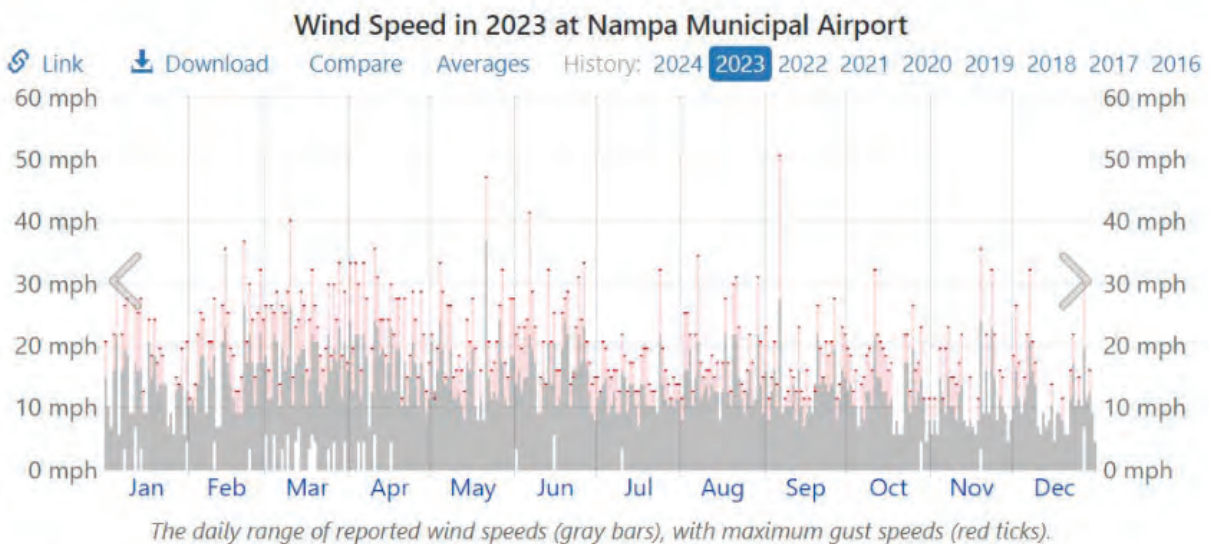
version. I am providing what I would have liked to have conveyed that evening. Please consider these safety concerns during your decision:

- *Mr. Chair, thank you! I'm Aubree Miller, a native Idahoan and pilot.*
- *Part of the pleasure of serving on the airport commission for the last four years is to ensure a future flying legacy for my kids, help shape the landscape around the airport, and perhaps to even leave it a little better than when I started. Maybe we share this commonality as volunteer commissioners?*
- *On behalf of the airport commission, a letter in strong opposition was submitted detailing key stakeholders and their concerns. We'd like these addressed before project approval.*
- *AOPA is a national non-profit formed in the 30's striving for aviation safety. The Northwest Region submitted a letter and it should carry quite a bit of weight. Airport commissioners support this letter.*
- *There's an Aviation Easement in your packets (on handwritten page 279-281). To summarize, it grants the city all rights until the airport's no longer an airport to prevent erection or growth of something on or extending into airspace causing a safety issue. This easement created in the 70's is a bit of a "common sense hold-out" to ensure safe, and proper building around the airport. However, if there is a need to spend the money on a land use compatibility analysis, performed by the Division of Aeronautics as AOPA suggests, we'd support this. I would like to know what city attorneys think about this easement and the importance of it.*
- *The main things I want to leave you with are:*
  - o *8 buildings with exhaust will be placed directly below traffic pattern altitude. This starts at 500 feet above the ground for ultralight aircraft. Exhaust below a traffic pattern is an unnecessary distraction that can cause difficulty in recognizing aircraft, especially in transition. The visual emissions to adhere to by the state is 20% transparency (on handwritten page 14) or 1 and never greater than 3 (handwritten page 6) on the Ringelmann Chart. Visually, this is what a pilot could be looking through with minimum standards – see chart below - while entering and looking for traffic in a traffic pattern.*





- Yes, state-of-the-art filters will be in place, minimum standards will be met. If I understand correctly, the plan still allows 25% (on page 7 of their General Permit Statement), could be more or less, of unsuppressed potential to emit fugitive emissions of particulate matter. Digging in the footnotes, I found 4.17% of this is sand and 1.77% of this is aggregate and is allowed up to 1 pound per hour per acre. Sunroc sits on 7.83 acres and for time, I will let you apply the multiplier. When exhaust truly is vertical, aircraft will be forced to fly through the particulates in the air to land. If this project is allowed, it's like putting a fine layer of corrosive sandpaper in and on, all fragile, moving and stationary surfaces made of: metals, composites, plexiglass, fabric aircraft, and metal buildings in and around the airport.
- A recycling plant adjacent the runway and Sunroc's property gave similar assurances to mitigate debris, but we've still run into safety and visibility issues. Correct, windspeed averages 7 miles per hour. Looking at wind speeds over 2023, winds are consistently in the teens with high gusts as you can see on the chart. With winds like this, dust, grit, and particulates will not remain on Sunroc's property. The plan identifies exhaust, aggregate storage piles very close to the runway, material transfers, and a crusher – to be permitted independently. Why? More on this if allowed time, otherwise, refer to Dennis Parker's comments.



