

## PLANNING & ZONING DEPARTMENT

### Before the Planning and Zoning Commission Meeting of 10 DECEMBER 2024

#### PUBLIC HEARING ITEM STAFF REPORT

Damion Snodgrass  
Associate Planner

**Conditional Use Permit for above-ground storage of flammable, combustible, and/or corrosive liquids/materials** in excess of the quantities allowed by the bulk standards identified in code 10-19-3.B on 116.11 acres in the IL (Light Industrial) zoning district, Parcels#R3436101000, R3436101100, R3436101200, R34361013A0, R34361014A0, R3436301000, R3436101300, R3436101400 and a portion of Parcel R3436100000 in the SW 1/4 of Section 33, T4N, R2W, BM, addressed as 0, 0, 0, 0, 0, 0, 0, 0, and 9792 Ustick Rd, for Bradley Anderson of H+M Architects/Engineers, Inc. representing RRMCC7, LLC & RRNMIP, LLC - Timothy L Viole.

**Original concept:** Onsite storage and packaging of flammable, combustible, and corrosive liquids in individual containers ready for commercial distribution and sales in retail stores.

**Action:** *Decision*

#### PROPERTY DETAILS

##### The Distribution Warehouse use is a permitted use in the IL Zoning District.

The chemicals referenced as Class I and Class II are packaged for individual sale for distribution to retail stores and will be stored in a room inside the main warehouse building with fire protection provisions approved by the Nampa Fire District.

City Code does not define the difference between above ground bulk storage tank v. the storage of large quantities of products packaged for individual sale.

#### 10-3-2 SCHEDULE OF DISTRICT/ZONE LAND USE CONTROLS

(blank) = Not allowed P = Permitted use C = Conditional use permit required

Industrial Land Use/ Building Occupancy Type	U	AG	RA	RS	HC	RD	RML	RMH	RP	BN	DB	DV	DH	BC	GB1	GB2	GBE	IP	IL	IH
Warehouse, distribution and wholesale <sup>2</sup>															C			P	P	P

**Current Jurisdiction/Status:**

The property has been annexed and zoned IL (Light Industrial)

**Surrounding Zoning:**

**North:** County Jurisdiction (large lot SF residential)

**South:** IL (Light Industrial)

**West:** County Jurisdiction (Arbor Subdivision SF Residential 4k sq. ft. +)

**East:** County Jurisdiction (farmland & large lot SF)

**History:**

**November 2021:** Annexation of Southern parcels into IL Zoning (Ord. 4693)

**September 2022:** Annexation of Northern parcels into IL Zoning (Ord. 4749)

**May 2023:** Property Boundary Adjustment to combine parcels.

---

## APPLICABLE REGULATIONS

---

**Conditional Use Permits****Nampa City Code, Title 10, Chapter 25-1**

Certain types of uses require special consideration prior to their being permitted in a particular district. The reason for special consideration involves, among other things, the size of the area required for the full development of such uses, the nature of the traffic problems incidental to operation of the use, the effect such uses have on any adjoining land uses and on the growth and development of the community as a whole.

All uses permitted conditionally are declared to typically possess such unique and special characteristics as to make impractical their being included as outright uses in any of the various districts defined within this title. The authority for the location and operation thereof shall be subject to review and the issuance of a conditional use permit (CUP). The purpose of review shall be to determine that the characteristics of any such use shall not be unreasonable or incompatible with the type of uses permitted in surrounding areas, and for stipulating such conditions as may be reasonable so that the basic purposes of the chapter shall be served. Nothing construed herein shall be deemed to require the Commission to grant a CUP.

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

**10-25-4.A:** A Conditional Use Permit may be granted only if the proposal conforms to all the following conditional use permit criteria, provisions of the zoning ordinance unless lawfully waived or modified by authorization of the Commission, and the Nampa comprehensive plan. The conditional use permit criteria are as follows:

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

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

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

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

**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.

#### **10-1-9.C: Flammable and Combustible Liquids and Gases:**

**10-1-9.C.1: Storing and Handling:** Storing and handling of flammable and combustible liquids and gases and all explosives shall, in terms of fire and safety hazards, **comply with rules and regulations falling under the jurisdiction of the Nampa Fire Department, as well as other applicable federal, state and local laws.**

**10-1-9.C.2: Bulk Storage:** Bulk storage of flammable and combustible liquids and gases below ground shall be permitted; however, the tank type, design and location shall fall under the jurisdiction of the Nampa Fire Department, shall meet adopted fire code requirements and regulations, and, in any event, be located no closer to the property line than the greatest dimension (diameter, length or height) of the tank or as otherwise required by adopted Fire code requirements and regulations, whichever is more restrictive.

#### **NCC § 10-19-1: IL (Light Industrial) District/Zone**

The IL light industrial district is intended to create, preserve and enhance areas containing a wide range of manufacturing and related establishments, and is typically appropriate to areas providing a wide variety of sites with good rail or highway access.

**10-19-3.B: Special Hazardous Uses Requiring Conditional Use Permits:** Regardless of whether a conditional use permit would otherwise be required for a particular use, due to potential hazards involved, any use involving the manufacture, processing and/or aboveground storage of one or more of the following items shall require a conditional use permit, issued in accordance with the procedures of chapter 25 of this title:

- Two thousand (2,000) or more water gallons of flammable liquids, Class I and Class II; 10-19 Page 2 City of Nampa April 2024
- Fifty (50) gallons or more of unstable liquids;
- Fifty (50) pounds or more of fireworks;
- Fifty (50) pounds or more of blasting agents;
- Fifty (50) pounds or more of explosives;
- Magazines: class II and class I magazines are not permitted;
- Five hundred (500) pounds or more or two hundred (200) gallons or more of hazardous chemicals, including corrosive liquids, flammable solids, high toxic materials, oxidizing materials, poisonous gases and any amount of radioactive materials;
- Unstable (reactive) chemicals, including organic peroxides and nitromethane;
- Fifty (50) pounds or more of ammonium nitrate;
- Two thousand (2,000) or more water gallons of liquefied petroleum gases.

---

## **CORRESPONDENCE**

---

**Agency/City department comments** have been received regarding both the entitlement request and platting approval request associated with this matter [and report]. Such correspondence, by way of information, as received from agencies or the citizenry regarding the application package [received by noon December 4, 2024] is hereafter attached to this report. Agency comments that indicate no comment/issues/concerns will not be listed here but are attached to this staff report.

1. A memo, dated November 22, 2024, authored by Ron Johnson, Fire Marshal, stating required conditions of development. See attached memo for further details.
  - The support of approval is based on the following engineered mitigations and the storage arrangements.

- i. The liquids will not be stored in bulk containers, with the largest individual containers being only 5 gallons. The only exception is a minimal quantity (189 gallons total) of Class II Combustible liquid. The storage of liquids in smaller containers rather than bulk containers eliminates the chance of a bulk spill and slows fire growth considerably.
  - ii. The H-3 portion of the building has ESFR (Early Suppression Fast Response) fire sprinklers throughout with additional fire sprinklers within the storage racks to effectively suppress and extinguish fire quickly. ESFR fire sprinkler protection is also provided throughout the rest of the attached building to increase the fire suppression capacity throughout the facility.
  - iii. An automatic smoke and fire alarm system is being installed in place of the code required manual alarm system, decreasing the time it takes to detect a fire and notify occupants to evacuate.
  - iv. A 2-hour fire barrier separates the H-3 storage area from the rest of the building in place of a required 1-hour fire separation reducing the chance of fire spreading from one area of the building to another. All doors in the fire barrier have equivalent fire rating.
  - v. Extra hose connections are being installed at key areas around and in the H-3 area to enhance manual firefighting efforts.
  - vi. Additional exit doors are located around the H-3 area for occupant evacuation.
- In conclusion, the applicant has provided a design that considerably exceeds Fire and Building Code requirements, mitigating the potential hazard. No additional mitigation is requested by the Fire District.
- 2. A memo, dated December 20, 2023, authored by Michael Underwood, Nampa Building Department, stating the organization supports the issuance of the CUP under the condition that the storage, handling, and quantities of all hazardous materials are compliant with provisions of the currently adopted International Building Code and International Fire Code.

**Public Comment:**

- Public Comments were centered around safety and land use. See attached for comments.

---

## STAFF ANALYSIS

---

**Zoning:** The property is zoned IL (Light Industrial).

**Comprehensive Plan:** The future land use designation is Industrial.

**Light industrial** uses are oriented to industries that are less impactful to surrounding land uses, require lighter utility use, cleaner in operations and emissions, and located in areas that are easily accessible by large vehicles. These are important land uses that assist the City to diversify its economy with new and renovated industrial properties.

Uses include processing, warehousing and manufacturing of goods, research and development, flex space (office/warehouse/shop) development, wholesaling, distribution, general agricultural crop farming and animal husbandry, laboratory, lumber sales, nurseries, petroleum storage, indoor entertainment/amusement/recreation/sporting, automobile sales and service, restaurant, truck stop, drive-in theater, construction trade sales office, landscape/horticultural center/services, animal hospital, plant laundry facility, cold storage lockers, motel, printing and publishing, etc.

---

## RECOMMENDED CONDITIONS OF APPROVAL

---



If the Planning and Zoning Commission approves of the conditional use permit for above-ground storage of flammable, combustible, and/or corrosive liquids/materials in excess of the quantities allowed by the bulk standards, recommended conditions of approval are as follows:

1. Applicant/Owner shall comply with all City Codes, Policies, and Standards in place at the time of property development/redevelopment, including but not limited to:
  - a. International Building Code, International Fire Code, and codes set in place by Nampa Fire Department at time of property development/redevelopment.
2. Any additional conditions the Commission may add...

---

## POTENTIAL FINDINGS

---

### **Findings for approval:**

#### **1: That the proposed use is supported by the Nampa Comprehensive Plan.**

- The Comprehensive Plan Future Land Use Designation is Industrial.
- The property is annexed and zoned as IL (Light Industrial).
- The Nampa Comprehensive Plan 2040 includes the following:
  - 4.4.6 Providing for Industrial Development  
The City of Nampa aims to provide appropriate zoning and designate sufficient area for light and heavy industrial development as part of the City's economic development strategy. Development of City infrastructure to areas zoned for industrial development is an important consideration. In addition, rail and roadway access is critical to attract new industrial development. Light and heavy industrial development plays an important role in providing for a balanced tax base for the City.
  - **Chapter Four – Economic Development Objectives and Strategies:**
    - OBJECTIVE 1: Promote industrial development and preserve industrial land.
      - Strategy 1: Preserve commercial and grow industrial land use settings
- **5.9 Industrial Land Use Designation**  
This zone permits industrial land uses that are designated as light industrial and heavy industrial. Light industrial uses are oriented to industries that are less impactful to surrounding land uses, require lighter utility use, are cleaner in operations and emissions, and located in areas that are easily accessible by large vehicles. These are important land uses that assist the City to diversify its economy with new and renovated industrial properties. Heavy Industrial land uses are generally more impactful to the environment and surrounding land uses. They have a potential to affect the public health and safety due to sound, odors, vibrations. Examples of this type of land use is a rendering plant, automobile pick- and-pull, and junk yard. They require more intensive utility service connections and large vehicle access. Light and Heavy Industrial Land is shown as an 'Industrial' Land Use Setting on the Future Land Use Map. The City's Zoning Code should show and differentiate between both uses on the zoning map.

**Conclusion:** The proposed use is supported by the Nampa Comprehensive Plan, because the Nampa Comprehensive Plan encourages industrial development and preservation of industrial land. This property

is in zoned Light Industrial (IL) which is in conformance with the Industrial Designation specified by the Nampa Comprehensive Plan and Future Land Use Map.

**2: That the design, construction, operation and maintenance of the property and project will not adversely impact the intended character and appearance of the general vicinity.**

- **The Nampa Comprehensive Plan 2040 includes the following:**
  - Light industrial uses are oriented to industries that are less impactful to surrounding land uses, require lighter utility use, are cleaner in operations and emissions, and located in areas that are easily accessible by large vehicles. These are important land uses that assist the City to diversify its economy with new and renovated industrial properties.
- The property is in an IL (Light Industrial) zoned area that features industrial uses and agricultural land.
- The proposed warehouse project is a permitted use within the IL zoning district.
- The building use is undergoing LEED certification.
  - Includes an excess of open space that is not required by Nampa City Code.
  - Meets building energy efficiency and safety standards the exceed requirements of City Code.
- **Surrounding Zoning:**
  - **North:** County Jurisdiction (large lot SF residential)
  - **South:** IL (Light Industrial) Developing Adler Industrial Park
  - **West:** County Jurisdiction (Arbor Subdivision SF Residential 4k sq. ft. +)
  - **East:** County Jurisdiction (farmland & large lot SF)
- Industrial Design Review will be required for this project.
- Within the 25' landscape buffer on Midland Blvd a landscape berm will separate the industrial uses from the residentially zoned properties within Caldwell's city limits and impact area.

**Conclusion:** That the design, construction, operation and maintenance of the property and project will not adversely impact the intended character and appearance of the general vicinity due to the nature of the property being designated and zoned as industrial. This is compatible with other nearby industrially zoned parcels within Nampa's impact area. The design of this project will provide landscaping that will ease the transition from industrial to residential within Caldwell's city limits and impact area and will require industrial design review for the structure. ~~The character will be maintained due to the requirements of Nampa's industrial design review standards.~~

**3: That the proposed use will be served adequately by essential public facilities and services.**

- City utility availability:
  - 12" sewer stub currently existing at the south side of the property in Ustick Rd.
  - 12" water main in Ustick Rd.
  - 8" pressure irrigation main in Ustick Rd.
- The land use has been approved through annexation and the city engineer examined the utility capacity at that time.
- Police and Fire services are readily available to this property.

**Conclusion:** The proposed use will be served adequately by essential public facilities and services because utilities are readily available, there is capacity to serve this property and police and fire services are available to this property.

**4: That the proposed use will not be detrimental to the economic welfare of the community.**

- The business will provide an essential service to the community in the effect of distribution of inventory to retail stores, including one in Nampa.
- The business will provide job opportunities to citizens.
- The following is defined in the Comprehensive Plan:
  - The economic development strategy for the City of Nampa, Idaho is based on three fundamental economic development principles: (1) business retention and expansion; (2) business recruitment; and (3) entrepreneurial development. Nampa uses these strategies to help develop and maintain a strong local economy by creating an environment that supports current businesses while encouraging entrepreneurship and the start-up of new business. Nampa makes use of financing options and revenue sources such as the Community Development Block Grant program and Industrial Revenue Bond Authority.
    - 4.4.1 Target Industries
      - Advanced manufacturing, including:
      - Microelectronics and semiconductor
      - Food processing and agribusiness
      - Transportation, logistics and *distribution*
      - Professional services, including:
      - Shared services
      - Technical support and customer care
      - Finance, insurance, and health care

**Conclusion:** The proposed use will not be detrimental to the economic welfare of the community as it will provide jobs and services. Per the economic development strategy, currently the city is looking for revenue sources including distribution. The proposed use will utilize industrially zoned property that is currently vacant.

**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 building and storage area within the building must be in accordance with the standards of International Building Code, International Fire Code, and the regulations of Nampa Fire District.
- Nampa Fire District reviewed the proposal and found conditions that must be met for approval. The Fire Marshall indicated there will be no detriments to safety if these conditions are met.

**Conclusion:** 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 because it will be regulated by Nampa Fire District

in terms of site design and protections. The Nampa Fire Marshall indicated that there will be no detriments to safety with all the conditions met.

---

## POTENTIAL MOTIONS

---

### APPROVE:

I move to approve the **Conditional Use Permit for above-ground storage of flammable, combustible, and/or corrosive liquids/materials in excess of the quantities** allowed by the bulk standards identified in code 10-19-3.B on 116.11 acres in the IL (Light Industrial) zoning district, Parcels#R3436101000, R3436101100, R3436101200, R34361013A0, R34361014A0, R3436301000, R3436101300, R3436101400 and a portion of Parcel R3436100000 in the SW 1/4 of Section 33, T4N, R2W, BM, addressed as 0, 0, 0, 0, 0, 0, 0, 0, and 9792 Ustick Rd, for Bradley Anderson of H+M Architects/Engineers, Inc. representing RRMCC7, LLC & RRNMIP, LLC - Timothy L Viole with the recommended conditions and adopt the proposed findings for approval as listed in the staff report.

