

Parker Bodily

From: Don Lojek <dwlojek7@gmail.com>
Sent: Monday, January 22, 2024 2:14 PM
To: Parker Bodily
Subject: Cement plant next to airport

Follow Up Flag: Follow up
Flag Status: Flagged

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Mr. Bodily:

I am a pilot and user of the Nampa airport. I own hangar 2216 and pay taxes on that hangar to Nampa City and Canyon County.

The idea of a cement plant in close proximity to the airport does not seem to be without great risk to the City. I am a licensed Idaho attorney and have practiced here for more than 50 years. If the City allows the plant to be constructed there are obvious liability risks.

Has anyone done a traffic study? The truckloads of materials coming into the plant, by themselves, will necessarily contaminate the environment. Then, the particulate emissions from the process of creating concrete will affect aircraft engines and the maintenance of the runway. Vision can be obscured very easily as an aircraft is moments away from touchdown resulting in an off-runway landing which will, at minimum, damage expensive aircraft.

The towers contemplated will have to have lights to comply with FAA standards.

Those lights on foggy nights can easily be distracting and disorienting on approach to either runway. A stiff wind from the south or southwest will deflect air and affect the descent and flight path of aircraft utilizing runway 26 for landings to the point where control inputs may not be sufficient to avoid a catastrophic result.

The value of the airport and the hangars and the aircraft are obviously worth millions and millions of dollars. Does the City want to risk all of that for a cement plant? Does the City want to defend itself against property damage claims and personal injury claims for a cement plant? Any tax revenue from the SunRoc plant will probably not be enough to make the City whole.

Respectfully,

Don Lojek

208-484-2292

From: [Marco & Lara Roetto](#)
To: [Planning-Zoning Staff](#); [Natalie Jangula](#); [Mayor Email](#)
Subject: 1.23.24 P&Z Commission Meeting, Item 3 , CUP 00328-2023 (by Sunroc)
Date: Friday, January 19, 2024 11:28:50 AM
Attachments: [CUP-00328-2023 Letter 1.23.24.docx](#)

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Mayor Kling, Councilwoman Jangula, Nampa Planning and Zoning Commission:

Please see our attached letter regarding Sunroc's CUP proposal for your upcoming January 23rd Meeting, agenda item 3.

Thanks!

Marco and Lara Roetto

66 South Grays Lane

Marco and Lara Roetto
66 South Grays Lane
Nampa, ID 83687

Mayor Kling, Councilwoman Jangula, Nampa Planning and Zoning Commission:

We live close to the property being considered for the Conditional Use Permit 00328-2023 (by Sunroc) at your upcoming January 23 meeting. We are writing to oppose the proposed concrete batch plant. We don't think it meets the criteria of City CUP Code 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.* Our concerns include noise, traffic, road damage and infrastructure, inattentive driving by Sunroc drivers, effects on the airport/airplanes, effects on abutting residential housing, and the unhealthy conditions this plant will produce, both by air and water.

On average, a concrete batch plant employs 10-20 trucks that make a combined total of 75 trips per day. We are concerned about the safety of other drivers who must share the roads with these large trucks. Following this letter are comments from people in our community about Sunroc and its drivers. Please take a moment to review their comments. Clearly, many Sunroc drivers have been inattentive and reckless, harming those around them.

Victory Road has potholes all over it and needs major repairs. High amounts of traffic from large cement trucks will only exacerbate the existing problems with this road. Grays Lane, where we live, is a residential road with residential-type traffic. It is often used to reach Amity Road from Victory Road. Only about 25% of Grays Lane has sidewalks. Sunroc drivers driving inattentively or too fast could be tragic since many children walk and ride bikes up and down Grays Lane. Our traffic infrastructure isn't set up for large cement trucks making multiple industrial trips along Grays Lane, Victory, Happy Valley, and Amity. There are no stop lights at these intersections, only roundabouts which don't have wide lanes and one way stop signs at Grays x Victory and Grays x Amity.

We are concerned this batch plant would create unhealthy air for nearby residents. According to the EPA, concrete manufacturing plants are the third largest industrial source of pollution. Residents near batch plants say the dust that blows from the plants covers their roofs, cars, and barbeques. They can't have friends over or let their kids play outside because the dust is everywhere. The fine particulate matter from concrete can penetrate deep into the lungs. This particulate matter contains sulfur dioxide which can affect breathing and may aggravate existing respiratory and cardiovascular disease, especially for children and the elderly. We understand that Sunroc says they may enclose the plant in a large building, however this doesn't sound like a guarantee. Sunroc also states that "haul back concrete will be stored on site and crushed when needed." The loud crushing of concrete will likely happen outside of any building and will release particle matter into the air. Additionally, we are concerned about concrete dust contaminating Mason Creek, which runs right along the proposed batch plant. On the following page, Jule Eberle, a local resident, alleges Sunroc illegally dumped concrete on a nearby irrigation canal and tainted the water. Also, within a five-mile radius of the proposed plant, there is an airport and hangars, two elementary schools, one high school, multiple retirement facilities, daycares, and hundreds- if not thousands of homes. Noise pollution from large conveyers, pumps, alarms, and mixers is likely. Why can't Sunroc build in a less populated place rather than an area directly abutting our single-family zoned area?

We respectfully ask you to deny this permit because it doesn't meet the CUP Code 10-25-4.A.5 criteria. As we have explained above, a concrete batch plant involves activities, processes, materials, and equipment that could be detrimental to those living and driving nearby. The particle matter, excessive traffic, and the noise it produces will adversely affect the general welfare of surrounding neighbors and their properties. Please do not approve this Conditional Use Permit.