- As a commission, we've learned our lesson that higher standards are needed for safety and protection of current and future stakeholders. There's well over \$100 million dollars in physical airport assets and the airport's annual direct economic

*impact is valued at over \$25 million dollars per year. The airport's been here since 1928 and will be here long after us. Decisions made today will no doubt affect the airport's future. The concrete batch plant next to the airport is not in the best interest of the city of Nampa. Thank you.*

- *More time for Crusher: Under the Facility Information Description (on handwritten page 195) indicates the rock crushers are being permitted independently. Why would the crushers be permitted separately? Yes, the permitting process requires it, it this way, but this information was missing on the 2022 CUP. Mr. Dennis Parker articulates (on handwritten page 298-99) the combined toxic cement dust, with not just one crusher, but two, with the items listed on their conditional use permit would have put the acceptable volume way over the safe limit and the permit would have been denied. The reason the crushers were omitted in the original plan is so there would be a separate toxic dust calculation. Are the crusher toxicity levels included in the General Permit statement? Not that I completely understand the levels, numbers, or calculations, but if Mr. Parker is correct in his deduction, this non-disclosure is truly unethical. It leads me to question what else is a little less than the truth and how they will perform their own self-reporting measures.*

During the P&Z Meeting February 27, 2024, the following information was not in their plan:

- 24-hour production would occur
- Up to 40 trucks could be in operation, with 5-6 trucks daily truck loads
- Approximately 65 people will be employed, another 130 trips in and out of property
- No current city plans to upgrade surrounding roads to truck access points
- Approximately 100,000 gallons of water would be used each day, 36.5 million gallons per year
- Anticipated well usage (Who monitors this usage to ensure no over-use?)
- The staff report said ITD Division of Aeronautics does not do land compatibility use studies, even though it is in State Code (Document published by Idaho Department of Transportation-Aeronautics Division (ITD) entitled Land Use Guidelines, referencing on page 93 Idaho Code Title 67, Chapter 65, "Local Land Use Planning". Within Chapter 65, para 67-6508 "Planning Duties", sub paragraph (q) "Public Airport Facilities") [https://itd.idaho.gov/wp-content/Aero/Publications/LandUse\\_Guidelines.pdf](https://itd.idaho.gov/wp-content/Aero/Publications/LandUse_Guidelines.pdf)
- Sunroc told the P&Z commission the 1975 Airport Easement does not apply to their property, when in fact, it covers to Victory Road, well past their property
- Public hearing notice for February 14, 2023, were not in places for the public to see and provide public comment



- No plan to stay within current zoning decibels with “occasional” crushing and up to 40 trucks working 24/7 (the airport is zoned for a higher decibel rating than the land in question)

I am concerned that during the discussion of the P&Z Commission, not a single commissioner recognized the safety component, value of physical assets, or the need to protect the integrity of the airport.

*“... 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 “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.”*

The safety issues raised with steam placement directly under the traffic pattern and the particulates and chemical emissions despite state-of-the-art filters and processes violate this part of the CUP. Flying aircraft through dust clouds from aggregate can be damaging to aircraft. The damage may range from pitting of plexiglass windscreens, leading edge and propeller pitting, turbine engine ingestion, air filter ingestion, and more. Results of some of these types of damage include reduction in aircraft power and even total engine failure. Concrete dust is known to be corrosive to the oxide layer of metals such as aluminum affecting both inside and outside of a plane, as well as metal structures. Concrete dust that has settled and builds up on fragile surfaces, such as windows or glass, can be further damaged by rain.

The accident AOPA referenced in their letter of the death of a young aviatrix in Burly, ID, in 2023, says, *“The couple (parents of the deceased) blames the city and several government agencies, including the Idaho Department of Transportation and the Division of Aeronautics, for their “bureaucratic disregard, inaction and recklessness.” They allege Gem State Processing, the city of Burley and its real estate partner were negligent and demonstrated “corporate indifference” on the matter.”* Later, *“The (Federal Aviation Administration) FAA determined the new stacks encroached on the runway. Court records indicate multiple pilots sent letters to the city saying the smokestacks “interfere with approaches” and “reduce visibility” at the airport.”*

<https://www.eastidahonews.com/2023/08/parents-of-pilot-killed-in-plane-crash-blame-city-of-burley-others-in-wrongful-death-lawsuit/>). This was not once referenced or taken into consideration. To protect the City of Nampa, a land compatibility use study MUST be completed for the safety of our pilots and the liability of the city.

Remember, the FAA obstruction and evaluation criteria for the project only takes into consideration the *structure* and not what comes out of the structure or the contaminants in the air or dust and debris. Current airport structures have been limited to 35 feet with plans for navigational equipment to be as high as 50 feet. Generally, buildings are kept to no higher than a two-story building. Please consider the need for this across the fence, even though it is not the airport's property and the FAA says it is okay. We need to look at the project in context, not just the physical structure.

As a recipient of FAA Airport Improvement Program (AIP) grant funding the recipient sponsor, the City of Nampa, agrees to several Grant Assurances. Grant Assurance 19: Operations and Maintenance – stipulates the Sponsor (the City of Nampa) may not cause or permit any activity or action that would interfere with the use of the airport for aviation purposes. Grant Assurance 21: Compatible Land Use- Stipulates that the Sponsor will take appropriate action, to a reasonable extent, to restrict the use of land or activities adjacent to the airport to purposes that are compatible with normal airport operations. Violation of FAA grant assurances could result in loss of future funding as well as the potential to repay the FAA for the past 20-years of grant contributions.

Thank you for taking the time to review, research, etc. to deny Sunroc to continue its operations at the suggested location next to the airport. Though there is a need for Sunroc's services, it is not in the best interest of the city to have it next to the city's airport. The city has a much larger stake to protect due to its current airport commitments – this includes safety, current stakeholder's assets, and the airport's economic impact.

Kind regards,

Aubree Miller  
Nampa Airport Commissioner