### DENY:

I move to deny the **Conditional Use Permit for above-ground storage of flammable, combustible, and/or corrosive liquids/materials** in excess of the quantities allowed by the bulk standards identified in code 10-19-3.B on 116.11 acres in the IL (Light Industrial) zoning district, Parcels#R3436101000, R3436101100, R3436101200, R34361013A0, R34361014A0, R3436301000, R3436101300, R3436101400 and a portion of Parcel R3436100000 in the SW 1/4 of Section 33, T4N, R2W, BM, addressed as 0, 0, 0, 0, 0, 0, 0, 0, and 9792 Ustick Rd, for Bradley Anderson of H+M Architects/Engineers, Inc. representing RRMCC7, LLC & RRNMIP, LLC - Timothy L Viole. and adopt the proposed findings for denial as listed in the staff report.

---

## ATTACHMENTS

---

- Narrative
- Affidavit of Legal Interest
- Zoning Map
- Future Land Use Map
- Aerial View
- Site Plan
- Citizen, agency and other correspondence

**Project Spud  
Nampa, ID  
Narrative for Conditional Use Permit**

Project Spud is proposing to construct a 864,712 ft<sup>2</sup> distribution center with a 150,000 ft<sup>2</sup> future expansion capability. The project is located at the NE corner of the intersection of Midland Blvd and Ustick Rd. The Distribution Center will have a hazardous storage building (H-3) that will be attached to the main building (S-1). This building is shown on the building drawings attached. The project proposes to house class I flammable liquids, class II combustible liquids and corrosive liquids in quantities more than the thresholds shown in section 10-18-3.A of the IL Industrial Park Zone. The quantities that will be present in the hazardous storage building(H-3) are shown below. Also, these liquids will be packaged in individual containers ready for commercial distribution and sale in retail stores. These liquids will be stored in containers up to 5 gallons with a minimal number of containers greater than 5 gallons. There will be no bulk storage of these liquids in this facility. Please see attached commodities list for additional data.

Quantities of liquids stored in the hazardous storage building(H-3)

1. One gallon or less
  - Class I Flammable Liquid 14,688 Gallons
  - Class II combustible liquid 29,326 Gallons
  - Corrosive Liquid 1,176 Gallons
2. 1–5 gallons
  - Class I Flammable Liquid 6,037 Gallons
  - Class II combustible liquid 17,813 Gallons
  - Corrosive Liquid 185 Gallons
3. Greater than 5 gallons
  - Class II combustible liquid 189 Gallons

The proposed hazardous storage building(H-3) has multiple fire protection measures beyond code and life safety requirements. These are to enhance the life safety and fire protection of the building. These are listed below.

Fire protection and life safety measures of the hazardous storage building(H-3)

1. The hazardous storage building(H-3) is equipped with an Early Suppression Fast Response (ESFR) fire protection system. This system is mounted at the roof deck of the building.

2. The racks where the commodities of the product are stored, will have an in-rack sprinkler system. Each level of the racks will have a sprinkler system as well as baffles separating each level of the racks. There will be no bulk storage on the floor.
3. There is an automatic smoke and fire alarm system with both visual and audible alarms.
4. There is a 2-hour fire barrier between the hazardous storage building (H-3) and the main warehouse (S-1) whereas the building code only requires a 1-hour separation.
5. Fire rated overhead doors and fire rated hollow metal doors separate the hazardous storage building(H-3) and the main warehouse(S-1). These doors are equivalently rated for the rated wall they are within. Overhead doors are equipped with a firefly system as well as linked to the fire alarm system so the doors will close if there is a fire event on either side of the door.
6. There are hose drops for fire department use on the inside of each exterior door as well as warehouse side of the communicating doors between the warehouse and hazardous storage building(H-3).
7. There are more personnel doors provided for egress than what is required by the ICC Code.
8. There is an exterior fire hydrant near each exterior wall of hazardous storage building(H-3).
9. The floor in the hazardous storage building is recessed 4" to provide containment of any liquids released in a fire event as well as any fire water that is used in a fire event.
10. Portable fire extinguishers in excess of the ICC code requirements will be provided.

Project Spud  
Nampa, ID  
Flammables Storage Commodities List

Container/CUP Category	Sum of MAX (# of units)	Sum (gal/lbs)	Units
<b>Container 1 Gallon or Less</b>	<b>250,686</b>	<b>206,202</b>	
Aerosols: Level II	19,473	58,882	Pounds
Aerosols: Level I	30,447	32,227	Pounds
Class III B - Combustible Liquid	68,010	29,755	Gallons
Class II - Combustible Liquid	36,712	29,326	Gallons
Aerosols: Level III	23,785	20,877	Pounds
Compressed Gas: Flammable	22,428	15,344	Pounds
Class I: Flammable Liquid	30,868	14,688	Gallons
Class III A - Combustible Liquid	15,185	3,842	Gallons
Corrosive Liquid	2,809	1,176	Gallons
Oxidizing Materials-Gas	636	56	Pounds
Oxidizing Materials-Liquid	333	30	Gallons
<b>Container 1-5 gallons</b>	<b>13,772</b>	<b>47,265</b>	
Class II - Combustible Liquid	4,445	17,813	Gallons
Class III B - Combustible Liquid	5,866	16,837	Gallons
Class III A - Combustible Liquid	1,379	6,393	Gallons
Class I: Flammable Liquid	2,008	6,037	Gallons
Corrosive Liquid	74	185	Gallons
<b>Container Greater than 5 Gallons</b>	<b>853</b>	<b>5,181</b>	
Class III B - Combustible Liquid	832	4,992	Gallons
Class II - Combustible Liquid	21	189	Gallons



# City of Nampa

PLANNING and ZONING DEPARTMENT

OFFICE (208) 468-5484

CITY HALL

411 THIRD STREET SO.

NAMPA, IDAHO 83651

FAX (208) 465-2261

## AFFIDAVIT OF LEGAL INTEREST

STATE OF IDAHO )  
:SS  
COUNTY OF CANYON )

- A. I, RRMCC7, LLC, whose address is PO. Box 3950, Hailey, ID 83333 , being first duly sworn upon oath, depose and say that I am the owner of record of the property described on the attached application.
- B. I grant my permission to Kimley-Horn, whose address is 1100 West Idaho Street, Suite 210 Boise, ID 83702, to submit the accompanying application pertaining to the property described on the attached application.
- D. I agree to indemnify, defend and hold the City of Nampa and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 24 day of October, 2024.

Timothy L. Viole manager  
Signature

SUBSCRIBED AND SWORN to before me the \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

SEE Attached  
California Jurat

\_\_\_\_\_  
Notary Public for Idaho  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



**CALIFORNIA JURAT**

GOVERNMENT CODE § 8202

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

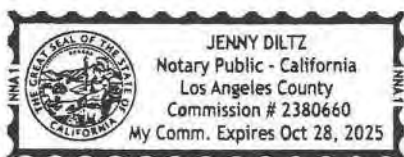
Subscribed and sworn to (or affirmed) before me on  
this 24<sup>th</sup> day of October, 2024, by  
*Date Month Year*

(1) Timothy L. Viole

(and (2) \_\_\_\_\_),  
*Name(s) of Signer(s)*

proved to me on the basis of satisfactory evidence to  
be the person(s) who appeared before me.

Signature \_\_\_\_\_  
*Signature of Notary Public*



Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or  
fraudulent reattachment of this form to an unintended document.

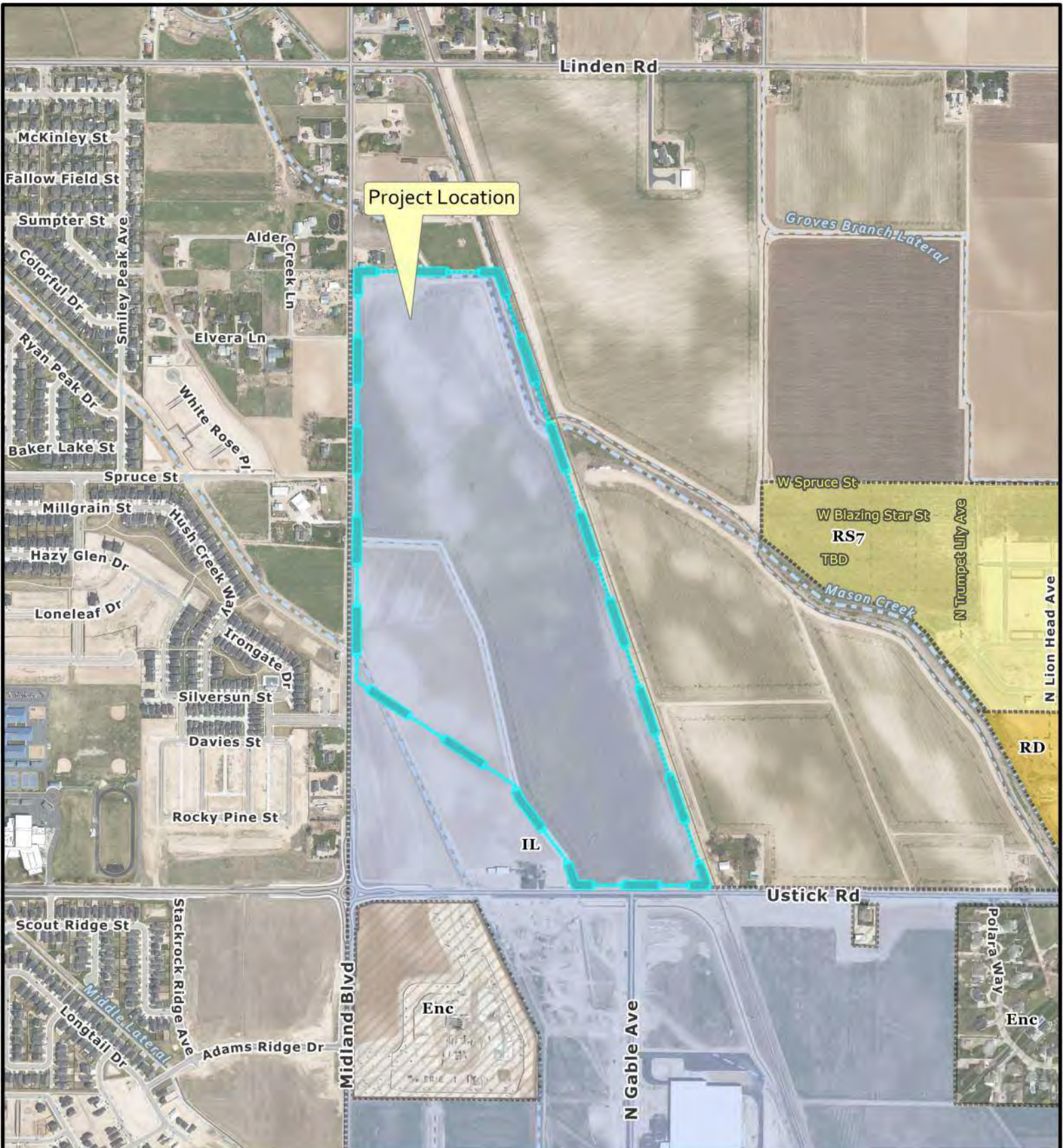
**Description of Attached Document**

Title or Type of Document: Affidavit of Legal Interest - PRMCC 7

Document Date: No Date Number of Pages: 1

Signer(s) Other Than Named Above: No Other Signers





**0 & 9792 Ustick Rd**  
**Conditional Use Permit for above ground storage of flammable, combustible and/or corrosive liquids/materials in excess of the quantities allowed by the bulk standard identified in code section 10-19-3.b in an IL (Light Industrial) zone**

Conditional Use Permit

CUP-00358-2024

11/25/2024

For illustrative purposes only.

Visit Planning & Zoning at [cityofnampa.us](http://cityofnampa.us) for more info.