Thank you,

Marco and Lara Roetto
66 South Grays Lane

Comments from local residents about Sunroc and its Drivers in the Treasure Valley:

"Every morning I drive by their plant and I can say their drivers are oblivious to other people on the road and constantly pull out into oncoming traffic. I can't count on both hands the amount of times I've had to rail on my brakes to avoid getting hit by one of their trucks. I even had to swerve my motorcycle onto the shoulder to avoid these buffoons. Do not recommend this inexperienced company that have no disregard for others safety." -Devyn Quick

"I was playing golf at Quail Hollow Golf Course on 06/13/23 at 03:50 pm, trying to cross 36th Street in my cart. A Sunroc dump truck came down the hill speeding and not stopping for any golfers. This is a 20 mph road with golfers and a lot of wildlife and a kids baseball field and school along the road. The driver was going at least 35 mph. I see this often around town, Sunroc vehicles speeding. Management needs to control their drivers before there is a tragedy. Use a different company to keep Sunroc out of our neighborhoods. "This driver intentionally ran me off the road. No one at the company is willing to take a complaint of the employee's poor driving. Have respect on the roads." -P.C.

"This driver intentionally ran me off the road. No one at Sunroc is willing to take a complaint of the employees poor driving. Have respect on the roads." -Paul Harms

"Just watched one of your drivers pull out in front of a semi, who had to honk his horn to make your driver aware that he was there and almost caused a very bad accident.. I see this 24/7 since I live right next to this location. Your drivers are not safe, they don't pay attention. And they're going to end up killing someone if they're not careful. Please pay attention and use your head especially in a big cement truck!!" -Victoria Houdek

"One of your drivers failed to yield at an actual yield sign getting onto the freeway, swerved into my lane (I had turned on a green light), continued to swerve into different lanes while on the freeway, and then honked at me when I came to a complete stop at the stop sign after taking my exit. Honestly, I don't understand why anyone would drive so recklessly in such a big vehicle. The Sunroc website boasts about safety, but this driver was anything but safe." -Nikki Y.

"Saw a driver speeding through a school zone in one of their company trucks. Going fast enough to kill a child. That tells all you need to know." - Griffin Riley

"Literally just watched your driver pull out in front of an ambulance on a call, which made them have to stop. It was your tow truck pulling a cement truck followed by another pickup truck. How about respecting EMS, it could have been someone you care for they were on their way to help." - Anonymous

"Might want to tell your drivers to not cut off others and to stay in the correct lane when going through a roundabout- and learn how to use a blinker." - Tammara Lynn

"I was driving on I84, and their cement mixer was on the side of the road. I could not move over because a semi was next to me. This cement mixer decided to pull out onto the freeway in front of me and another car causing us both to go off the road. Get some better drivers, this is not the first time one of these trucks have almost caused an accident." - Nicole Seaman

CONGRATULATIONS SUNROCK. YOU ARE AN UNETHICAL, LAW-BREAKING COMPANY THAT CONTAMINATES SOIL. YOU DUMPED YOUR LEFTOVER CONCRETE ON THE IRRIGATION. MY WATER NOW HAS CONCRETE PARTICLES IN IT. GUESS WHAT...I GOT PICTURES ! - Jule Eberle

From: [Fred Bonyea](#)
To: [Planning-Zoning Staff](#)
Subject: Concrete Batch Plant On Victory Road and Grays Lane
Date: Monday, January 22, 2024 12:03:53 PM

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As you know this corridor is an important hub for school buses and every other commuter for several adjoining subdivisions. The infrastructure here is not developed for the heavy industrial use that a cement plant requires. It is traditional in our part of the world to build such structures near raw resources and/or at sites involving massive structures. This location meets neither of these criteria.

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

Thank you,

Jerry Jensen
Treasurer of the Meadows at Park Ridge subdivision

From: [Debra Lackey](#)
To: [Planning-Zoning Staff](#)
Subject: Concrete batch plant Victory and Gray's lane
Date: Monday, January 22, 2024 11:48:37 AM

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Please deny the proposed plant we have a nice neighborhood and don't need the ash and dirt and constant truck noise... please no thank you

CONCRETE BATCH PLANT

proposed for **VICTORY ROAD & GRAYS LANE**



Sunroc Cement Batch Plant

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

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

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

- Nampa planning & zoning staff: PZALL@cityofnampa.us
- Nampa district 2 city councilwoman: JangulaN@cityofnampa.us
- Nampa mayor: Mayor@cityofnampa.us

Attend the public zoning meeting at Nampa City Hall

6pm Tuesday, January 23rd 411 3rd St. S.

From: [Paul Dille](#)
To: [Planning-Zoning Staff](#); [Natalie Jangula](#); [Mayor Email](#)
Subject: DENIAL Request for Sunroc Cement Batch Plant: 39 N. Picard
Date: Monday, January 22, 2024 11:23:24 AM

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Planning & Zoning Committee:

I am concerned with the proposed Concrete Batch plant and request the DENIAL of the permit at 39 N. Picard.

This area on Victory and Grays is prudently zoned light industrial. Nampa City code states that "a light industrial district is intended to create, preserve, and enhance surrounding areas."

Children ride their bikes down Victory road; it is already treacherous enough for them without the added dangers of higher traffic volumes of large cement trucks.

Schools & neighborhoods do not need this type of traffic and air quality concerns.

I am asking the Planning & Zoning Commission to ensure our health and safety, keep the area bound to its intended use, and deny Sunroc's special use permit request.

Sincerely,

Paul Dille
Home Owner
4225 E Park Ridge Dr.
Nampa, ID
Park Ridge Meadows Neighborhood (less than 1 mile from the proposed location)

From: [Cheryl Minshew](#)
To: [Planning-Zoning Staff](#)
Cc: [Cheryl Minshew](#)
Subject: Nampa, Batch Plant - Opposition -
Date: Monday, January 22, 2024 10:44:15 AM

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I am writing to request the city of Nampa
(Deny) the permit for the concrete batch plant.

> Hazard: Exposure to cement dust can irritate eyes, nose, throat and the upper respiratory system. Skin contact may result in moderate irritation to thickening/cracking of skin to severe skin damage from chemical burns. Silica exposure can lead to lung injuries including silicosis and lung cancer.

> Almost all the studies found positive associations between cement plant exposure and respiratory diseases and symptoms. An excess risk of cancer incidence and mortality in both children and adults mainly concerning respiratory tract cancers was also reported in some studies.

> This will negatively affect the quality of life in the area.

>

> There are 3 schools that are located in the direct vicinity of the proposed plant location. An approval will negatively affect the health of hundreds of children as well as staff.

>

> The non stop running of trucks will not only congest the residential area, but will also add excess noise all hours of the day and night.

>

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

>

> Name Cheryl Minshew

> Address 3818 E. Park Ridge, Nampa

>

From: [Bill Minshew](#)
To: [Planning-Zoning Staff](#)
Cc: [Bill Minshew](#)
Subject: Batch Plant Nampa - Opposition-
Date: Monday, January 22, 2024 10:36:30 AM

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I am writing to request the city of Nampa
(Deny) the permit for the concrete batch plant.

> Hazard: Exposure to cement dust can irritate eyes, nose, throat and the upper respiratory system. Skin contact may result in moderate irritation to thickening/cracking of skin to severe skin damage from chemical burns. Silica exposure can lead to lung injuries including silicosis and lung cancer.

> Almost all the studies found positive associations between cement plant exposure and respiratory diseases and symptoms. An excess risk of cancer incidence and mortality in both children and adults mainly concerning respiratory tract cancers was also reported in some studies.

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>

> There are 3 schools that are located in the direct vicinity of the proposed plant location. An approval will negatively affect the health of hundreds of children as well as staff.

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>

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

>

> Name Bill Minshew

> Address 3818 E. Park Ridge, Nampa

>

From: [Gene Rosin](#)
To: [Planning-Zoning Staff](#); [Natalie Jangula](#); [Mayor Email](#)
Subject: Proposed Concrete Batch plant for Victory Rd and Grays Lane in Nampa
Date: Monday, January 22, 2024 10:31:23 AM

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I urge you to vote against the special permit request. The 3 cement silos and a fly ash silo will send unhealthy particulates in the air and dust throughout the neighborhoods surrounding the proposed plant. There is also a risk of chemical runoff near Mason Creek. Also in my opinion Victory Rd cannot handle the increase of truck traffic.

Gene Rosin
4016 E Boreal Ct, Nampa, ID 83687

From: [Paula Protine](#)
To: [Planning-Zoning Staff](#)
Subject: Denial
Date: Monday, January 22, 2024 10:17:32 AM

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39 N PICARD..
Horrible to use Gray's. Many
School bus stops. Small children.
Will ruin the road.
Rocks hit cars..

From: [Scott Kraemer](#)
To: [Planning-Zoning Staff](#)
Subject: 39 N. Picard lane - proposed concrete batch plant
Date: Monday, January 22, 2024 10:11:49 AM

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To whom it may concern,

We would like to voice our concern with the proposed batch plant SUP for Sunroc at 39 N. Picard lane in Nampa. This use is not permitted and would be a detriment to our neighborhood. Grays lane is already very busy with lots of speeding. Adding lots of trucks will be a safety concern for our children who walk along grays lane and have their bus stop on grays lane. This type of use would also fill our streets with rock and cement debris. We strongly oppose this intended use. This is not the area for such uses. Please reject this requested SUP.

Scott & Sandra Kraemer
225 S. Buttercup Ct.
Nampa, ID 83687

From: [Vicki Williamson](#)
To: [Planning-Zoning Staff](#)
Subject: January 23, 2024 Planning & Zoning Meeting for Sunroc Concrete Batch Plant Special Use Permit
Date: Monday, January 22, 2024 9:57:50 AM

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I have become aware that Sunroc is requesting a special use permit to create three cement silos on Victory Road and Grays Lane (near the airport runway at 39 N. Picard Lane). I am writing to ask that the permit approval be **DENIED!**

I am mostly concerned about the unhealthy air quality this will create for our family and our neighborhood. We are outside almost all year round in our neighborhood and the thought of having to breath in all that unhealthy air contaminated with dust and dirt is very scary and concerning. Not to mention how this would affect our pets, and there are also neighbors who have livestock that would affect greatly. I believe our quality of life would be greatly diminished and threatened. Living in a dust cloud is just wrong! Who in their right mind would think that building a cement plant in a heavy residential area and by an airport no less is a good idea? It absolutely is NOT! I am also concerned with large cement trucks making numerous trips up and down Grays Lane and Victory Road.

There is a reason this area on Victory and Grays is prudently zoned light industrial. Nampa City code states that "a light industrial district is intended to create, preserve, and enhance surrounding areas." I am writing not only to voice my opinion but also asking that the Planning & Zoning Commission please ensure our health and safety, keep the area bound to its intended use, and **deny** Sunroc's special use permit request.

Thank you,
Vicki Williamson
4021 E Winterberry Dr
Nampa ID

From: [Mayor Email](#)
To: [Teri Friend](#); [Parker Bodily](#)
Subject: FW: Dear Honorable Mayor of Nampa and council members
Date: Monday, January 22, 2024 9:35:27 AM
Attachments: [image002.png](#)



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

From: Heloise Love <heloiselove1@gmail.com>
Sent: Monday, January 22, 2024 9:34 AM
To: pzail@cityofnampa.us
Subject: Dear Honorable Mayor of Nampa and council members

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Hello and thank you for considering these words from me as a resident of Nampa. Our city has numerous days of unhealthy air. Please disallow a use permit for the concrete batch plant at Victory Rd and Grays lane. I know how convenient the area is for the business owners and how tempting it would be for the City. With the homes increasing in the area, a plant with 3 silos is ruinous to our air and property values. Thank you for your time. I have a conflict and cannot be there.