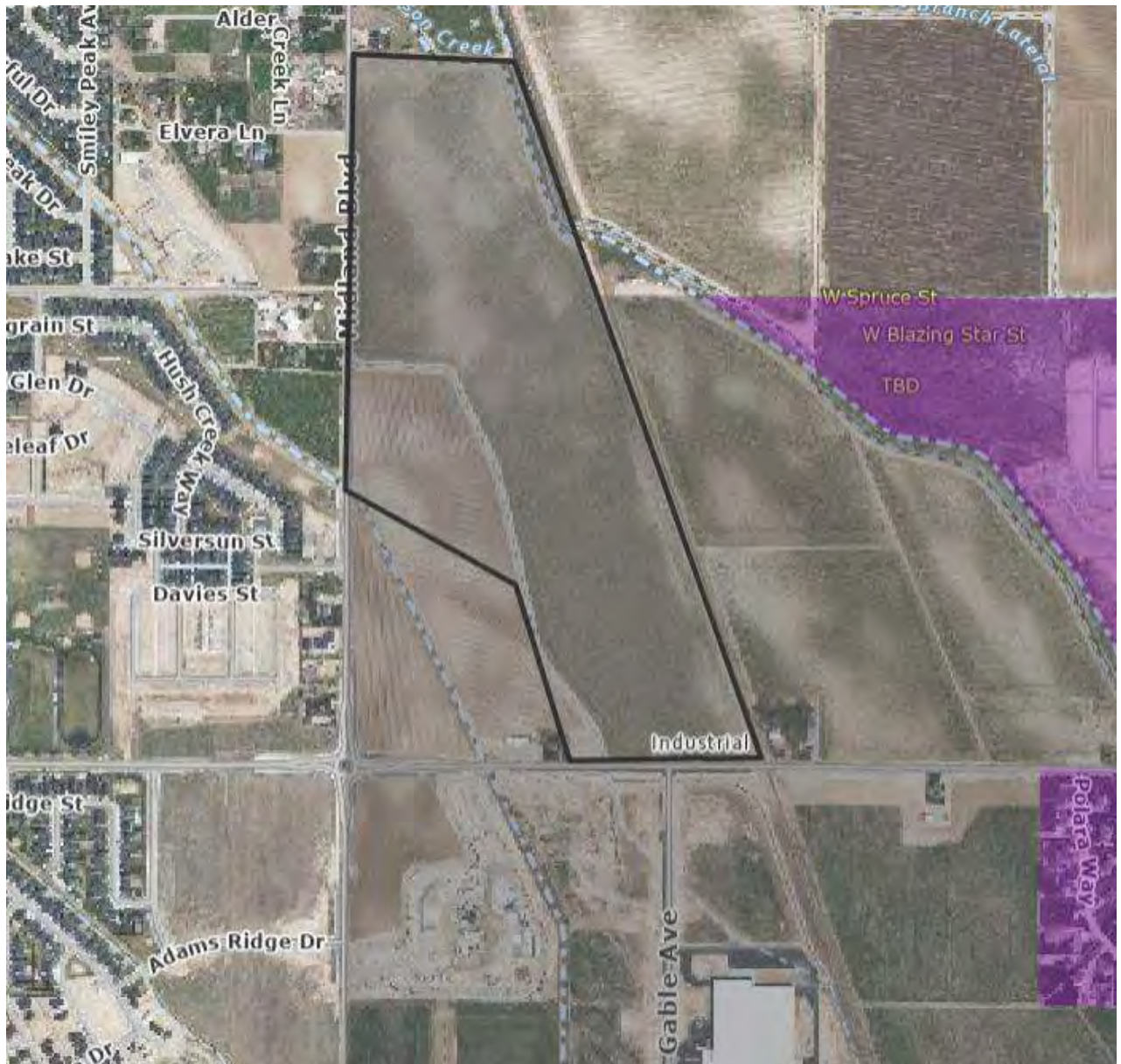


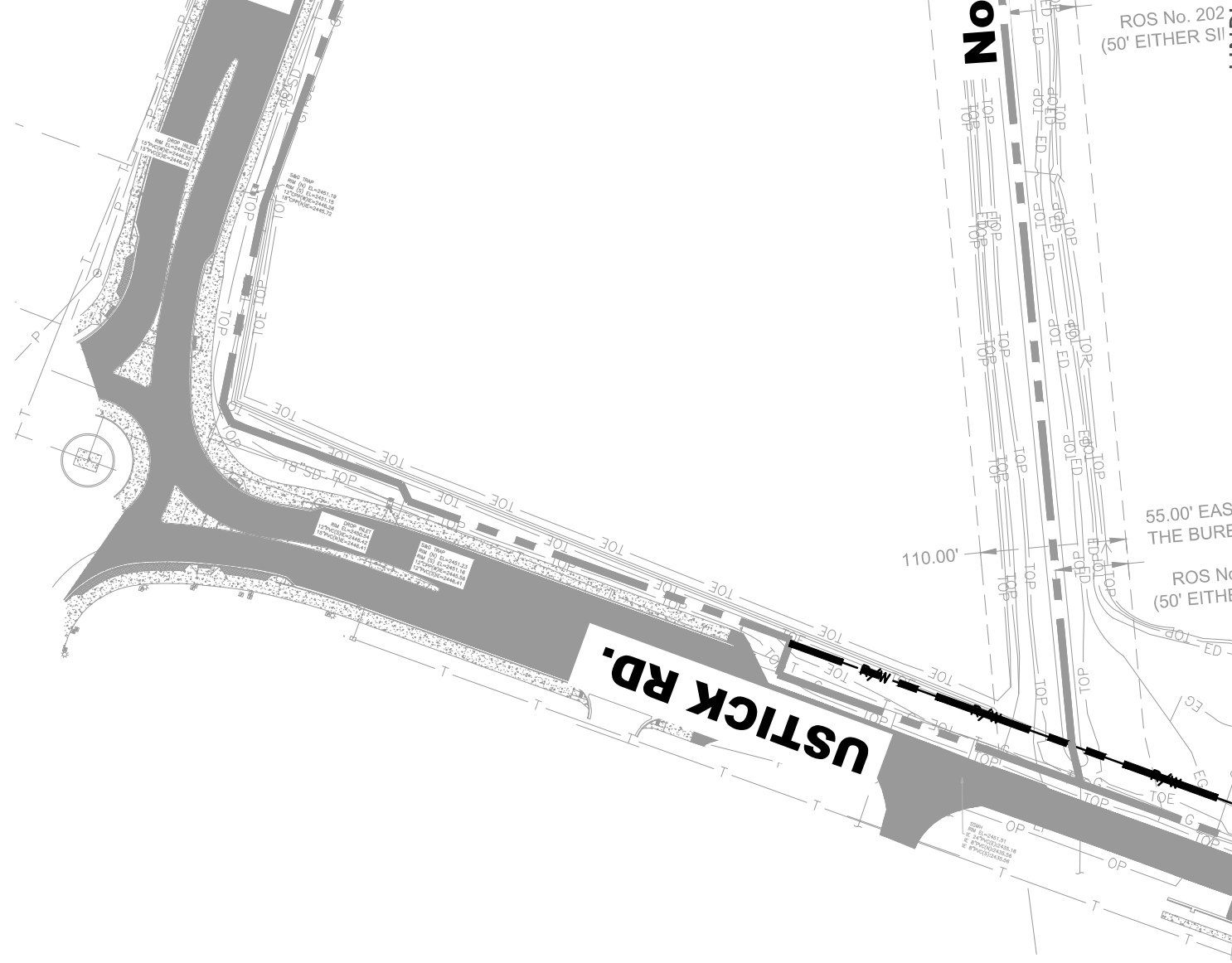
0 220 440 660 880 Feet

Subject Area	Subject Area	Subject Area
AG	HC	RS4
BC	IH	RS6
BF	IL	RS7
BN	IL_RS	RS8.5
DB	IP	RS12
DH	IP_RS	RS15
DV	RA	RS18
Enc	RD	RS22
GB1	RMH	U
GB2	RML	Unzoned
	RP	

**NAMPA**Proud







**From:** [Michael Underwood](#)  
**To:** [Teri Friend](#)  
**Subject:** RE: Request for Dept/Agency Comments by 12/2/2024 for CUP for hazardous materials storage above threshold for IL at 0 & 9792 Ustick Rd. (CUP-00358-2024)  
**Date:** Monday, December 2, 2024 3:03:15 PM  
**Attachments:** [image004.png](#)  
[image005.png](#)

---

(CUP-00358-2024)

Building Department supports the issuance of CUP-00358-2024 under the following conditions. The storage, handling and quantities of all hazardous materials are to comply with all applicable provisions of the currently adopted International Building Code and International Fire Code.



**Michael Underwood**  
Plans Examiner Supervisor  
P: (208) 250-4192  
[underwoodm@cityofnampa.us](mailto:underwoodm@cityofnampa.us)  
[Department of Building Safety, Like us on Facebook](#)  
**NAMPA Ready**

---

**From:** Teri Friend <friendt@cityofnampa.us>

**Sent:** Friday, November 8, 2024 3:05 PM

**To:** Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gisshared@compassidaho.org>; Courtney Stauffer <cstauffer@nsd131.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Lenny Riccio <Iriccio@hwydistrict4.org>; Lisa Boyd <lisa.boyd@vallivue.org>; Lumen (platreview) <platreview@lumen.com>; Matthew Jamison <jamisonm@cityofnampa.us>; Megan Kelly <mkelly@idahopower.com>; Melissa Close (Fire District) <closem@nampafire.org>; Michael Underwood <underwoodm@cityofnampa.us>; Mike Churella <mchurella@idahopower.com>; Mitch

Kiester <mitch.kiester@phd3.idaho.gov>; Monica Taylor <monica.taylor@intgas.com>; Nakeata Gilliam <gilliamn@cityofnampa.us>; Nampa Christian Schools <gwiles@nampachristianschools.com>; Nampa Meridian Irrigation District <nmid@nmid.org>; Niki Benyakhlef <niki.benyakhlef@itd.idaho.gov>; NPDAanalysis <npdanalysis@cityofnampa.us>; Pam Sprute <psprute@idahopower.com>; Peter Nielsen <nielsenp@cityofnampa.us>; Pioneer Irrigation <info@pioneerirrigation.com>; Ray Rice <ricer@cityofnampa.us>; Robin Collins <rcollins@cityofcaldwell.org>; Robyn Sellers <sellersr@cityofnampa.us>; Rodney Ashby <ashbyr@cityofnampa.us>; Ron Johnson <johnsonrl@nampafire.org>; Shaun Nichols <nicholss@cityofnampa.us>; Soyla Reyna <reynas@cityofnampa.us>; Steve Cope <steve@keycorealestate.com>; Tammy Wallen <twallen@nsd131.org>; Teri Friend <friendt@cityofnampa.us>; Tim Jensen <tejensen@kunaschools.org>; Tom Points <pointst@cityofnampa.us>; Valley Regional Transit <development@ridevrt.org>

**Cc:** Teri Friend <friendt@cityofnampa.us>

**Subject:** Request for Dept/Agency Comments by 12/2/2024 for CUP for hazardous materials storage above threshold for IL at 0 & 9792 Ustick Rd. (CUP-00358-2024)

RE: Anderson/H+M (Project Spud) CUP for hazardous materials storage above threshold for IL at 0 & 9792 Ustick Rd. (CUP-00358-2024)

Good afternoon,

I have attached for your review the application for Conditional Use Permit for above-ground storage of flammable, combustible, and/or corrosive liquids/materials in excess of the quantities allowed by the bulk standards identified in code 10-19-3.B on 116.11 acres in the IL (Light Industrial) zoning district, Parcels#R3436101000, R3436101100, R3436101200, R34361013A0, R34361014A0, R3436301000, R3436101300, R3436101400 and a portion of Parcel R3436100000 addressed as 0, 0, 0, 0, 0, 0, 0, 0, and 9792 Ustick Rd for Bradley Anderson of H+M Architects/Engineers, Inc. representing RRMCC&, LLC & RRNMIP, LLC - Timothy L Viole. Original concept: Onsite storage, in a hazardous storage building, of Class I flammable liquids, Class II combustible liquids, and corrosive liquids in quantities higher than the thresholds allowed by NCC 10-19-3.B for the Light Industrial zoning district.

Due to the size of the combined files, I am using Adobe Acrobat to send these as links available below. Please let me know if you have any difficulty accessing the files so that I can send them to you in another format if needed. Thank you!

Here are the attachments as links for your review:

[CUP-00358-2024\\_Project Spud\\_Application Revised.pdf](#)

[CUP-00358-2024\\_Project Spud\\_Narrative Revised.pdf](#)

[CUP-00358-2024\\_Project Spud\\_Overall Site Plan.pdf](#)

[CUP-00358-2024\\_Project Spud\\_Parcel Location Exhibit.pdf](#)

[CUP-00358-2024\\_Project Spud\\_Legal Description - Word.docx](#)

[CUP-00358-2024\\_Project Spud\\_Legal Description.pdf](#)

[CUP-00358-2024\\_Project Spud\\_Pre-App Mtg Notes P&Z - Email.pdf](#)

Building Plan Files, if needed:

[2024-10-29\\_OVERALL SITE PLAN\\_PROJECT SPUD.pdf](#)

[424007 - A-0.2 - LIFE SAFETY PLAN - OVERALL FACILITY.pdf](#)

[424007 - A-0.6 - LIFE SAFETY PLANS - FLAMMABLES, AEROSOL, AND MAINTENANCE.pdf](#)

[424007 - A-1.1 - FACILITY FLOOR PLAN.pdf](#)

[424007 - A-1.5 - ENLARGED FLOOR PLANS.pdf](#)

[424007 - A-1.6 - ENLARGED FLOOR PLANS - FLAMMABLES.pdf](#)

[424007 - A-3.1 - FACILITY ELEVATIONS.pdf](#)

[424007 - A-3.20 - ELEVATION INTERIOR - WALL INSULATION - WAREHOUSE.pdf](#)

[424007 - A-4.3 - WALL SECTIONS.pdf](#)

[424007 - A-4.8 - WALL SECTIONS.pdf](#)

[424007 - EQ-1.1 - OVERALL FACILITY EQUIPMENT PLAN.pdf](#)

This application will be considered by Planning & Zoning Commission on the 12/10/2024 agenda.

**Please return all comments to Planning and Zoning staff ([pzall@cityofnampa.us](mailto:pzall@cityofnampa.us)) prior to December 2, 2024. Thank you!**

All the best,



**Teri Friend**  
Associate Planner  
Planning & Zoning  
208.468.5484  
500 12th Ave South, Nampa, ID 83651  
[Citizen's Guide to Planning](#) – Learn More About Planning!  
**NAMPA** Proud

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.

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:** [Dalia Alnajjar](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** CUP-00358-2024  
**Date:** Tuesday, November 26, 2024 5:10:40 PM  
**Attachments:** [image001.png](#)

---

**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,

I am reaching out regarding Conditional Use Permit CUP-00358-2024 for the proposed hazardous materials storage above threshold levels at 0 & 9792 Ustick Rd. Upon review, it has been determined that the parcels in question are located within the City of Nampa's jurisdiction, not Canyon County.

Given the site's location in an AE floodway for Parcels 1 and 4, as designated on the FEMA Flood Insurance Rate Map (FIRM), the responsibility for processing and ensuring compliance with floodplain management regulations rests with the City of Nampa. Please advise the applicant to submit the required floodplain application and supporting documentation directly to your office for review and approval.

Should you need additional information regarding our initial review or require assistance with the application process, please don't hesitate to reach out

Thank you for your attention to this matter.

Best regards,



**Dalia Alnajjar**

Engineering Supervisor

Canyon County Development Services Department

111 N. 11<sup>th</sup> Ave., #310, Caldwell, ID 83605

Direct Line: 208-454-7459

Cell: 208-718-8944

Fax: 208-454-6633

Email: [dalia.alnajjar@canyoncounty.id.gov](mailto:dalia.alnajjar@canyoncounty.id.gov)

Website: [www.canyoncounty.id.gov](http://www.canyoncounty.id.gov)

Development Services Department (DSD)



**From:** [Peter Nielsen](#)  
**To:** [Planning-Zoning Staff](#)  
**Cc:** [Daniel Badger](#)  
**Subject:** RE: Request for Dept/Agency Comments by 12/2/2024 for CUP for hazardous materials storage above threshold for IL at 0 & 9792 Ustick Rd. (CUP-00358-2024)  
**Date:** Monday, November 25, 2024 11:20:14 AM  
**Attachments:** [image001.png](#)

---

Hello,

Engineering will not have any comments for this CUP application.

Thanks

**Peter Nielsen**

Sr Engineering Plans Examiner, Engineering

O: 208.565.5252, C: 208.250.0331

[City of Nampa](#), [Like us on Facebook](#)

---

**From:** Teri Friend <friendt@cityofnampa.us>

**Sent:** Friday, November 8, 2024 3:05 PM

**To:** Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gishared@compassidaho.org>; Courtney Stauffer <cstauffer@nsd131.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Theil <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Kristi Watkins <watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Lenny Riccio <Iriccio@hwydistrict4.org>; Lisa Boyd <lisa.boyd@vallivue.org>; Lumen (platreview) <platreview@lumen.com>; Matthew Jamison <jamisonm@cityofnampa.us>; Megan Kelly <mkelly@idahopower.com>; Melissa Close (Fire District) <closem@nampafire.org>; Michael Underwood <underwoodm@cityofnampa.us>; Mike Churella <mchurella@idahopower.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; Monica Taylor <monica.taylor@intgas.com>; Nakeata Gilliam <gilliamn@cityofnampa.us>; Nampa Christian Schools <gwiles@nampachristianschools.com>; Nampa Meridian Irrigation District <nmid@nmid.org>; Niki Benyakhlef <niki.benyakhlef@itd.idaho.gov>; NPAnalysis <npdanalysis@cityofnampa.us>; Pam

Sprute <psprute@idahopower.com>; Peter Nielsen <nielsenp@cityofnampa.us>; Pioneer Irrigation <info@pioneerirrigation.com>; Ray Rice <ricer@cityofnampa.us>; Robin Collins <rcollins@cityofcaldwell.org>; Robyn Sellers <sellersr@cityofnampa.us>; Rodney Ashby <ashbyr@cityofnampa.us>; Ron Johnson <johnsonrl@nampafire.org>; Shaun Nichols <nicholss@cityofnampa.us>; Soyla Reyna <reynas@cityofnampa.us>; Steve Cope <steve@keycorealestate.com>; Tammy Wallen <twallen@nsd131.org>; Teri Friend <friendt@cityofnampa.us>; Tim Jensen <tejensen@kunaschools.org>; Tom Points <pointst@cityofnampa.us>; Valley Regional Transit <development@ridevrt.org>

**Cc:** Teri Friend <friendt@cityofnampa.us>

**Subject:** Request for Dept/Agency Comments by 12/2/2024 for CUP for hazardous materials storage above threshold for IL at 0 & 9792 Ustick Rd. (CUP-00358-2024)

RE: Anderson/H+M (Project Spud) CUP for hazardous materials storage above threshold for IL at 0 & 9792 Ustick Rd. (CUP-00358-2024)

Good afternoon,

I have attached for your review the application for Conditional Use Permit for above-ground storage of flammable, combustible, and/or corrosive liquids/materials in excess of the quantities allowed by the bulk standards identified in code 10-19-3.B on 116.11 acres in the IL (Light Industrial) zoning district, Parcels#R3436101000, R3436101100, R3436101200, R34361013A0, R34361014A0, R3436301000, R3436101300, R3436101400 and a portion of Parcel R3436100000 addressed as 0, 0, 0, 0, 0, 0, 0, 0, and 9792 Ustick Rd for Bradley Anderson of H+M Architects/Engineers, Inc. representing RRMCC&, LLC & RRNMIP, LLC - Timothy L Viole. Original concept: Onsite storage, in a hazardous storage building, of Class I flammable liquids, Class II combustible liquids, and corrosive liquids in quantities higher than the thresholds allowed by NCC 10-19-3.B for the Light Industrial zoning district.