Warm wishes,
Heloise Love

<https://fineartamerica.com/profiles/heloise-love>

<https://facebook.com/artbyheloise>

Work phone (760)310-0799

From: [Char Tim](#)
To: [Teri Friend](#)
Subject: FW: Permit
Date: Monday, January 22, 2024 9:12:55 AM

From: Natalie Jangula <jangulan@cityofnampa.us>
Sent: Sunday, January 21, 2024 9:43 PM
To: Char Tim <timc@cityofnampa.us>
Subject: Fwd: Permit

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From: Debbie McBride <ddennymac@gmail.com>
Sent: Sunday, January 21, 2024 5:38:31 PM
To: Natalie Jangula <jangulan@cityofnampa.us>
Subject: Permit

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Denial of the permit at 39 N. Picard nampa Idaho. Sent from my iPhone
GP and Deborah McBride
57 south Norcrest Ave. Nampa Idaho 83687

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From: [Char Tim](#)
To: [Teri Friend](#)
Subject: FW: District 2 neighborhoods requesting help
Date: Monday, January 22, 2024 9:12:13 AM

From: Natalie Jangula <jangulan@cityofnampa.us>
Sent: Sunday, January 21, 2024 9:49 PM
To: Char Tim <timc@cityofnampa.us>
Subject: Fwd: District 2 neighborhoods requesting help

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From: Leslie Contos <lesliecontos@gmail.com>
Sent: Friday, January 19, 2024 7:28:24 PM
To: Natalie Jangula <jangulan@cityofnampa.us>
Subject: District 2 neighborhoods requesting help

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Congrats again on your win as district 2 council person.

I am hoping you are already aware that a Conditional Use Permit going before P&Z Commission this Tuesday (1/23/24) to build a Concrete Batch Plant at Victory & Grays in our district.

Many residents of our district including Warhawk Air Museum oppose having a batch plant with all the health, dust, and truck traffic impacting neighborhoods, schools, and businesses surrounding.

Because it is a Conditional Use Permit I understand it does not go in front of City Council for the decision but rather P&Z makes the decision Tuesday.

Is there any way you can represent the people of your district and attend the meeting with us? Do you have any advice for us on how to effectively oppose? We have delivered over 400 flyers and collected over 100 signatures and gotten word that many residents will attend the meeting including co-owner of Warhawk museum and a reporter for the Idaho Press who is writing a story.

If you would like more information on the negative impact of batch plants, here are a couple of articles.

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

<https://drive.google.com/file/d/1XIfv2AGD5ZrrmqauGjdu85Vyz0HtJBg6/view?usp=drivesdk>

Thank you so much for your time. Please reach out if I can answer any questions, provide more information, or facilitate connecting you to people.

Warmly,

Leslie Contos

Nampa district 2

36 S Ravine Way

Nampa, ID 83687

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From: [Char Tim](#)
To: [Teri Friend](#)
Subject: FW: DENIAL for special use permit at 39 N Picard
Date: Monday, January 22, 2024 9:11:58 AM
Attachments: [image001.png](#)

From: Natalie Jangula <jangulan@cityofnampa.us>
Sent: Sunday, January 21, 2024 9:50 PM
To: Char Tim <timc@cityofnampa.us>
Subject: Fwd: DENIAL for special use permit at 39 N Picard

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From: Hall, Monty <Monty.Hall@intgas.com>
Sent: Friday, January 19, 2024 4:55:12 PM
To: Natalie Jangula <jangulan@cityofnampa.us>
Subject: DENIAL for special use permit at 39 N Picard

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Dear Councilwoman, Jangula,

As a current and close resident to the intersection of Victory Road and Grays Lane, I would like to request that the special use permit for Sunrock located at 39 N. Picard to build a concrete batch plant is DENIED. We do not need this plant near subdivision and residential homes. There are hundreds of pieces of property outside of town they can purchase for their plant.

Here are very valid reasons why this should not be allowed.

- Zoned Light Industrial, not heavy.
- Victory Road is already quite busy.
- The maintenance and base of Victory Road is very poor and lacking. The road is grooved and very rough to drive down already. The heavy truck traffic would disintegrate what is currently there.
- There are a lot of pedestrians that use this road. With no extra room for foot traffic, this will cause an even greater concern for our citizens.
- Building lot is adjacent to Mason Creek, a Boise River Tributary with a vast wildlife habitat.
- I have talked to anyone anywhere near this area that wants the noise or air pollution next to our subdivisions.

The area is zoned Light Industrial for a reason and for the safety of all our citizens within several miles of this location, the only proper thing to do is deny the permit request.
Thank you for consideration of the citizens of this great city.

Monty Hall

Quality Management Specialist II

Montana-Dakota Utilities Co.

555 S. Cole Rd Boise, ID 83709

208-871-9014



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From: [Char Tim](#)
To: [Teri Friend](#)
Subject: FW: Request to DENY permit for Cement Factory at 39 N Picard
Date: Monday, January 22, 2024 9:08:42 AM

From: Natalie Jangula <jangulan@cityofnampa.us>
Sent: Sunday, January 21, 2024 10:10 PM
To: Char Tim <timc@cityofnampa.us>
Subject: Fwd: Request to DENY permit for Cement Factory at 39 N Picard

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From: Linda Vick <winprezlin@yahoo.com>
Sent: Sunday, January 14, 2024 6:04:24 PM
To: Natalie Jangula <jangulan@cityofnampa.us>
Subject: Fw: Request to DENY permit for Cement Factory at 39 N Picard

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[Sent from Yahoo Mail for iPhone](#)

Begin forwarded message:

On Sunday, January 14, 2024, 6:03 PM, Linda Vick <winprezlin@yahoo.com> wrote:

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

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

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

kids walking to and from school.

Please stop ruining our neighborhood!!!

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

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

Sincerely

Linda Vick -Registered Nurse

[Sent from Yahoo Mail for iPhone](#)

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: [Mayor Email](#)
To: [Teri Friend](#); [Parker Bodily](#)
Subject: FW: Sunroc Batch Plant Application
Date: Monday, January 22, 2024 8:28:10 AM
Attachments: [image002.png](#)



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

From: SCOTT CAGLE <sckgl@aol.com>
Sent: Sunday, January 21, 2024 9:57 AM
To: Mayor Email <mayor@cityofnampa.us>
Subject: Sunroc Batch Plant Application

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Ms Mayor,

I am a volunteer docent at the Warhawk Museum, a pilot that flies in and out of the Nampa Airport, and a former resident of Nampa. I am requesting that the City of Nampa deny Sunroc's application to build a concrete batch plant near the airport.

It is a proven fact that batch plants exude microscopic particulates that are a hazard to our health and welfare. The dust gets everywhere in the area of the plant and can be spread by the wind. If you are familiar with the TV personality Mike Rowe and his show "Dirty Jobs" find and watch his episode about cleaning a concrete batch plant and its filtering system.

Think about the millions of dollars worth of aircraft of all types stored at the airport both inside hangars and outdoors on the ramp. The particulate dust is not good for them. Time and expenses would be needed to keep them clean and water use could go up from people washing the dust off of their cars and properties. There are plenty of residential homes nearby off of Kings Road that may have dust issues. If winds change could the dust cause visibility issues for pilots in the flight pattern at the airport? What if we have one of our famous inversions and the dust combines with forest fire smoke?

We joke about people who build houses next to existing airports then complain about the noise. The Nampa airport is a jewel of our area that provides jobs, tax revenue, and recreation. The benefits of

the airport far outweigh the need to build another batch plant at this location. Please vote against the zoning change or permitting the batch plant to operate.

Scott Cagle
742 E Southwood Ct
Hayden, ID 83835

From: [Mayor Email](#)
To: [Teri Friend](#); [Parker Bodily](#)
Subject: FW: 39 N. Picard-permit denial
Date: Monday, January 22, 2024 8:25:45 AM

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

From: Main Email <alliegut18@gmail.com>
Sent: Sunday, January 21, 2024 3:06 PM
To: Mayor Email <mayor@cityofnampa.us>
Subject: 39 N. Picard-permit denial

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Hello,

Our neighborhood has become aware of a permit request for 39 N Picard for a concrete batch plant which would be detrimental to the health of our Nampa residents. This should be the utmost importance as we expand and I know there is a lot of growth in the valley, but that should not be at sacrificing the health of our citizens so close to a concrete facility.

Thank you,
Alex Flores

From: [Jody Sedrick](#)
To: [Planning-Zoning Staff](#)
Subject: PLEASE VOTE NO! Special Permit Sunroc Concrete Batch Plant
Date: Monday, January 22, 2024 5:39:14 AM
Attachments: [PastedGraphic-1.tiff](#)

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Hello Planning and Zoning,

PLEASE vote NO on the special permit for the Sunroc Cement Batch Plant. Victory Road is already in poor shape and to have 40 plus cement trucks traveling on it per day is not sustainable. Plus the amount of dust that is generated from a concrete batch plant is extensive. This will cause a severe air quality issue and the plant would be less than 1 mile from two elementary schools Please deny this special use permit.

Jody Sedrick
22 S. Rolling Green St, Nampa, ID 83687
jody.sedrick@gmail.com
208-890-3399



Working to create abundance and impact!

From: [Kim Erb](#)
To: [Planning-Zoning Staff](#); [Natalie Jangula](#); [Mayor Email](#)
Subject: Fwd: Sunroc Comments Letter
Date: Sunday, January 21, 2024 9:44:55 PM
Attachments: [Comments Regarding Sunroc Concrete Batch Plant.docx](#)

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In addition to the comments previously submitted, I add the following comments:

The Staff Analysis indicating that the northern adjacent property, the Nampa Airport, is the predominate use in the area is entirely untrue and ignores the fact that the entire area south of the proposed site is residential, not to mention the many residential properties to the west & east of the site. Based on this alone, the analysis is insufficient & should be redone to reflect the residential of the area.

We appreciate the airport and many of the related businesses such as Mission Aviation Fellowship that are north of the subject site, but that does not negate the necessity of addressing the residential nature of the area and how it will be affected. By doing so you fail to serve the residents you are supposed to be protecting by this process.

----- Forwarded message -----

From: **Kim Erb** <kimzstones@gmail.com>
Date: Sun, Jan 21, 2024, 8:49 PM
Subject: Fwd: Sunroc Comments Letter
To: <pzall@cityofnampa.us>, <jangulan@cityofnampa.us>, <mayor@cityofnampa.us>

I regret that I cannot attend the public hearing on January 23 due to demands from my work, but I submit the attached letter with my comments. Please share my letter with all of the members of the City Council. This matter is very important to the local community.