Due to the size of the combined files, I am using Adobe Acrobat to send these as links available below. Please let me know if you have any difficulty accessing the files so that I can send them to you in another format if needed. Thank you!

Here are the attachments as links for your review:

[CUP-00358-2024\\_Project Spud\\_Application Revised.pdf](#)

[CUP-00358-2024\\_Project Spud\\_Narrative Revised.pdf](#)

[CUP-00358-2024\\_Project Spud\\_Overall Site Plan.pdf](#)

[CUP-00358-2024\\_Project Spud\\_Parcel Location Exhibit.pdf](#)

[CUP-00358-2024\\_Project Spud\\_Legal Description - Word.docx](#)

[CUP-00358-2024\\_Project Spud\\_Legal Description.pdf](#)

[CUP-00358-2024\\_Project Spud\\_Pre-App Mtg Notes P&Z - Email.pdf](#)

Building Plan Files, if needed:

[2024-10-29\\_OVERALL SITE PLAN\\_PROJECT SPUD.pdf](#)

[424007 - A-0.2 - LIFE SAFETY PLAN - OVERALL FACILITY.pdf](#)

[424007 - A-0.6 - LIFE SAFETY PLANS - FLAMMABLES, AEROSOL, AND MAINTENANCE.pdf](#)

[424007 - A-1.1 - FACILITY FLOOR PLAN.pdf](#)

[424007 - A-1.5 - ENLARGED FLOOR PLANS.pdf](#)

[424007 - A-1.6 - ENLARGED FLOOR PLANS - FLAMMABLES.pdf](#)

[424007 - A-3.1 - FACILITY ELEVATIONS.pdf](#)

[424007 - A-3.20 - ELEVATION INTERIOR - WALL INSULATION - WAREHOUSE.pdf](#)

[424007 - A-4.3 - WALL SECTIONS.pdf](#)

[424007 - A-4.8 - WALL SECTIONS.pdf](#)

[424007 - EQ-1.1 - OVERALL FACILITY EQUIPMENT PLAN.pdf](#)

This application will be considered by Planning & Zoning Commission on the 12/10/2024 agenda.

**Please return all comments to Planning and Zoning staff ([pzall@cityofnampa.us](mailto:pzall@cityofnampa.us)) prior to December 2, 2024. Thank you!**

All the best,



**Teri Friend**

Associate Planner

Planning & Zoning

208.468.5484

500 12th Ave South, Nampa, ID 83651

[Citizen's Guide to Planning](#) – Learn More About Planning!

**NAMPA**Proud

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.

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.



EXCELLENCE  
SERVICE  
STRENGTH IN UNITY

ADMINISTRATIVE OFFICE  
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

**DATE:** November 22, 2024

**TO:** City of Nampa – Planning and Zoning

**FROM:** Ron Johnson, Nampa Fire District, Fire Marshal

**APPLICANT:** H+M Architects/Engineers, Inc. – Bradley Anderson

**OWNER:** RRMCC7, LLC & RRNMIP, LLC – Timothy L Viole

**PROJECT ADDRESS:** 9792 Ustick Rd., Nampa, ID 83687

**RE:** CUP-00358-2024; Project Spud

This application is for approval of a conditional use permit to store flammable commodities in quantities exceeding the allowable quantities per zoning code.

The Nampa Fire Department supports approval of the application due to the extensive mitigation methods being used to reduce the hazard of storing flammable/combustible liquids and corrosives in these quantities.

The limitations on quantities being exceeded are based on Zoning codes and not Fire or Building Codes. Fire and Building codes only limit the area of the H-3 building area that is attached to the S-1 building area. The Fire District and Building Department has reviewed and pre-approved a request for Alternate Means and Methods (AM&M), as contemplated in Section 104.11 Alternative materials, design and methods of construction and equipment of the 2018 International Building Code.

The support of approval is based on the following engineered mitigations and the storage arrangements.

- The liquids will not be stored in bulk containers, with the largest individual containers being only 5 gallons. The only exception is a minimal quantity (189 gallons total) of Class II Combustible liquid. The storage of liquids in smaller containers rather than bulk containers eliminates the chance of a bulk spill and slows fire growth considerably.
- The H-3 portion of the building has ESFR (Early Suppression Fast Response) fire sprinklers throughout with additional fire sprinklers within the storage



EXCELLENCE  
SERVICE  
STRENGTH IN UNITY

ADMINISTRATIVE OFFICE  
9 – 12th Avenue South Nampa, ID 83651

208.468.5770

racks to effectively suppress and extinguish fire quickly. ESFR fire sprinkler protection is also provided throughout the rest of the attached building to increase the fire suppression capacity throughout the facility.

- An automatic smoke and fire alarm system is being installed in place of the code required manual alarm system, decreasing the time it takes to detect a fire and notify occupants to evacuate.
- A 2-hour fire barrier separates the H-3 storage area from the rest of the building in place of a required 1-hour fire separation reducing the chance of fire spreading from one area of the building to another. All doors in the fire barrier have equivalent fire rating.
- Extra hose connections are being installed at key areas around and in the H-3 area to enhance manual firefighting efforts.
- Additional exit doors are located around the H-3 area for occupant evacuation.

In conclusion, the applicant has provided a design that considerably exceeds Fire and Building Code requirements, mitigating the potential hazard. No additional mitigation is requested by the Fire District.

Please contact me with any questions.

Regards,

*Ron Johnson*

Ron Johnson

Fire Marshal-Nampa Fire District





## *Nampa & Meridian Irrigation District*

1503 FIRST STREET SOUTH  
FAX #208-463-0092

NAMPA, IDAHO 83651-4395  
nmid.org

OFFICE: Nampa 208-466-7861  
SHOP: Nampa 208-466-0663

November 18, 2024

City of Nampa  
Planning & Zoning  
500 12th Avenue South  
Nampa, ID 83651


**RE: CUP-00358-2024/ Project Spud; 0 & 9792 Ustick Road**

To Whom It May Concern:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application, as it lies outside of our District boundaries. Please contact Kirk Meyers of Pioneer Irrigation at (208) 459-3617, P.O. Box 426 Caldwell, ID 83606-0426.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site NMID must review drainage plans. The developer must comply with Idaho Code 31-3805.

Sincerely,



Steve Pardew  
Development Coordinator  
Nampa & Meridian Irrigation District  
SP/ gnf

Cc:

Office/ file  
M. Meyers Pioneer Irrigation District



APPROXIMATE IRRIGABLE ACRES  
RIVER FLOW RIGHTS - 23,000  
BOISE PROJECT RIGHTS - 40,000

**From:** [Eddy Thiel](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** FW: Request for Dept/Agency Comments by 12/2/2024 for CUP for hazardous materials storage above threshold for IL at 0 & 9792 Ustick Rd. (CUP-00358-2024)  
**Date:** Tuesday, November 12, 2024 7:01:38 AM  
**Attachments:** [image001.png](#)

---

**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 Morning,

Nampa Highway District #1 has no comment.

Thank you,

Eddy

---

Eddy Thiel  
ROW  
[eddy@nampahighway1.com](mailto:eddy@nampahighway1.com)  
4507 12<sup>th</sup> Ave. Rd. • Nampa, id 83686  
TEL 208.467.6576 • FAX 208.467.9916

---

**From:** Teri Friend <friendt@cityofnampa.us>  
**Sent:** Friday, November 8, 2024 3:05 PM  
**To:** Adam Mancini <Mancinia@cityofnampa.us>; Addressing <Addressing@cityofnampa.us>; Alicia Flavel <aflavel.bkirrdist@gmail.com>; Breanna Son <sonb@cityofnampa.us>; Brian Graves <bgraves@kunaschools.org>; Camille Bates <camille.bates@lumen.com>; Candace Fry <fryc@cityofnampa.us>; Canyon County Zoning <zoninginfo@canyoncounty.id.gov>; Carolyn Murray <murrayc@cityofnampa.us>; Chris Hopper <chopper@hwydistrict4.org>; Cody Swander <swanderc@cityofnampa.us>; COMPASS <gissshared@compassidaho.org>; Cortney Stauffer <cstauffer@nsd131.org>; Damion Snodgrass <snodgrassd@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>; David Palfreyman <dlpalfreyman@yahoo.com>; DeerFlat <deerflat@fws.gov>; Don Barr <barrd@cityofnampa.us>; Doug Critchfield <critchfieldd@cityofnampa.us>; Eddy Thiel <eddy@nampahighway1.com>; Elijah Effinger (Fire District) <effingere@nampafire.org>; Eric Skoglund <skoglundl@cityofnampa.us>; Erika Olvera <eolvera@nmid.org>; Intermountain Gas <IGCNampaDistrictOperationsAide@intgas.com>; ITD <D3Development.Services@itd.idaho.gov>; Janet Weybright <weybrightj@cityofnampa.us>; Jason Reddy <jjreddy@kunaschools.org>; Jeff Barnes <barnesj@cityofnampa.us>; Jeff Miranda <mirandaj@cityofnampa.us>; Jenny Titus <jenny.titus@vallivue.org>; Joey Palmer <joseph.palmer@vallivue.org>; Julie Linan <linanj@nampafire.org>; Kent Lovelace <lovelacek@cityofnampa.us>; Kirk Meyers <kirk@pioneerirrigation.com>; Kristi Watkins

<watkinsk@cityofnampa.us>; Lacey Sharpe <lsharpe@nmid.org>; Lenny Riccio <lrccio@hwydistrict4.org>; Lisa Boyd <lisa.boyd@vallivue.org>; Lumen (platreview) <platreview@lumen.com>; Matthew Jamison <jamisonm@cityofnampa.us>; Megan Kelly <mkelly@idahopower.com>; Melissa Close (Fire District) <closem@nampafire.org>; Michael Underwood <underwoodm@cityofnampa.us>; Mike Churella <mchurella@idahopower.com>; Mitch Kiester <mitch.kiester@phd3.idaho.gov>; Monica Taylor <monica.taylor@intgas.com>; Nakeata Gilliam <gilliamn@cityofnampa.us>; Nampa Christian Schools <gwiles@nampachristianschools.com>; Nampa Meridian Irrigation District <nmid@nmid.org>; Niki Benyakhlef <niki.benyakhlef@itd.idaho.gov>; NPDAnalysis <npdanalysis@cityofnampa.us>; Pam Sprute <psprute@idahopower.com>; Peter Nielsen <nielsenp@cityofnampa.us>; Pioneer Irrigation <info@pioneerirrigation.com>; Ray Rice <ricer@cityofnampa.us>; Robin Collins <rcollins@cityofcaldwell.org>; Robyn Sellers <sellersr@cityofnampa.us>; Rodney Ashby <ashbyr@cityofnampa.us>; Ron Johnson <johnsonrl@nampafire.org>; Shaun Nichols <nicholss@cityofnampa.us>; Soyla Reyna <reynas@cityofnampa.us>; Steve Cope <steve@keycorealestate.com>; Tammy Wallen <twallen@nsd131.org>; Teri Friend <friendt@cityofnampa.us>; Tim Jensen <tejensen@kunaschools.org>; Tom Points <pointst@cityofnampa.us>; Valley Regional Transit <development@ridevrt.org>

**Cc:** Teri Friend <friendt@cityofnampa.us>

**Subject:** Request for Dept/Agency Comments by 12/2/2024 for CUP for hazardous materials storage above threshold for IL at 0 & 9792 Ustick Rd. (CUP-00358-2024)

**RE: Anderson/H+M (Project Spud) CUP for hazardous materials storage above threshold for IL at 0 & 9792 Ustick Rd. (CUP-00358-2024)**

Good afternoon,

I have attached for your review the application for Conditional Use Permit for above-ground storage of flammable, combustible, and/or corrosive liquids/materials in excess of the quantities allowed by the bulk standards identified in code 10-19-3.B on 116.11 acres in the IL (Light Industrial) zoning district, Parcels#R3436101000, R3436101100, R3436101200, R34361013A0, R34361014A0, R3436301000, R3436101300, R3436101400 and a portion of Parcel R3436100000 addressed as 0, 0, 0, 0, 0, 0, 0, 0, and 9792 Ustick Rd for Bradley Anderson of H+M Architects/Engineers, Inc. representing RRMCC&, LLC & RRNMIP, LLC - Timothy L Viole. Original concept: Onsite storage, in a hazardous storage building, of Class I flammable liquids, Class II combustible liquids, and corrosive liquids in quantities higher than the thresholds allowed by NCC 10-19-3.B for the Light Industrial zoning district.

Due to the size of the combined files, I am using Adobe Acrobat to send these as links available below. Please let me know if you have any difficulty accessing the files so that I can send them to you in another format if needed. Thank you!

Here are the attachments as links for your review:

[CUP-00358-2024\\_Project Spud\\_Application Revised.pdf](#)

[CUP-00358-2024\\_Project Spud\\_Narrative Revised.pdf](#)

[CUP-00358-2024\\_Project Spud\\_Overall Site Plan.pdf](#)



[CUP-00358-2024\\_Project Spud\\_Parcel Location Exhibit.pdf](#)  
[CUP-00358-2024\\_Project Spud\\_Legal Description - Word.docx](#)  
[CUP-00358-2024\\_Project Spud\\_Legal Description.pdf](#)  
[CUP-00358-2024\\_Project Spud\\_Pre-App Mtg Notes P&Z - Email.pdf](#)

Building Plan Files, if needed:

[2024-10-29\\_OVERALL SITE PLAN\\_PROJECT SPUD.pdf](#)  
[424007 - A-0.2 - LIFE SAFETY PLAN - OVERALL FACILITY.pdf](#)  
[424007 - A-0.6 - LIFE SAFETY PLANS - FLAMMABLES, AEROSOL, AND MAINTENANCE.pdf](#)  
[424007 - A-1.1 - FACILITY FLOOR PLAN.pdf](#)  
[424007 - A-1.5 - ENLARGED FLOOR PLANS.pdf](#)  
[424007 - A-1.6 - ENLARGED FLOOR PLANS - FLAMMABLES.pdf](#)  
[424007 - A-3.1 - FACILITY ELEVATIONS.pdf](#)  
[424007 - A-3.20 - ELEVATION INTERIOR - WALL INSULATION - WAREHOUSE.pdf](#)  
[424007 - A-4.3 - WALL SECTIONS.pdf](#)  
[424007 - A-4.8 - WALL SECTIONS.pdf](#)  
[424007 - EQ-1.1 - OVERALL FACILITY EQUIPMENT PLAN.pdf](#)

This application will be considered by Planning & Zoning Commission on the 12/10/2024 agenda.

**Please return all comments to Planning and Zoning staff ([pzall@cityofnampa.us](mailto:pzall@cityofnampa.us)) prior to December 2, 2024. Thank you!**

All the best,



**Teri Friend**  
Associate Planner  
Planning & Zoning  
208.468.5484  
500 12th Ave South, Nampa, ID 83651  
[Citizen's Guide to Planning](#) – Learn More About Planning!  
**NAMPA** Proud

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.