Thank you,
Kim Erb

From: [Kim Erb](#)
To: [Planning-Zoning Staff](#); [Natalie Jangula](#); mayor@cityofnampa.ud
Subject: Fwd: Sunroc Comments Letter
Date: Sunday, January 21, 2024 8:56:23 PM
Attachments: [Comments Regarding Sunroc Concrete Batch Plant.docx](#)

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Thank you,
Kim Erb

January 20, 2024

City of Nampa
Planning & Zoning
500 12th Avenue South
Nampa, ID 83651
pzall@cityofnampa.us

Re: CUP-00328-2023/Sunroc Concrete Batch Plant; 39 N. Picard Ln

Dear City of Nampa Planning & Zoning Staff:

I live in the residential development at the southwest corner of E. Victory Road and S. Grays Lane. Due to the close proximity of our home to the proposed project, I and my neighbors would be significantly affected by this project if the Conditional Use Permit is approved.

This letter is to request that you deny the application of Sunroc to build and operate a concrete batch plant at 39 N. Picard Lane for the reasons listed below:

- ***The subject property is currently zoned as Light Industrial and located in an area with a mix of business/industrial/residential, and is entirely incompatible with the surrounding uses, especially Nampa Airport and the many residential properties that are in close proximity in nearly every direction.*** Concrete batch plants are not even permitted in areas zoned for Heavy Industrial Land Uses without conditional use permit due to their significant impacts to the environment and the surrounding properties. This project is far too close to other incompatible uses such as residential and airport properties.
- ***Due to known emissions of toxic substances, Concrete Batch Plants (“CBPs”) should be sited in locations more remote from populated areas than the proposed site.*** According to the EPA’s webpage regarding cement manufacturing, cement plant emissions include Nitrogen Oxide, Sulfur Dioxide and Carbon Monoxide which are known to cause lung disorders, reduce delivery of oxygen to the body’s organs and tissues and cause adverse affects on the cardiovascular and central nervous system (<https://www.epa.gov/enforcement/cement-manufacturing-enforcement-initiative#:~:text=Health%20and%20Environmental%20Effects%20of%20Cement%20Plant%20Emissions,-Cement%20plants%20are&text=Affected%20populations%20include%20children%2C%20people,who%20work%20or%20exercise%20outside>). In addition, volatile organic compounds have been shown to be a problem at concrete batch plants, irritating the eyes & respiratory system, and causing shortness of breath, headaches, fatigue, skin problems, impair the memory and even cause cancer (<https://kinder.rice.edu/urbanedge/its-hard-breathe-concrete-plant-your-backyard>). Some studies indicate that concrete plants should be located at least 5 miles from populated areas ([https://scialert.net/fulltext/?doi=rjet.2011.203.212#:~:text=It%20also%20supports%20the%20findings,zone%20\(CRRC%2C%202003\)](https://scialert.net/fulltext/?doi=rjet.2011.203.212#:~:text=It%20also%20supports%20the%20findings,zone%20(CRRC%2C%202003))).
- ***The impacts on East Victory Road and South Grays Lane will be excessive and cannot be mitigated.*** East Victory Road is a narrow, two-lane road that is already suffering from heavier use than it was designed for. It cannot be widened on the north since it runs along Mason Creek, and cannot bear the additional amount of wear & tear that would result from the volume of heavy truck traffic this project would generate. In addition, the taxpayers should not be

burdened with the cost to improve or repair East Victory Road due to this project. South Grays Lane runs through an entirely residential area; it was not built to accommodate heavy truck traffic, but was intended for residential and pedestrian traffic. Having continual heavy truck traffic on South Gray's Lane would overwhelm South Gray's Lane and pose a danger to the residential vehicle and pedestrian traffic.

- ***The pollutants that would be emitted from the proposed CBP would affect livestock and crops in the area, thereby affecting the food supply.*** There are many ranches and farms in the vicinity surrounding the proposed CBP site where livestock graze (cattle, goats and chickens to mention a few) and crops are grown. The airborne pollutants from the proposed CBP would fall to the ground and percolate into the ground water that feeds and waters the livestock and crops, thereby contaminating meat, eggs and crops.
- ***The pollutants that would be emitted from the proposed CBP would also harm groundwater, negatively impacting our water supply.*** Not only would the pollutants from the CBP percolate through the ground, but into Mason Creek, damaging the local water supply. Many of the surrounding properties rely on well water which would be polluted by the dangerous chemicals emitted from the CBP.
- ***The noise, dust, pollutants of the CBP operations and the continual heavy truck traffic that the CBP would generate would be unreasonable and violate the local resident's right to quiet enjoyment of their properties.***
- ***Residential property values near the proposed CBP would decline if the CUP is approved.*** Homebuyers do not want to buy properties near a CBP for the many reasons stated above, and will avoid buying properties near the Sunroc CBP, if approved. This will cause property values near the CBP to decline and make it more difficult to the homeowners to sell their properties.

For all of these reasons, I beseech you to deny the application of Sunroc for Conditional Use Permit CUP-00328-2023.

Kind regards,

Kim Erb
Nampa, ID 83687

cc: Mayor Kling (mayor@cityofnampa.us)
Natalie Jangula (jangulan@cityofnampa.us)

From: [Kim Erb](#)
To: [Planning-Zoning Staff](#); [Natalie Jangula](#); [Mayor Email](#)
Subject: Fwd: Sunroc Comments Letter
Date: Sunday, January 21, 2024 9:44:55 PM
Attachments: [Comments Regarding Sunroc Concrete Batch Plant.docx](#)

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In addition to the comments previously submitted, I add the following comments:

The Staff Analysis indicating that the northern adjacent property, the Nampa Airport, is the predominate use in the area is entirely untrue and ignores the fact that the entire area south of the proposed site is residential, not to mention the many residential properties to the west & east of the site. Based on this alone, the analysis is insufficient & should be redone to reflect the residential of the area.

We appreciate the airport and many of the related businesses such as Mission Aviation Fellowship that are north of the subject site, but that does not negate the necessity of addressing the residential nature of the area and how it will be affected. By doing so you fail to serve the residents you are supposed to be protecting by this process.