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:** [Teri Friend](#)  
**To:** [Adam Mancini](#); [Addressing](#); [Alicia Flavel](#); [Breanna Son](#); [Brian Graves](#); [Camille Bates](#); [Candace Fry](#); [Canyon County Zoning](#); [Carolynn Murray](#); [Chris Hopper](#); [Cody Swander](#); [COMPASS](#); [Cortney Stauffer](#); [Damion Snodgrass](#); [Daniel Badger](#); [David Palfreyman](#); [DeerFlat](#); [Don Barr](#); [Doug Critchfield](#); [Eddy Theil](#); [Elijah Effinger \(Fire District\)](#); [Eric Skoglund](#); [Erika Olvera](#); [Intermountain Gas](#); [ITD](#); [Janet Weybright](#); [Jason Reddy](#); [Jeff Barnes](#); [Jeff Miranda](#); [Jenny Titus](#); [Joey Palmer](#); [Julie Linan](#); [Kent Lovelace](#); [Kirk Meyers](#); [Kristi Watkins](#); [Lacey Sharpe](#); [Lenny Riccio](#); [Lisa Boyd](#); [Lumen \(platreview\)](#); [Matthew Jamison](#); [Megan Kelly](#); [Melissa Close \(Fire District\)](#); [Michael Underwood](#); [Mike Churella](#); [Mitch Kiester](#); [Monica Taylor](#); [Nakeata Gilliam](#); [Nampa Christian Schools](#); [Nampa Meridian Irrigation District](#); [Niki Benyakhlef](#); [NPDAnalysis](#); [Pam Sprute](#); [Peter Nielsen](#); [Pioneer Irrigation](#); [Ray Rice](#); [Robin Collins](#); [Robyn Sellers](#); [Rodney Ashby](#); [Ron Johnson](#); [Shaun Nichols](#); [Soyla Revna](#); [Steve Cope](#); [Tammy Wallen](#); [Teri Friend](#); [Tim Jensen](#); [Tom Points](#); [Valley Regional Transit](#)  
**Cc:** [Teri Friend](#)  
**Subject:** Request for Dept/Agency Comments by 12/2/2024 for CUP for hazardous materials storage above threshold for IL at 0 & 9792 Ustick Rd. (CUP-00358-2024)  
**Date:** Friday, November 8, 2024 3:04:58 PM  
**Attachments:** [image001.png](#)

---

RE: Anderson/H+M (Project Spud) CUP for hazardous materials storage above threshold for IL at 0 & 9792 Ustick Rd. (CUP-00358-2024)

Good afternoon,

I have attached for your review the application for Conditional Use Permit for above-ground storage of flammable, combustible, and/or corrosive liquids/materials in excess of the quantities allowed by the bulk standards identified in code 10-19-3.B on 116.11 acres in the IL (Light Industrial) zoning district, Parcels#R3436101000, R3436101100, R3436101200, R34361013A0, R34361014A0, R3436301000, R3436101300, R3436101400 and a portion of Parcel R3436100000 addressed as 0, 0, 0, 0, 0, 0, 0, 0, and 9792 Ustick Rd for Bradley Anderson of H+M Architects/Engineers, Inc. representing RRMCC&, LLC & RRNMIP, LLC - Timothy L Viole. Original concept: Onsite storage, in a hazardous storage building, of Class I flammable liquids, Class II combustible liquids, and corrosive liquids in quantities higher than the thresholds allowed by NCC 10-19-3.B for the Light Industrial zoning district.

Due to the size of the combined files, I am using Adobe Acrobat to send these as links available below. Please let me know if you have any difficulty accessing the files so that I can send them to you in another format if needed. Thank you!

Here are the attachments as links for your review:

[CUP-00358-2024\\_Project Spud\\_Application Revised.pdf](#)  
[CUP-00358-2024\\_Project Spud\\_Narrative Revised.pdf](#)  
[CUP-00358-2024\\_Project Spud\\_Overall Site Plan.pdf](#)  
[CUP-00358-2024\\_Project Spud\\_Parcel Location Exhibit.pdf](#)  
[CUP-00358-2024\\_Project Spud\\_Legal Description - Word.docx](#)  
[CUP-00358-2024\\_Project Spud\\_Legal Description.pdf](#)  
[CUP-00358-2024\\_Project Spud\\_Pre-App Mtg Notes P&Z - Email.pdf](#)

Building Plan Files, if needed:

[2024-10-29\\_OVERALL SITE PLAN\\_PROJECT SPUD.pdf](#)  
[424007 - A-0.2 - LIFE SAFETY PLAN - OVERALL FACILITY.pdf](#)

[424007 - A-0.6 - LIFE SAFETY PLANS - FLAMMABLES, AEROSOL, AND MAINTENANCE.pdf](#)  
[424007 - A-1.1 - FACILITY FLOOR PLAN.pdf](#)  
[424007 - A-1.5 - ENLARGED FLOOR PLANS.pdf](#)  
[424007 - A-1.6 - ENLARGED FLOOR PLANS - FLAMMABLES.pdf](#)  
[424007 - A-3.1 - FACILITY ELEVATIONS.pdf](#)  
[424007 - A-3.20 - ELEVATION INTERIOR - WALL INSULATION - WAREHOUSE.pdf](#)  
[424007 - A-4.3 - WALL SECTIONS.pdf](#)  
[424007 - A-4.8 - WALL SECTIONS.pdf](#)  
[424007 - EQ-1.1 - OVERALL FACILITY EQUIPMENT PLAN.pdf](#)

This application will be considered by Planning & Zoning Commission on the 12/10/2024 agenda.

**Please return all comments to Planning and Zoning staff ([pzall@cityofnampa.us](mailto:pzall@cityofnampa.us)) prior to December 2, 2024. Thank you!**

All the best,



**Teri Friend**  
Associate Planner  
Planning & Zoning  
208.468.5484  
500 12th Ave South, Nampa, ID 83651  
[Citizen's Guide to Planning](#) – Learn More About Planning!

**NAMPA** Proud

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.

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:** [EMIL ANTOINE](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Plan Number: CUP-00358-2024  
**Date:** Monday, December 2, 2024 10:53:56 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.

The City of Nampa has approved an 864,712 ft<sup>2</sup> distribution center with another 150,000 ft<sup>2</sup> future expansion capability along Midland Blvd just north of Ustick Rd. The project, code name Project Spud, was approved without any notice or input from those living adjacent to the project apparently because we live with the City of Caldwell and not the county or City of Nampa. We live in the Arbor Subdivision, on the west side of Midland Blvd., a residential community that will contain approximately 640 homes when completed.

This past week, just prior to Thanksgiving, we received a notice mailed to a neighbor living outside our subdivision that the developers have requested two variances, one to reduce the number of parking spaces required for a facility of this size and another to increase the amount of flammable, combustible and corrosive liquids stored on-site in larger quantities than the thresholds allowed in a Light Industrial District.

The City of Nampa Planning and Zoning hearing for the parking variance will be held this evening, December 2, 2024, giving interested and impacted residents living adjacent to the facility little time to prepare an appropriate response.

Of greater concern is the variance request to store large quantities of flammable, combustible and corrosive liquids. Believe it or not, they are asking to store more than 75,000 gallons of this material within, what I can tell, is less than 150 ft. from Midland Blvd! This variance will be considered at a hearing on December 10, 2024, giving concerned citizens little time to react.

Planners are proposing to store this hazardous material at the closest possible distance to Midland Blvd.

We bought a home thinking we could live our lives peacefully without a disruption of this magnitude. We rely on government officials such as you to keep us safe! I certainly don't have the expertise to determine the potential exposure faced by us and our neighbors but there are some common sense concerns that are apparent. Why was this location selected if the developers knew that their facility did not fit into the Light Industrial thresholds? Why weren't signs or notices given to neighbors prior to approval of the facility? Has any consideration at all been given to the children riding on school buses making stops along

Midland Blvd.?

This is "death by a thousand cuts" first the developer gets approval for a facility they know is beyond the scope of Light Industrial then they file variances to gain approval for what they wanted in the first place. It's like a hamburger stand getting approval to sell hamburgers then asking for a variance to build a slaughterhouse to prepare the meat when they wanted the slaughterhouse in the first place.

Emil Antoine

18217 Trautman Ave.

(208) 695-4957

**From:** [Chase Bedient](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Re: proposed Tractor Supply Hazardous Chemical Storage Facility  
**Date:** Wednesday, November 27, 2024 11:57:20 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.

I'm writing this in opposition to the proposed Tractor Supply Warehouse that is being planned for the NE corner of Midland and Ustick Road.

With the extremely close proximity to numerous Subdivisions, an elementary School, and a middle school, a Massive storage facility that specializes in storage of hazardous, flammable materials makes no sense. Regardless of the fact it's considered light industrial, the nature of the products should not be allowed next to residential

I also have huge concerns about the property value of our neighborhood should this go into effect. Nampa needs to consider these factors when making this decision.

If there is an emergency, fire, or spill at the facility, it will impact hundreds of homes and kids at the nearby schools. Facilities of this type have had major excavations in the past. I do not want this 500 yards from my home.

Thank you for your time and consideration of my issues.

***Chase Bedient, Operating Partner***



***Nampa ~ Meridian ~ Mt. Home***  
[www.WingerBros.com](http://www.WingerBros.com)

**From:** [Lesley Bidwell](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Public comment for project spud  
**Date:** Wednesday, December 4, 2024 11:11:32 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.

Dear Community leaders,

My name is Lesley Bidwell and I currently reside in the Arbor subdivision, across the street from the proposed distribution center, at 18267 Hush Creek Way Nampa ID 83687. As a community member I am here to express my concerns about the proposed distribution center at the corner of Midland and Ustick. The surrounding area is primarily residential with continuing growth. Within about 1 mile there are two schools and hundreds of homes. With an additional high school and elementary within 3 miles. What is not within that distance is a fire station in the event of hazardous materials issues on this sight. This proposal places these children and community members in danger.

I understand that the zoning currently stands as light industrial but disagree that this proposal fits those criteria. According to documents submitted, the variance that is being applied for is well beyond a simple conditional permit as the quantities of hazardous materials are up to 14+ times the allowable amount.

The roundabouts in this location see a large amount of traffic daily. It is also important to note that at a great number of the small four-way stops in the area we see larger vehicles causing significant traffic challenges. There is a notable increase in problems during sugar beet season already and we do not want to see it become a permanent issue with traffic from a distribution center carrying combustible materials. The Idaho Department of Transportation records indicate 50 accidents on the Midland and Ustick roads, just where they meet this property, in recent years (With Ustick road even being closed for much of that time). When you view a three mile radius of the proposed site the number increases quickly.

I also urge the board members to consider what additional precautions should be implemented to ensure continued safety of the area, keeping in mind the schools and homes located near the proposed location. The visibility at the railroad crossing is an additional concern to be addressed before any developments move forward.

We welcome growth, but ask that you consider the bigger picture of the people who live here. There are many other projects that would fit within the light industrial zoning that would be welcomed and safe for our community.



**From:** [Edward Boersma](#)  
**To:** [pzall@cityofnampa.us](mailto:pzall@cityofnampa.us)  
**Cc:** [Ed & Betty Boersma](#)  
**Subject:** project "spud"  
**Date:** Wednesday, November 27, 2024 11:48:55 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.

Dear Mr. Pzall,

My name is Edward Boersma and I live at 18455 Midland Blvd. which is directly across the street from the MISNAMED project "spud".

Spud implies potatoes when in truth it is a proposed distribution center for TSC to "store, and package, flammable, combustible and corrosive liquids for distribution in retail sales.

The neighbors living along Midland were not even informed of the real intention of the project. Therefore, I ask that all hearings and associated matters regarding this project be tabled from the holiday season and cancelled to resume in January of the year 2025.

Yours truly, Edward Boersma (signed)

**From:** [ricky](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Opposition to Conditional Use Permit for Toxic Chemical Storage at 9792 Ustick Rd  
**Date:** Friday, November 29, 2024 10:11:56 PM

---

**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 Nampa City Council and Planning and Zoning Commission,

I am writing to express my strong opposition to the proposed conditional use permit that would allow the storage of toxic chemicals at [Proposed Address]. This location is unacceptably close to residential homes and poses a significant risk to the health and safety of our community.

Storing toxic chemicals near residential areas presents numerous dangers, including:

- \* **Accidental Release:** Spills, leaks, or fires could expose residents to hazardous fumes or contaminated water. These incidents can have devastating consequences, leading to severe health problems, evacuations, and long-term environmental damage.

- \* **Health Risks:** Even without an accident, the presence of toxic chemicals can negatively impact air and water quality. Prolonged exposure, even at low levels, can contribute to respiratory problems, cancers, and other chronic illnesses.

- \* **Property Devaluation:** The presence of a toxic chemical storage facility will likely decrease property values in the surrounding neighborhood. Homeowners will face difficulties selling their properties, and the entire area may experience economic decline.

I urge the City Council and Planning and Zoning Commission to prioritize the safety and well-being of Nampa residents and deny this conditional use permit. Our community deserves to live in an environment free from the threat of hazardous chemicals.

Thank you for your time and consideration of this urgent matter.

Sincerely,

Ricky Bryan  
208-789-5880

**From:** [Sylvia Ceja](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Comments against Project Spud's Conditional Use Permit- Arbor resident  
**Date:** Wednesday, December 4, 2024 8:12:24 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.

My name is Sylvia Garcia and I reside at 10394 Hazy Glen Drive, Nampa 83687. I ask that you deny the Conditional Use Permit for the following reasons:

- Safety: Allowing a business that proposes to store approximately 69,410 gallons of hazardous material within close proximity of residential development, two elementary schools, and one middle school is not acceptable from a safety perspective.
- Incompatibility:
  - The Project Spud proposal is not compatible with adjacent parcels. Adjacent parcels consist of residential and one industrial site on the southeast corner of Midland and Ustick but that construction site, likely stores fuel, it is does not store the type and amount of hazardous material proposed for this site. Project Spud is suitable for Heavy Industrial zoned property, NOT this light industrial property.
  - Per the City of Nampa's code *light industrial district is intended to create, preserve and enhance areas containing a wide range of commercial, professional offices, industrial uses and service industries* that have a lower impact on nearby properties. Having a distribution center that is proposing to store 69,410 gallons of hazardous material is not a lower impact on nearby properties. Furthermore, the parking variance application before City Council on Dec 2<sup>nd</sup> states "*the proposed warehouse development has a square footage of 864,712, with a future expansion area that would allow the building to expand up to 1,000,000 square feet.*" Would that mean that the amount of hazardous material storage would increase when the future expansion is built?
  - The CUP chapter of the code states the following under description and purpose: Certain types of uses require special consideration prior to their being permitted in a particular district. The reason for special consideration involves, among other things, the size of the area required for the full development of such uses, the *nature of the traffic problems incidental to operation of the use, the effect such uses have on any adjoining land uses and on the growth and development of the community as a whole.* The applicant proposes constructing a distribution center but provides no details on the number of trips and what that increase in

track will mean for already congested roadways during peak hour.

- o The Comprehensive Plan - Section 5.9 Industrial Land Use and Designation

Notes: Light industrial uses are oriented to industries that are less impactful to surrounding land uses, require lighter utility use, are cleaner in operations and emissions, and located in areas that easily accessible by large vehicles. Light Industrial uses are suppose to be less impactful, cleaner and operations and emissions, storage of about 69,140 gallons of hazardous material is not less impactful to the surrounding residential area.

For these reasons I ask that you deny the CUP.

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Online Form Submittal: Planning and Zoning Contact Form  
**Date:** Tuesday, November 12, 2024 7:50:44 PM

---

**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	Kaytlyn Cheuk
Email Address	Kaytlyn.cheuk@gmail.com
Phone Number	2084196071
Message	I strongly disagree with the location of Tractor Supply's Potato Plant on Ustick. I live near by and this is GREATLY reduce not only the land value of the homes but cause disruptions, odors, and traffic. I stand firmly against this plan. Thank you.

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



**From:** [Chris Fejeran](#)  
**To:** [Planning-Zoning Staff](#)  
**Cc:** [\\_MyBeautiful Bride August 5th 2023](#); [Chris Fejeran](#)  
**Subject:** Opposition to Conditional Use Permit CUP-DD358-2024  
**Date:** Tuesday, December 3, 2024 1:18:52 PM

---

**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 Members of the Nampa Planning and Zoning Commission,

I am writing as a concerned resident who lives directly across the street from the proposed facility for the above-ground storage and packaging of flammable, combustible, and corrosive liquids. I strongly oppose the approval of this Conditional Use Permit (CUP-DD358-2024) and urge the Commission to reconsider allowing such a facility in close proximity to a residential neighborhood.

As a father of four children, a husband, and a pet owner, I am deeply troubled by the risks this facility poses to my family's safety, health, and quality of life. Below are my primary concerns:

### Safety Risks

- The storage of flammable and corrosive materials increases the likelihood of hazardous incidents, such as spills, fires, or explosions. This puts my family and neighbors at significant risk.
- Proximity to such dangerous substances could make our home unsafe, particularly in an emergency situation where evacuation is required.

### Health Concerns

- Potential emissions, leaks, or accidents could expose my children, wife, and puppy to harmful fumes or chemicals. Prolonged exposure may cause respiratory issues or other health problems, especially for young children.