----- Forwarded message -----

From: **Kim Erb** <kimzstones@gmail.com>
Date: Sun, Jan 21, 2024, 8:49 PM
Subject: Fwd: Sunroc Comments Letter
To: <pzall@cityofnampa.us>, <jangulan@cityofnampa.us>, <mayor@cityofnampa.us>

I regret that I cannot attend the public hearing on January 23 due to demands from my work, but I submit the attached letter with my comments. Please share my letter with all of the members of the City Council. This matter is very important to the local community.

Thank you,
Kim Erb

From: [linda bondar](#)
To: [Planning-Zoning Staff](#)
Subject: Permit Denial
Date: Sunday, January 21, 2024 8:54:37 PM

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Hello,

As a resident of Nampa I am writing to request denial of the permit for 39 N. Picard concrete batch plant! We live down the street and are concerned for our health!

Thank you for your time,

Linda Bondar

From: [DINA Brewer](#)
To: [Planning-Zoning Staff](#)
Subject: Against Concrete plant
Date: Sunday, January 21, 2024 8:08:18 PM

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Dear Councilwoman

We are writing to express our concerns about the concrete plant that has requested an exception to zoning off of E. Victory Rd. near the Nampa airport.

This is a primarily residential area with a couple of schools nearby. This is not a safe place to have concrete trucks and other heavy machinery, traveling the roadways with children walking in an area with no sidewalks. Likewise, the environmental concerns are very real as the aquifer that we draw our well water from would be at risk from the various chemicals potentially produced by such a factory.

Nampa has other heavy industrial locations with the appropriate zoning. There is no need to put this type of factory near homes and schools.

Sincerely,

Dina and Tim Brewer
10 North Spiceland Pl.
Nampa, ID 83687
208-880-9959
Sent from my iPhone

From: [Yuan Pedersen](#)
To: [Planning-Zoning Staff](#)
Subject: Denial the permit for Concrete Batch Plant
Date: Sunday, January 21, 2024 7:54:24 PM

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Dear Nampa planning & zoning team,

My name is Ryan Pedersen, I am resident that lives at Indigo Ct. Nampa, ID. I am requesting denial of permit at 39 N. Picard, Nampa for Concrete Batch Plant.

Thank you,

Ryan Pedersen

From: [Pat Murray](#)
To: [Planning-Zoning Staff](#)
Subject: Sunroc
Date: Sunday, January 21, 2024 7:50:13 PM

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Please no batch plant by the airport or neighborhood

From: [M. Abbott](#)
To: [Planning-Zoning Staff](#); [Natalie Jangula](#); [Mayor Email](#)
Subject: Sunroc Batch Cement Plant
Date: Sunday, January 21, 2024 2:15:52 PM

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To whom it may concern:

I live in the Kingsgate subdivision very close to Sunroc's requested location. This land is zoned LIGHT INDUSTRIAL which does NOT allow a Cement Batch Plant, so Sunroc is requesting a special use permit. What is proposed is 3 cement silos and a fly ash silo which would send unhealthy particulates into the air and a huge amount of dust throughout the surrounding neighborhoods. This would cause a serious health impact for up to 5 miles, including chemical runoff near Mason Creek. The constant truck traffic hauling of cement and chemicals would destroy any remaining peace we have.

I'm literally begging you to DENY the permit requested by Sunroc. Please put your citizens before whatever they are offering you. There is plenty of room in the desert for a plant such as this.

Thank you for your consideration,
Michelle Abbott

From: [Lezlie Price](#)
To: [Planning-Zoning Staff](#); JanqulaN@cityofnampa.us; [Mayor Email](#)
Subject: Concrete Batch Plant proposed for Victory Road and Grays Lane
Date: Sunday, January 21, 2024 3:32:13 PM

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Dear City of Nampa,

I don't want this in my neighborhood!! If this is going to effect the air quality for up to a 5 mile radius around it, this includes residential neighborhoods, the downtown Nampa area, several schools, play grounds, outdoor public gathering areas, and hospitals. Please think of your residents and their overall health and well being before approving a zoning change to allow such a plant in such a close proximity to our community.

CONCRETE BATCH PLANT

proposed for VICTORY ROAD & GRAYS LANE



Sunroc Cement Batch Plant

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

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

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

- Nampa planning & zoning staff: PZALL@cityofnampa.us
- Nampa district 2 city councilwoman: JangulaN@cityofnampa.us
- Nampa mayor: Mayor@cityofnampa.us

Lezlie Price
2802 Bobcat Drive
Nampa, ID 83687

From: [Les Brown](#)
To: [Planning-Zoning Staff](#)
Subject: Concrete batch plant
Date: Sunday, January 21, 2024 1:56:57 PM

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I have lived 2 blocks from Victory Rd & Grays Lane for 20 years. Please do not give a permit to build the Concrete batch plant there.

Les & Lynn Brown
3808 Whistling Heights Way
Nampa

[Sent from Yahoo Mail for iPhone](#)

From: [Suzi Meuser](#)
To: [Planning-Zoning Staff](#)
Date: Sunday, January 21, 2024 11:02:17 AM

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I don't support the Sunroc Cement Plant.
Susan Meuser
Sent from my iPhone

From: [John Klymshyn](#)
To: [Planning-Zoning Staff](#)
Subject: How close is this to your home?
Date: Sunday, January 21, 2024 11:02:16 AM

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As residents of Nampa, I hope you will **reject the special use permit being requested by Sunroc.**

As *you live in Nampa*, I am curious as to how far the proposed Cement Plant (at Victory & Grays, near the Nampa Airport) might be to where you and your family live, and play. This proximity **MUST** concern you.

PLEASE deny this permit.

The potential safety hazards are myriad.