### Environmental Impact

- Accidental spills could contaminate nearby soil and water sources,

harming the environment and potentially affecting our property and drinking water.

### **Traffic and Noise**

- Increased truck traffic from the facility will bring noise, congestion, and additional safety hazards to our neighborhood. This is especially concerning as my children walk and play in the area.

### **Property Values**

- Industrial developments of this nature often decrease property values for surrounding homes. This will harm my family financially and make our community less desirable for future residents.

### **Proposed Solutions or Alternatives**

If the Commission considers approving this project, I strongly urge the following measures be required:

1. **Relocate the Facility:** Industrial developments of this scale should not be adjacent to residential areas.
2. **Enhanced Safety Protocols:** Ensure robust safety systems, emergency response plans, and regular inspections are in place and shared with the community.
3. **Buffer Zone:** Mandate a significant buffer zone between the facility and residential homes to mitigate risks.
4. **Community Monitoring:** Establish a committee of local residents to oversee compliance and safety practices.

### **Conclusion**

Approving this facility near our neighborhood would place an undue burden and risk on nearby families, including mine. I urge the Planning and Zoning Commission to prioritize the health, safety, and well-being of residents over industrial development.

Thank you for considering my concerns. Please let me know if further clarification or discussion is needed.

**Sincerely,**  
Chris & Mariah Fejeran  
Nampa Residents  
10144 Davies Street



Nampa Idaho 83687  
208-514-7727

**From:** [Sydni Fickes](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Dec 10th Public Hearing Comments: Proposed Facility "Project Spud" Stick/Midland  
**Date:** Wednesday, December 4, 2024 10:07:20 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.

To Whom it May Concern,

My name is Sydni Peterson. My family and I currently reside in the Arbor subdivision (10149 Irongate Dr) located across the street from where this facility is proposed off Ustick/Midland.

I understand that growth and change are inevitable. I am not opposed to the addition of a facility at this location. What I am opposed to, and my main concern is the safety and health concerns associated with what will be stored at this proposed facility. The allowable amount and amount in the proposal is drastically different. As a resident in close proximity to this facility I would choose and voice my opinion to NOT have 'flammable, combustible, and corrosive materials stored in bulk amounts.' Should the unlikely and unfortunate event of an explosion/spill/fire happen:

1. We don't have a fire station within 5 minutes away that can respond as the area around here has been growing rapidly, and traffic is always an issue with many closed roads. As a former Henderson, Las Vegas, NV resident, the Timet factory explosion that happened there still effects the neighborhoods I grew up in 30 years later. I know the impact and lasting effects that a large facility fire/explosion can have on a community. Will our home insurance rates be raised/cancelled due to his facility? Will our overall health be affected, especially of our young developing children should toxic fumes be released/spilled with or without incident?
2. What precautions are being made to ensure Public safety should an unlikely event happen?
3. Are there plans to address the amount of traffic that will surely increase in the area?

There is a reason why the code is in place. I understand that they want to build this facility, but if they're wanting to change the code to accommodate a very large amount over what's 'allowable and safe' via our fire district that is not okay. Go find another location. Especially when it's affecting the people that were here first. They should have to choose a new location away from developing children, schools, and homes to accommodate the amount they want or stay within the code. Thank you.

Sydni Peterson  
208-861-7145  
10149 Irongate Dr  
Nampa, ID 83687

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Online Form Submittal: Planning and Zoning Contact Form  
**Date:** Wednesday, November 13, 2024 1:42:18 PM

---

**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	Elizabeth Anderson
Email Address	El.halsey08@gmail.com
Phone Number	2088906730
Message	Please please do not put a tractor supply or spud plant on Midland and Ustick. There are so many schools and homes this would harm.

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



**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Online Form Submittal: Planning and Zoning Contact Form  
**Date:** Saturday, November 23, 2024 6:17:53 PM

**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	LAURA HARTSSOCK
Email Address	LAURA.HARTSOCK9355@GMAIL.COM
Phone Number	3603059355
Message	City of Nampa Planning & Zoning Commission 500 12th Ave S Nampa ID 83651

November 20, 2024

To Whom It May Concern;

I am writing in regards to Project CUP-00358-2024, for which you are holding a public hearing on December 10, 2024. Due to my work schedule, I am unable to attend this meeting, however, I feel I must voice my concerns over this project. Allegedly nicknamed "Project Spud," this project is planned for location on the northeast corner of Ustick Road and Midland Boulevard, and is to be used as a hazardous storage area.

This area is directly adjacent to an ever-growing residential area, increased vehicle traffic related to the unchecked growth, an elementary school and a middle school, plus numerous neighborhood parks and public areas. Future plans to widen Ustick Road will only add to the traffic load, not only on Ustick but also Midland Boulevard.

To even consider putting an industrial complex, not to mention one that specifically proposes hazardous waste storage, so close to neighborhoods and schools is ludicrous. Local residents are still surprised that a cement plant was built so close to residential areas, and adding an additional site will further negatively impact the quality of life and quiet enjoyment of those residents.

There are numerous, even countless, areas in the City of Nampa that could be used for such a site that would harm nor interfere with local residences. The ever-growing industrial park off Gable and Ustick Roads is the closest and there is land available inside that park for such a project. In addition, industrial parks off Madison Avenue; and the area bounded by Franklin Boulevard, I-84, Kings Road and Garrity Boulevard are ideally suited for such developments as the "Spud" project.

The Planning & Zoning Department Vision Statement pronounces "the wise use of land;" the Mission Statement declares "to ensure growth establishes a safe, vibrant, and economically stable community." To locate this project at the intersection of Midland Boulevard and Ustick Road directly belies this mission, as residential values will be adversely affected and noise levels and heavy vehicle traffic will increase dramatically.

In short, this is a bad location for this development, and I urge the commission to deny further development of such. With so many other options available for locations, do not demean the local neighborhoods and residents.

Sincerely;

Laura Hartsock  
10708 Rain Springs St  
Nampa ID 83687

City of Nampa  
Planning & Zoning Commission  
500 12<sup>th</sup> Ave S  
Nampa ID 83651

November 20, 2024

To Whom It May Concern;

I am writing in regards to Project CUP-00358-2024, for which you are holding a public hearing on December 10, 2024. Due to my work schedule, I am unable to attend this meeting, however, I feel I must voice my concerns over this project. Allegedly nicknamed "Project Spud," this project is planned for location on the northeast corner of Ustick Road and Midland Boulevard, and is to be used as a hazardous storage area.

This area is directly adjacent to an ever-growing residential area, increased vehicle traffic related to the unchecked growth, an elementary school and a middle school, plus numerous neighborhood parks and public areas. Future plans to widen Ustick Road will only add to the traffic load, not only on Ustick but also Midland Boulevard.

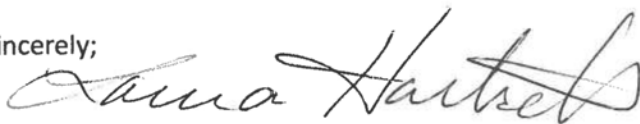
To even consider putting an industrial complex, not to mention one that specifically proposes hazardous waste storage, so close to neighborhoods and schools is ludicrous. Local residents are still surprised that a cement plant was built so close to residential areas, and adding an additional site will further negatively impact the quality of life and quiet enjoyment of those residents.

There are numerous, even countless, areas in the City of Nampa that could be used for such a site that would harm nor interfere with local residences. The ever-growing industrial park off Gable and Ustick Roads is the closest and there is land available inside that park for such a project. In addition, industrial parks off Madison Avenue; and the area bounded by Franklin Boulevard, I-84, Kings Road and Garrity Boulevard are ideally suited for such developments as the "Spud" project.

The Planning & Zoning Department Vision Statement pronounces "the wise use of land;" the Mission Statement declares "to ensure growth establishes a safe, vibrant, and economically stable community." To locate this project at the intersection of Midland Boulevard and Ustick Road directly belies this mission, as residential values will be adversely affected and noise levels and heavy vehicle traffic will increase dramatically.

In short, this is a bad location for this development, and I urge the commission to deny further development of such. With so many other options available for locations, do not demean the local neighborhoods and residents.

Sincerely;



Laura Hartsock  
10708 Rain Springs St  
Nampa ID 83687

**From:** [Marlene Hubbartt](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Proposed project  
**Date:** Wednesday, November 27, 2024 11:08:26 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.

I am writing in regards to the proposed storage facility on Midland between Ustick and Linden. We live very near to where the property is and have serious concerns about the supplies that are to be stored there. If it exceeds what an industrial area keeps in storage, it certainly raises the question of safety for the surrounding population, which is residential. I and my partner hope that all aspects are being addressed to the point that we can be reassured of no hazards to the residents, their livestock and pets, the wildlife, and the integrity of the water and soil. It is not a decision to be taken lightly.

Sincerely, Marlene Hubbartt and Bob Shelton.



**From:** [Marsha Lane](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Project SPUD (CUP-00358-2024)  
**Date:** Thursday, November 21, 2024 10:15:45 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.

To Nampa City, Planning/Zoning Commission,

I am **opposed** to the Tractor Supply Hazardous Storage Area, which is proposed to be built at the Northeast corner of Ustick and Middleton Road.

I am concerned about the transfer and storage of materials at this property. It would be more appropriately located in an "industrial area" than one that contains homes and schools.

Thank you,  
Marsha Lane  
10944 Quail Cove Court  
Nampa, ID 83687  
Phone: 208-696-9247

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Online Form Submittal: Planning and Zoning Contact Form  
**Date:** Tuesday, November 12, 2024 7:44:44 PM

---

**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	Heloise Love
Email Address	Heloiselove1@gmail.com
Phone Number	2082892767
Message	Please do not consider a Tractor Supply distribution center right adjacent to the Arbor Brighton community. The industrial traffic and toxic materials will impact the children who are dropped off at high traffic integral moments and the development will be conducive to a very congested and awkward scenario. Thank you ahead of time for your review of this concern.

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



**From:** [Heloise Love](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Public comment I will make on Dec 10  
**Date:** Tuesday, December 3, 2024 10:02:39 AM  
**Attachments:** [My Name is Heloise Love and my husband Jon and I reside at 10070 Irongate Dr.docx](#)

---

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.

Thank you!

Sincerely,

Heloise M. Love  
Arbor resident.

12/3/24

My Name is Heloise Love and my husband Jon and I reside at 10070 Irongate Dr. in the Arbor Subdivision. Thank you, Honorable Mayor, City Council members, and members of the community who have sacrificed busy family time to be in attendance.

With time constraints such as they are, I am only focusing on item 10-25-4. A.2 of the Conditional Use Permit. It is our belief that the design, construction, operation & maintenance of the property in question, will adversely affect the character and appearance of the vicinity. This location already has substantial traffic and includes a school bus path which already causes considerable slowing when children are dropped off at the Arbor neighborhood. The traffic backs up beyond Linden and is completely clogged at Hwy 20 and Midland every morning and every evening. If perhaps a roundabout was part of a traffic study, the citizens could have more time to consider this as a mitigation to the proposed project.

It is also our opinion that areas close to Middleton, which are surrounded by Industrial businesses, which include rail systems already in place, would be far more suitable for Project Spud, than where Midland Blvd connects to Ustick.

Maybe we have missed public notices where Caldwell and Nampa have co-authored studies showing mitigation in the future which address substantial traffic in areas such as where Chinden/hwy 20 meets Midland Blvd.

It is our opinion that project Spud is only suitable for land already zoned for Heavy Industrial. We respectfully request consideration of alternative locations that do not adversely affect entire neighborhoods and schools.

If the project is not denied outright then we respectfully request a substantial postponement for the reason of time to review traffic studies and more time for the neighborhoods to organize and give further input.

Thank you!

Heloise Love

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Online Form Submittal: Planning and Zoning Contact Form  
**Date:** Tuesday, November 12, 2024 8:31:33 PM

---

**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	John Muir
Email Address	jrmuir2@gmail.com
Phone Number	2087947344

**Message** Subject: Opposition to Proposed "Project Spud" at the Northeast corner of the intersection of Midland Boulevard and Ustick Road.

Dear Rodney Ashby/Planning and Zoning Committee,

I am writing to formally express my opposition to the proposed "Project Spud" at the Northeast corner of the intersection of Midland Boulevard and Ustick Road. As a resident in the area, I have significant concerns about the impact this project will have on our community.

While I understand the importance of development for growth and economic progress, I believe this particular project will negatively affect our neighborhood in several ways, including:

1. Traffic congestion and infrastructure strain: Additional traffic



from the proposed development could lead to congestion on our already busy streets, posing safety risks and potentially affecting emergency response times. Traffic has continually been getting worse on the North side of the freeway and it is a near disaster on the Southside.

2. Environmental impact: This project could disrupt local ecosystems, increase pollution, and potentially impact air pollution in our community.

3. Impact on community character: The scale and design of this proposed building does not align with the established and growing character of our neighborhood and surrounding areas, which we value for its growing family feel, welcoming neighborhoods, and town feel with schools being nearby. Another big concrete building with 18-wheelers constantly loading/unloading detracts immensely from this current wonderful area.

4. Quality of life concerns: Increased noise, light pollution, or overcrowding could impact the daily lives of residents. This will become another warehouse heavy area that will immediately halt young families coming to live in the area. Not to mention the property values drastically decreasing as people will not to buy or live in an area with these big buildings and heavy traffic.

I respectfully urge you and the planning commission to reconsider the scale and specifics of this project, considering the long-term effects on our community. There is a current uproar from members of this area who live and reside here and people are not happy.

Thank you for considering my concerns.

Sincerely,  
John Muir

---

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

**From:** [Tatiana Osivchuk](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Opposition of build  
**Date:** Wednesday, November 27, 2024 11:10:58 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.

I am a concerned neighbor writing about this new build of a tractor chemical warehouse across from our home. With the amount of schools around this area, are you thinking straight?? We do not support this build. Stop poisoning our children and us. WE DO NOT SUPPORT THIS PROPOSAL!!!!

Tatiana

--

<https://www.fns.usda.gov/civil-rights/usda-nondiscrimination-statement-other-fns-programs>

**CONFIDENTIALITY NOTICE:** This communication, including any attachments, from Vallivue School District is confidential and/or privileged information. If you believe you have received this message in error, please reply to notify us immediately of the possible mistake. Afterwards delete the email and all attachments from your system; you may not copy this message or disclose its contents to anyone.

**From:** [Nazar Osiychuk](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Chemical plant  
**Date:** Wednesday, November 27, 2024 11:22:58 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.

I do not approve at all of this project. Are you guys okay? Building a chemical plant where people live and near 3 schools. What if it were to blow up or catch fire. No no no  
Sent from my iPhone

**From:** [pamela.p](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Ustick and Midland hazardous material Dec 10,2024 zoning and planning meeting.  
**Date:** Saturday, November 23, 2024 4:23:51 PM

---

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 would definitely like to have this plan shut down. We have a school and many home developments in this area. I'm not sure how anyone could think this is a good area. I'm sure there are places way outside this area to be looked at. Thank you!

**From:** [Amanda Micheli](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Project Spud  
**Date:** Wednesday, November 27, 2024 11:08:44 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.

We live on Elvera Lane, which is right across the road from the proposed location of Project Spud.

WE STRONGLY OPPOSE THIS PROJECT!

We oppose hazardous chemicals being stored, used, or transferred so close to our home, our family, and the elementary and middle schools.

Howard & Amanda Pennington

[Yahoo Mail: Search, Organize, Conquer](#)

**From:** [Kyla Sullivan](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Project Spud Opposition  
**Date:** Wednesday, November 27, 2024 11:25:26 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.

To whom it may concern,

I am writing in response to learning about the proposed location of Project Spud and the upcoming hearing date scheduled for December 2nd. I am concerned that this type of industrial complex involving chemicals and flammable materials would be going in so close to Ridgevue High School, Desert Springs Elementary School, and Sage Valley Middle School. My family lives across Midland Rd. from where this is proposed to be constructed. I would not feel safe knowing that large amounts of explosive chemicals are being stored so close to our residence. My husband and I are opposed to this type of industrial complex going in across the street from our house.

Thanks for your time and consideration,  
Kyla Sullivan



**From:** [Nancy Weston](#)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** CUP 00385 Planning and Zoning Commission Meeting 12/10/2024  
**Date:** Saturday, November 30, 2024 12:44:37 PM  
**Attachments:** [Statement to Commission CUP 00358.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.

Planning and Zoning Commission,  
I am submitting my comments on the subject CUP 00385.

*Nancy Weston*

This message may include confidential and/or private information. If you have inadvertently received this email, please delete it.

# FORMAL STATEMENTS BEFORE THE PLANNING AND ZONING COMMISSION

Regarding CUP 00385

December 10, 2024, 6pm

Submitted by Nancy Weston, 10230 Millgrain Street, Nampa, Idaho 83687

## 1 STATEMENT REGARDING THE HAZARDOUS MATERIALS PROPOSED AT THE SITE

It is the general concern of the residents of Arbor and surrounding residential developments that the transport and storage of hazardous chemical and toxic material in this nearby proximity poses a threat to our property value, your tax base, our homes, our families, and Desert Springs Elementary School and Sage Valley Middle School.

As substantiation for our concern, we offer 55 incidents of spills, fires and worse in the US just since 2021 resulting in obnoxious odors, leaks, evacuations (up to 1 mile radius) at least, damage in others, and injury or loss of life, whether employees, residents or first responders in the worst cases.

We do not want this in our neighborhood, and we find it surprising that the City of Nampa considers placing this hazard in a residential community appropriate – regardless of the compliance with “light industrial” regulations. A warehouse is one thing. One that traffics and stores hazardous chemicals is quite another.

We would first and foremost request appeal of this zoning – or at least this definition of acceptable compliance with the zone. We insist on a thorough understanding of the *Risk Management Program* regulations that the City has imposed upon this project – and the exact compliance with those regulations in accordance with nationally and broadly recognized standards for protection.

## 2 STATEMENT REGARDING THE TRAFFIC POSED BY THE SEMI(S) AT THE SITE

It is the general concern of the residents of Arbor and surrounding residential developments that the traffic generated by the transport of materials in semi-trailer trucks in the volume depicted on the site plan (staging for XX truck vehicles) plus regular vehicle parking, is excessive for a residential neighborhood. This concern is exacerbated by the fact that school buses pick up and drop off students in the vicinity. Since these residential communities are primarily family oriented, with significant numbers of children of all ages, the safety of student transportation is also primary. The proposed increase in traffic, and the

type of traffic, poses a threat to our property value, your tax base, our homes, our families, our children, and Desert Springs Elementary School and Sage Valley Middle School.

Routes and stops specifically stipulate lower traffic locations on lower traffic routes, avoiding roads with multiple lanes. The routes also stipulate avoiding locations that pose a proximity hazard to students during pick-ups and drop-offs.

We would first and foremost request appeal of this Conditional Permit on the basis that it does not properly take traffic and the implications of that traffic into account. We insist on a thorough and explicit understanding of the implications to both Ustick – and particularly to Midland posed by this project and explicit articulation of the implications to turn lanes into the facility, proposed disruption to resident use of midland during this project, and how it complies with residential traffic, and school transportation guidelines and regulations.

### 3 STATEMENT REGARDING UNSIGHTLY ELEMENTS OF THE PROJECT

It is the general concern of the residents of Arbor and surrounding residential developments that the current design of the site is unsightly and has inadequate screening proposed and imposed upon the project to mitigate this objection. Specifically, we are concerned about the row of semi-trailer trucks in front of the facility. The minimum required 3-foot berm depicted on the site plan is inadequate to represent effective elevation to screen an entire row of 13'6" x 50 semi-trailer and/or their 20+foot long tractors.

The vegetation depicted on the site plan is also inadequate – more suited to screening for an office building. There is no stipulated requirement to impose landscape requirements for significant vegetation that will actually provide screening. There are many options for plantings that mature into an appropriate screening landscape feature.

The minimum height of the berm depicted, coupled with the inadequate planting is a concern and poses a threat to our property value, your tax base, and our quality of life. It is one thing to invest in a development in the proximity of light industrial. It another to invest in unsightly and dangerous light industrial.

We would first and foremost request appeal of this zoning interpretation. We request that the project be required to position ALL of the semi-trailer trucks in the back of the building. We also request that the screening of this facility be reconsidered and preferably both the height of berm and the plantings on the berm be restated to provide less visibility of the semi(s) wherever they are situated on the site.

As citizens of the United States, residents of the proud state of Idaho, we are confident in our essential right to protect our personal property and although the business that is propagating this development also has rights, they are not more fundamental or important than those of the land and homeowners who are already here, established and pursuing our lives. We wish this business and their developer well and great success. We also believe that there are other options that would ensure that success just as well and more appropriately to our mutual satisfaction. We encourage you to pursue such a course.

#### Attachments:

List of US Supreme Court cases wherein the rights of private property prevailed over corporate and municipal interests

##### United States v. Causby (1946)

The Court found a taking when low-flying jets at an airbase made farming impossible on nearby land even though the government never actually claimed the land itself.

##### United States v. Cors (1949)

The owner of a tugboat was not entitled to the market value at the time of the taking (during World War II) since the government's need for the boat in the war inflated its price.

##### Loretto v. Teleprompter Manhattan (1982)

A New York law granted a cable company permanent access to parts of private apartment buildings. The Court found that partial takings had to be compensated for since the access was a physical invasion of the property.

##### Nolan v. California Coastal Commission (1987)

California could not require beachfront property owners seeking building permits to maintain a public walkway on their property as a condition of being granted a building permit.

##### Lucas v. South Carolina Coastal Commission (1992)

The owner of a beachfront property had to be compensated after a state law stopped all new construction on his property, because the law totally eliminated the land's economic value.

##### Dolan v. City of Tigard (1994)

Cities could not require property owners to give up parts of their land for public use in order to receive permits to develop that land (in cases where the city's demands had no connection with the development intended by the owner).

Tahoe-Sierra Preservation Council v. Tahoe Regional Planning Agency (2002)

A temporary moratorium on new development did not constitute a partial taking of landowners' property, and property owners were not entitled to compensation.

New London v. Kelo (2005)

Cities could take private property in order to turn it over to private developers, if the new development would result in greater revenue and benefits to the city. The Court held that if the transfer of property was for "public benefit," it satisfied the Fifth Amendment's "public use" requirement.

MGM Studios v. Grokster (2005)

Companies that produce file-sharing software could be held liable for copyright infringements resulting from the use of that software.

Palazzolo v. Rhode Island (2008)

A property owner who acquired title to a property after it was already subject to wetlands regulations could bring a takings claim under the Takings Clause of the Fifth Amendment.

Stop the Beach Renourishment Inc. v. Florida Department of Environmental Protection (2010)

The Supreme Court ruled in favor of the Florida Supreme Court and held that it had not caused a "judicial taking." The state was the owner of previously submerged land, even if that land came between a beachfront landowner and the water.

List of hazardous incidents for your consideration

Note: this list is only the first three columns due to the size of the file. The complete file can be provided in hard copy, or electronic file with dates, outcomes, sources, and more.

City	State	Title	Description
Chattanooga	Tennessee	Organic peroxide leak, evacuations, truck on I-24	Organic peroxide leak, evacuations, truck on I-24A FedEx driver alerted authorities after he discovered fluid leaking from his truck. The truck was reported to be carrying a variety of chemical totes. Officials evacuated 38 homes, an apartment building, and a nearby recreation center. They also closed I-24 in both directions while hazardous material crews responded.
Fenton	Michigan	Sulfuric acid spill from tanker truck, shelter in place, US-23	Sulfuric acid spill from tanker truck, shelter in place, US-23A tanker carrying sulfuric acid overturned on US Highway 23. Officials closed roads and advised residents within 2000 feet to shut windows and vents. According to the Centers for Disease Control, sulfuric acid “is a corrosive substance, destructive to the skin, eyes, teeth, and lungs. Severe exposure can result in death.”
Jacksonville	Florida	Hydrochloric acid spill, mandatory evacuations, Florida East Coast Railway	Hydrochloric acid spill, mandatory evacuations, Florida East Coast RailwayA tanker railcar carrying 30,000 gallons of hydrochloric acid was reported to be leaking in the Florida East Coast (FEC) train yard. Firefighters reported seeing a cloud coming from the leak. Local residents and businesses in the area were under mandatory evacuations, due to the highly toxic nature of the chemical.
Temecula	California	Hydrochloric acid spill on road near school	Hydrochloric acid spill on road near schoolA truck carrying hydrochloric acid pool chemicals spilled about 275 gallons on a road near a High School and the Pechanga Reservation. Officials evacuated the school and issued shelter-in-place for local residents. Hydrochloric acid is used for lowering pH levels and removing algae in pools. Exposure to hydrochloric acid can cause respiratory distress and skin irritation.

City	State	Title	Description
Pearland	Texas	Fire, Solvchem Inc. chemical warehouse	Fire, Solvchem Inc. chemical warehouseTwo shipping containers holding lubricant additives caught fire outside a chemical distribution center. Heavy smoke, residuals, and runoff ensued. A hazardous materials team responded. Solvchem sells specialized lubricants and chemicals to a wide range of industries, including electronics, military, food & beverage and pharmaceuticals.
Downington	Pennsylvania	Nitric/phosphoric acid leak, evacuation, shelter-in-place, ChemStation chemical factory	Between 300 to 500 gallons of a mixture of nitric acid and phosphoric acid leaked in a chemical factory and produced a vapor cloud. A nearby school was evacuated. Residents in a one-mile radius were advised to shelter-in-place. ChemStation produces industrial cleaning chemicals.
Rockford	Illinois	Chemical leak, five injured, Viking Chemical Company	A leak of an unnamed chemical reportedly injured five people, two of whom were hospitalized. Firefighters reported a “plume of chemicals” coming from the facility. Neighbors said they smelled chlorine or bleach in the air. Viking Chemical produces industrial chemicals for a variety of industries.
Garland	Texas	Massive fire, multiple explosions, one injury, Sherwin Williams paint factory	An employee was treated on scene after an explosion rocked a paint factory and the surrounding community. A massive fire lit up the sky. Local news reported: "All you see is the sky just keeps lighting up this bright fiery red orange, it was scary," said one witness. "You could smell it. If you know what paint smells like when you paint a house -- that was what it smelled like."



City	State	Title	Description
Chattanooga	Tennessee	Massive tanker truck chemical spill, fire, evacuations	A tanker truck carrying organic peroxide and sodium hydroxide caught fire forcing nearby residents in a half mile radius to evacuate and causing officials to shut down parts of Interstate 24. In addition to the truck fire chemicals that had spilled in a parking lot also caught fire. The chemicals involved in the fire are skin and respiratory irritants.
Louisville	Kentucky	Fire, Lanning Chemical distribution center	Fire engulfed a two story structure that housed chemicals used to produce paints, varnishes, and finishes. Nearby residents were advised to close windows and shutdown air conditioners.
Yellowstone River Bridges Twin	Montana	Train derailment/bridge collapse causes hot asphalt, molten sulfur release into Yellowstone River	A train crossing the Yellowstone River Twin Bridges derailed. Contents of seven cars spilled into the river. Three of the tankers carried hot asphalt and four held molten sulfur. Two cars that carried sodium hydro sulfide were safely removed from the situation without leakage. Officials were uncertain as to whether the train derailment caused the bridge to collapse or the bridge collapse caused the derailment.
Alachua	Florida	Styrene leak from truck, Interstate 75	A tanker carrying 45,000 gallons of styrene overturned. Officials shut down the interstate in both directions for more than 12 hours. Styrene is used to make polystyrene plastics. According to the Occupational Health and Safety Administration: "Health effects from exposure to styrene may involve the central nervous system and include complaints of headache, fatigue, dizziness, confusion, drowsiness, malaise, difficulty in concentrating, and a feeling of intoxication."

City	State	Title	Description
Vintondale	Pennsylvania	Leak of “multiple” chemicals led to evacuation of section of US 22	A tractor trailer overturned and spilled its cargo of 40,000 pounds of solid and liquid chemicals. Intense heat and a “smoke-like” cloud followed. Officials closed the roadway in both directions and issued evacuations for anyone within a mile radius. Chemicals identified in the spill included organic peroxide, perchloric acid, ethanol and sodium dichromate.
		Roadside sulfur fire	A fire burning the color blue, initially reported as vegetation, turned out to be a mysterious ignition of what was determined to be sulfur. The roadside fire was near a distribution hub for a variety of businesses. Most sulfur is used to make sulfuric acid for fertilizers and lead-acid batteries.
Lexington	Kentucky	Lead dioxide leak, Interstate 75	An SUV rear ended a tanker truck loaded with lead dioxide causing officials to shut down portions of I-75 for several hours. Lead dioxide is an eye and skin irritant, a suspected carcinogen, persistent in the environment and capable of intensifying fire, according to the National Institutes of Health. It is used in lead acid batteries, matches, explosives, pyrotechnics, polysulfide polymers, dyes and other chemicals. News reports did not identify the origin or destination of the cargo.
Lynchburg	Virginia	Ethyl Acrylate leak, Cathcart Rail	After receiving complaints about a persistent noxious odor, officials discovered that a 2,200 gallon tank of ethyl acrylate had developed a slow leak. Ethyl acrylate is used in plastics manufacturing. Cathcart Rail provides railway services including transportation, repair and field service.

City	State	Title	Description
Martinez	California	Mercury spill, Amtrak Train Station	A “large quantity” of mercury was found spilled in a train station parking lot. Several Amtrak employees were sent to the hospital for evaluation. The ambulance staff who transported the employees also were evaluated. The train station was shut down for an undetermined duration. Travelers who came in contact with the mercury were advised to double bag clothing and shoes and call the hazardous materials team. It was later reported that authorities found indications of mercury contamination in downtown Martinez. Mercury is a powerful neurotoxin and considered “as one of the top ten chemicals or groups of chemicals of major public health concern” by the World Health Organisation.
Smyrna	Tennessee	Ammonia spills, six hospitalized, Nissan Smyrna Vehicle Assembly Plant	A broken bottle of ammonia in a railcar led to six employees being hospitalized for observation. The area was evacuated while the situation was cleaned up.
Marion	Ohio	Phosphoric acid leak, one injury, evacuations, CSX train	A CSX train car was discovered to be leaking phosphoric acid while stopped for an inspection. Two local residences were evacuated and local roadways were shut down. One hazmat worker was treated for skin irritation. According to the Centers for Disease Control, phosphoric acid is an eye and skin irritant.

City	State	Title	Description
Deatsville	Alabama	Leak of unknown chemical, 40 school children affected, Pine Level Elementary School	Children playing in the school yard began experiencing facial swelling and watery eyes. After an examination of the playground, school officials concluded that the 40 children were victims of a chemical leak from a truck passing by the school. The school's website carried this statement: "Based on video review of activity and traffic patterns in the area, the conclusion is that a commercial truck traveling along Highway 31 may have had an accidental chemical leak near the school, and, with yesterday's weather pattern, the wind carried it to the playground. As an extra precaution, the fire department hosed down all playground equipment, and the campus has been cleared for students to return next week."
Stanley	Wisconsin	Sulfuric acid spill, evacuations	Residents were evacuated and roadways were closed after a tanker truck carrying 3,000 gallons of sulfuric acid overturned in a residential neighborhood. According to the Centers for Disease Control, sulfuric acid "is a corrosive substance, destructive to the skin, eyes, teeth, and lungs. Severe exposure can result in death."
Walterboro	South Carolina	Hazardous material spill after collision, Interstate 95 closed	Two tractor trailers collided. Seven containers carrying unnamed hazardous chemicals were damaged. The material leaked onto Interstate 95, which was shut down while hazmat crews worked to address the situation.

City	State	Title	Description
St. Rose	Louisiana	Fire, two injuries, International-Matex Tank Terminal	Two contract employees at the chemical storage plant were injured when a flash fire started in a tank that contained crude oil residuals. Nearby storage tanks were cooled to prevent the spread of fire and the local railroad was shut down. International Matex's St. Rose terminal specializes in the storage of bulk liquids such as petroleum, ethanol, vegetable oils, and "commodity chemicals," which the company describes as alcohols, including methanol.
Buffalo	New York	Nitric acid leak, Chemical Distributors Inc.	Authorities were called after more than 3,000 gallons of nitric acid was released from a tank, forming a yellow cloud. Residents were advised to avoid the area. Nitric acid is an eye, skin and respiratory irritant. Chemical Distributors, owned by PVS, is a warehouse and chemical blending space.
Louisville	Kentucky	Methanol leak, McAlpine Locks and Dam	Ten barges being towed by a tug boat broke free in the Ohio River, including one carrying 1,400 tons of methanol, a toxic alcohol chemical, which started to sink. The Army Corps of Engineers closed the locks while addressing the issue. Methanol is a fire and explosion hazard, according to the Centers for Disease Control. It is used in the manufacture of chemicals including formaldehyde, which is produced at a factory in Louisville.
Wyndmere	North Dakota	Chemical spills, Canadian Pacific train derailment	Four of 31 cars that derailed spilled liquid asphalt, two others leaked ethylene glycol and one more punctured and released propylene. The derailment was blamed on a broken rail in the tracks.

City	State	Title	Description
Westlake	Louisiana	Chlorine leak, evacuations, shelter-in-place, BioLab	A leak of chlorine from the facility formed a visible vapor cloud and caused authorities to shut down part of Interstate 10 in both directions. A Phillips 66 plant across the street evacuated all non-essential personnel after employees reported eye and nose irritations. BioLab supplies dry chlorine products mainly for the pool market. The facility reopened in November 2022 after burning to the ground due to Hurricane Laura in 2020. BioLab receives chlorine from the nearby Westlake Chemical's chlor-alkali plant, site of an incident on Jan. 27, 2022.
Winfield	Missouri	Barge incident, evacuations	Two barges carrying anhydrous ammonia broke free. Residents within a one-mile radius of the Winfield Lock and Dam were evacuated until workers secured the barges.
Ogden	Utah	Magnesium chloride spill, Union Pacific train derailment	Multiple train cars derailed in a train yard spilling magnesium chloride, which is used as an ingredient in consumer products ranging from dietary supplements to carpet cleaners. Magnesium chloride can cause eye, skin and respiratory irritations.
Hernando	Mississippi	Hydrofluoric acid spill, Schultz Xtruded Products	A fire at the plant reached a container of hydrofluoric acid causing it to leak into nearby Mussacuna Creek. Crews built a temporary dam in the creek to prevent the chemicals from flowing downstream to Arkabutla Lake. Schultz makes pipes and fittings for the oil and gas industry.

City	State	Title	Description
Toledo	Ohio	Sulfuric acid spill, Perstorp Polyols	A private company delivering sulfuric acid to a tank at Perstorp Polyols spilled about 500 gallons of the chemical on the ground. Perstorp Polyols provides specialty chemicals through the US, Eastern and Western Europe, Asia, Middle East Africa and Latin America, according to the company's website. The facility is located at 600 Matzinger Road.
Keatchi	Louisiana	Propionic acid/acetic anhydride leak, evacuations, Union Pacific Railroad	About 130 people in a 1.5 mile radius were evacuated after two train cars carrying propionic acid and acetic anhydride derailed and began leaking. Propionic acid is "used as a preservative, fungicide, and antimicrobial agent, and acetic anhydride...is used in making plastics, drugs, dyes, perfumes, explosives and aspirin."
Tampa	Florida	Chemical vapor cloud, shelter-in-place, Florida Chemical Supply	The leak of an unnamed chemical caused officials to shut down parts of Interstate 4 and advise a shelter-in-place for nearby residents. It was also not reported what caused the leak to occur. Florida Chemical Supply is a chemical compounder and distributor, with locations in Florida, Denmark and China. According to trade records, Florida Chemical Supply imports potassium fluorosilicate, sodium fluorosilicate and magnesium fluorosilicate from China.
Kent	Washington	Chemical leak, one hospitalized, Univar Solutions	A chemical tanker leaked an unnamed substance in a warehouse. One person was hospitalized and five others were treated at the scene. Univar is a national chemical distributor.

City	State	Title	Description
Paulina	Louisiana	Hydrochloric acid leak, 150 evacuated	A train car carrying 20,000 gallons of hydrochloric acid was punctured in a derailment. An unknown amount of the respiratory irritant was released. It was reported that “that deputies were having to cover their mouths due to the fumes as they went door-to-door in an effort to get people to leave.” It was later reported that 10-12 residents had sought medical attention and “are having some severe issues possibly from this spill.”
La Porte	Indiana	Fire, former American Rubber Company building	A massive fire at the former rubber factory, which was being used to warehouse highly flammable hand sanitizers, caused officials to issue an air quality alert for local residents. The building was destroyed. It had been shuttered in the 1990s after four employees were killed in a boiler explosion.
St. Louis	Missouri	Fire, TransChemical Warehouse	Nine workers evacuated a chemical warehouse, which suffered significant damage. TransChemical said the fire burned “consumer chemicals that are generally used as cleaning agents for mechanical parts.” TransChemical distributes specialty chemicals to the food and consumer industries.
Nashville	Tennessee	Chemical combustion, Akzo Nobel	An unintentional delivery of organic peroxide was left outside the warehouse and temperatures caused the chemical to combust. All employees were safely evacuated from the facility.



City	State	Title	Description
	California	Styrene leak from rail car, evacuations and road closures	A rail car containing styrene overheated and began leaking styrene, causing about 170 businesses, residents and schools in a half-mile radius to be evacuated and parts of a local freeway to be shut down. An explosion was feared and the train was deemed unapproachable by officials who used drones to monitor its temperature. It was reported that 188,000 pounds of styrene were emitted from the railcar. Styrene is a carcinogenic and highly toxic chemical that is used in the manufacture of latex, polystyrene and synthetic rubber.
Shreveport	Louisiana	Chemical fire, Valance Drilling Fluids	A pallet of chemicals caught fire at the warehouse which operates to support the company's headquarters operation in Edmond, Oklahoma. The drilling chemicals were reported not to have been hazardous.
Painesville	Ohio	Chemical spill, PVS Chemicals Distribution Center	A spill of 150 gallons of blended acid was brought under control by employees who then evacuated the building. The spill was reported to have been caused by a damaged container. PVS sells chemicals used in the agricultural, water treatment, oil and gas, electronics and other industries.

City	State	Title	Description
Old Saybrook	Connecticut	Hazardous mixture at chemical distributor endangers community, LabDirect	<p>Police and crews from the Bureau of Alcohol, Tobacco and Firearms conducted two planned explosions of what was described as hazmat materials at a chemical distributor. Some reports indicate local businesses were evacuated. It was reported the incident was “prompted by mixing and synthesizing dangerous chemicals.” According to the company website, LabDirect provides “critical reagents” to “the independent chemistry community.” Federal officials opened a criminal investigation. “Connecticut State Police confirmed to Channel 3 that the Bureau of Alcohol Tobacco and Firearms (ATF) requested the state police bomb squad to help its investigators at LabDIRECT LLC,” reported local news. The following day the building was declared uninhabitable and shut down along with the entire street leaving “other companies on the street with no way to conduct business.”</p>

City	State	Title	Description
Verona	Missouri	Ethylene oxide spill, BCP Ingredients	A malfunctioning valve released 1,290 pounds of ethylene oxide from a railcar being offloaded at BCP Ingredients. BCP never notified local officials. It did report the incident to the National Response Center, which apparently took no further action. Local residents expressed frustration that they found out about the leak via an anonymous citizen, four days after the release, rather than from the company or any government agency. EPA noted after the incident that facilities such as BCP “must coordinate response needs with local emergency planning and response organizations.” Balchem uses ethylene oxide in the manufacture of animal food, nutritional supplement and oil well production products. Ethylene oxide is also repackaged for use in the sterilization of medical implements and spices, according to the company’s Risk Management Plan. In 2019 the regional EPA expressed concerns about the lack of information regarding air emissions at the BCP facility. According to the Monett Times, “the EPA had no equipment in Verona, or even anywhere in all of EPA’s Region 7, that could measure ethylene oxide emissions from the plant.”
Fremont	California	Fire, “chemical emergency” and shelter-in-place, Air Liquide	A fire caused concerns about the potential release of toxic chemicals into the air. Authorities issued a shelter-in-place warning for two nearby hotels and asked local residents to avoid the area. The fire started when a plastic vessel became over-pressurized. Precautions were taken because of the uncertainty regarding the nature of the substance. “They store unknown chemicals and transport unknown

City	State	Title	Description
			chemicals,” said Deputy Chief Zoraida. Air Liquide supplies industrial gasses to medical and other industries.
Baytown	Texas	Triethylamine leak, evacuation, Delta Petro Chemical	Highly flammable triethylamine leaking from a railcar forced the evacuation of Delta Petro Chemical. It was uncertain what company owned the railcar, which was docked at the Delta Petro facility. Delta is a chemical wholesaler and distributor, according to the company website.
Sparks	Nevada	Acid spill, shelter-in-place, Asia Union Electronic Chemical Corp. (AUECC)	Evacuations and shelter-in-place orders were issued after 130 gallons of acid spilled inside an chemical warehouse. No injuries were reported. AUECC provides chemicals for the microelectronics industry, according to the company’s website. It imports chemicals such as ammonium hydroxide, hydrofluoric acid, acetic acid and sulphuric acid from China.

City	State	Title	Description
Passaic	New Jersey	Massive chemical fire, shelter-in-place, one injury, Majestic Industries and Qualco Inc.	<p>“An 11-alarm fire in Passaic this weekend at a chemical plant packed with hazardous substances could have turned into one of the most catastrophic chemical disasters in the region in recent history,” reported northjersey.com. An 11-alarm fire engulfed a furniture manufacturer Majestic Industries and pool chemical company Qualco. The conflagration forced officials to issue shelter-in-place orders for local residents. “The flames engulfed about 100,000 pounds of chlorine in one building, and an official put damages to the facilities at more than \$15 million. Only a shell remained of a three-story, 300-by-400-foot brick building that had been used to store plastics, pallets and some chlorine,” according to the report. Over 200 firefighters prevented the fire from spreading to Qualco’s main chemical plant where chlorine pellets were manufactured. According to information filed with New Jersey regulators, Qualco stocks 3 million pounds of potentially hazardous substances at the Passaic facility. Some of these substances include sodium chloride, propane, calcium chloride and boric acid, according to the New Jersey Department of Environmental Protection. This incident was profiled in detail in the Coming Clean + EJHA report "Preventing Disaster: Three chemical incidents within two weeks show urgent need for stronger federal safety requirements"</p>

City	State	Title	Description
Portland	Pennsylvania	Fire, boil-water advisory, Air Liquide Advanced Materials specialty gas plant	A fire at an Air Liquide gas plant originated from a leaking electrical device. According to a posting by the Hope Volunteer Fire Department, they were called upon “to keep burning equipment cool to prevent a large explosion and possible large-scale incident if other chemicals on-site were involved. The tank/pipes that area departments were cooling with two tower ladders houses and transfers Disilane (a colorless gas that is extremely flammable). A boil water advisory was set in place for 500 local residents after the blaze, which took about 4 hours to extinguish. Air Liquide Advanced Materials produces specialty gasses and other materials for the semiconductor industry, according to Businesswire.
Godfrey	Illinois	Explosion, “Chemical Structure Fire”, Hatch and Kirk Warehouse	“Multiple barrels of solvents caught fire” as a massive fire quickly spread through and destroyed a warehouse. The facility, which is located a quarter-mile north of Alton High School, housed inventory for the rail, marine, industrial, power generation, and offshore drilling industries, according to the company website.
Jennings	Missouri	Fire, abandoned warehouse	A fire at an abandoned warehouse, which once was a bowling ball factory and also stored chemicals for Kodak, raged for hours. It was reported that the city of Jennings had taken control of the warehouse in 2018 and were aware of chemicals being stored in the building, but never took an inventory. The chemical blaze caused a local shopping mall to be evacuated, schools to be alerted to keep children indoors and nearby residents to be advised to shelter-in-place.

City	State	Title	Description
Dayton	Tennessee	Fire and Chemical Spill, Hiwassee Machine and Fabrication	A fire at the facility, which processes chlorine tablets, caused hazmat crews and local hospitals to go on alert. Some local businesses and a nearby rail station were evacuated.
Central Point	Oregon	Hazardous liquid leak, Old Dominion Freight	Hazmat teams were called in and the building was evacuated after employees witnessed an unknown liquid leaking from one of the company's freight trucks. "Inside the trucks, there is a bunch of different chemicals in there, and until we can identify what it is, we have to be really cautious about how we approach it," Jason John, a battalion chief with the local fire department was reported saying.
Pasadena	Texas	Unknown chemical combination causes shelter-in-place order, IDC Warehouse	Workers at nearby industrial sites were ordered to shelter-in-place after a chemical incident at a warehouse. According to news reports an oil based cleaner was accidentally mixed with some unknown chemicals at the warehouse causing a reaction. According to the import/export database Datamyne, IDC Pasadena accepts imports from chemical companies such as Albemarle Catalysts, Gativ Petrochemical, and SI Group Fine Petrochemicals.
St. Louis	Missouri	Fire, Manor Chemical	A firefighter was injured at a wholesale chemical distributor's plant and officials evacuated residents within a half-mile radius. It was reported that up to 10 chemicals could have been involved in the fire, but the names of these chemicals were not released. According to the company website, Manor Chemicals stores and sells chemicals for cars, paint, printing, dry cleaning, and industrial manufacturing.

City	State	Title	Description
Channelview	Texas	Toxic chemical fire, K-Solv	According to the chemical distribution company, K-Solv, a fire that burned for two hours was caused by the transfer of a mixture of toluene and naphtha into a container. The company reported that forty-one different chemicals burned in the fire, including trichloroethylene.



**From:** [Ashlee Jimenez](#)  
**To:** [ouisa.nw@gmail.com](mailto:ouisa.nw@gmail.com)  
**Cc:** [Building Permits](#); [Planning-Zoning Staff](#)  
**Subject:** RE: Online Form Submittal: Building Contact Form  
**Date:** Wednesday, November 13, 2024 7:03:33 AM  
**Attachments:** [image002.png](#)

---

Good morning,  
I have included Planning and Zoning to further assist.

Thank you,



Ashlee Jimenez  
Permit Technician  
500 12<sup>th</sup> Ave S, Nampa, ID 83651  
Office Line: 208.468.5478  
Building Email: [buildingpermits@cityofnampa.us](mailto:buildingpermits@cityofnampa.us)  
[Department of Building Safety](#), [Like us on Facebook](#)  
**NAMPA**Ready

---

**From:** noreply@civicplus.com <noreply@civicplus.com>  
**Sent:** Tuesday, November 12, 2024 8:09 PM  
**To:** No Reply <noreply@cityofnampa.us>; Building Permits <buildingpermits@cityofnampa.us>  
**Subject:** Online Form Submittal: Building 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.

## Building 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.
Contact the Building Safety department concerning:	Permits
Name	Nancy L Weston
Email Address	<a href="mailto:ouisa.nw@gmail.com">ouisa.nw@gmail.com</a>
Phone Number	5309900152
Message	Very concerned about planned development on NE section of Midland and Ustick. Die nit sound light commercial to me or the residents of the communities near-by. Please provide more info and please advise of ANY public meeting on this subject. Thank you.
Attach File	<i>Field not completed.</i>

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

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Planning-Zoning Staff](#)  
**Subject:** Online Form Submittal: Planning and Zoning Contact Form  
**Date:** Wednesday, November 13, 2024 1:29:01 PM

---

**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	Nancy
Email Address	Weston
Phone Number	530 990-0152
Message	Acknowledge that the project meets the City's definition for the zone, but there are issues of concern to the property owners near the proposed project. There is a significant level of concern to be addressed! Semi truck traffic near school bus zone, haz/mat storage and handling and a row of parked semi(s) right in front of the facility as it faces Arbor, to name a few.

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