This area of town has a storage and sale facility for containers on Victory, and 2 very large developments currently going up at Amity & Grays **AND** Amity & Happy Valley.

Traffic is increasing daily, while school buses go to and fro, loaded with students (see locations of Columbia High and Endeavor Elementary!)

These plants produce unhealthy industrial waste, as well as inordinate traffic.

We as residents of Pheasant Meadows Subdivision (between Victory and Amity, Between Happy Valley and Grays) paid more than \$400,000 for our home just three years ago. More and more industrial have been approved and construction has started.

Why would you want us to endure dust and particulates in the air?

What land is available along the 84 , where industrial sites, logistics and trailer manufacturers already exist?

PLEASE deny this permit.

Regards,

John Klymshyn

64 S. Wasatch Avenue

Nampa, ID 83687

(Pheasant Meadows Subdivision, which backs up to Columbia High, and is located between Gray's and Happy Valley.)

From: [Rick Hopkins](#)
To: [Natalie Jangula](#)
Cc: [Mayor Email: Planning-Zoning Staff](#)
Subject: Proposed Concrete Batch Plant
Date: Sunday, January 21, 2024 10:17:12 AM

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Dear Natalie,

We are very opposed to the change of zoning to allow for this Sunroc concrete plant. We are within 1/2 mile of this proposed facility. We have searched the internet and read articles from people who live close to these plants and have had major issues with the noise, traffic and especially dust. We have a 6 year old granddaughter that is trached. She goes to school just up Grays lane and is at our home nearly everyday. Her breathing is labored already, we can't imagine how difficult it would be for her with the concrete dust in the air, which is inevitable if this moves forward. Many of the articles on the internet talk about the dust being so thick in their yards, that they cannot use their patios and yards to have outdoor activities due to this concrete dust. Our granddaughters favorite activity at our home is to swing in our backyard.

We feel that this type of plant would be better in a sparsely populated area. Please refuse this zoning change.

Thank you!!!
Rick and Jayne Hopkins

From: [Trinkette Bishop](#)
To: [Planning-Zoning Staff](#); [Natalie Jangula](#); [Mayor Email](#)
Subject: AGAINST Sunroc Cement Batch Plant
Date: Sunday, January 21, 2024 10:09:59 AM

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To whom it may concern,

I currently reside in a neighbourhood close to where the proposed Sunroc Cement Batch Plant is to be built. I am against this plant for health and traffic reasons. I feel they need to find a location that is further away from residential neighbourhoods.

Sincerely,

Trinkette Bishop

Long time resident of Park Ridge neighbourhood

From: noreply@civicplus.com
To: [Planning-Zoning Staff](#)
Subject: Online Form Submittal: Planning and Zoning Contact Form
Date: Saturday, January 20, 2024 2:36:57 PM

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Planning and Zoning Contact Form

Name	Yvonne Ward
Email Address	bobnvon711@sbcglobal.net
Phone Number	9167980776
Message	<p>I am opposed to a concrete batch plant at 39 N Picard Lane in Nampa. The air quality is already bad on many days of the year, specially when they is a weather inversion. We have at least two school within the area. It also makes it worse for people with allergies and asthma. There are alot of people who have these issues. Setting up a concrete batch plant near so many homes is not fair to the residents who have bought homes and have children in schools in this area. Also many more homes and apartments are scheduled to be built in this area.</p> <p>Thank you Yvonne Ward 32 S Ravine Way Nampa</p>

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

From: [Tina DeBoer](#)
To: [Planning-Zoning Staff: Tina DeBoer](#)
Subject: Conditional use permit batch plant
Date: Saturday, January 20, 2024 10:23:50 AM

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Dear Nampa Planning and Zoning Commission,

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

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

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

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

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

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

1. Current road systems are already overburdened and have negatively impacted residents' way of life. We already watched one Nampa resident die in our neighbors yard due to a traffic accident. We constantly have to be aware of dangerous drivers attempting to pass when we are trying to make a left hand turn into our driveway off Victory Road. Drivers are driving at freeway speeds, passing recklessly and ignoring the limited speed limit signs. We have a difficult time getting into and out of our driveways during rush hour. The amount of traffic using the 2-lane road on E Victory is more than the road system can sustain. You have not found and/or provided alternate routes for the heavy traffic trying to get to either the Garrity freeway access or the Ten Mile freeway access. E Victory is a 2-lane road with many

acreage homes and certainly not an area designed for the volume of traffic. There are constant construction trucks, trucks from a local tree trimming business etc driving at excessive speeds on E Victory and the noise these trucks are creating have turned our once quiet residential area into a place of noise and chaos. It is now a safety hazard. If I could move, I would.

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

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

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

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

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

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

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

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

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

Sincerely
Tina DeBoer
Nampa Resident

From: [vincent armbruster](#)
To: [Planning-Zoning Staff](#)
Subject: Request for Denial of special request for Sunroc cement silos @ Victory and Grays Lane
Date: Saturday, January 20, 2024 7:58:08 AM

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Planning and Zoning Representative,

My wife and I bought our home in Green Meadows Place over 6 years ago. Our quiet neighborhood has adapted to the residential growth in our community up until now. We actually have grown to appreciate being near the airport and the Warhawk Museum here in Nampa that we are very proud of. That being said, we are extremely concerned with the consideration of approval for cement silos right across the street from our neighborhood.

The large cement trucks making numerous trips up and down an already over used Grays Lane and Victory Roads would completely destroy roads that are already full of ruts and pitted from the traffic. It is already almost impossible to pull out onto Victory and Amity roads during busy times of the day. There are bus stops that would be affected and our children's safety is in jeopardy with the additional truck traffic the silos would bring.

We are also very concerned about the unhealthy air from the dust this would create for us and our pets. I work on Gowen Field and the dust from the Knife River plant almost a mile away coats our cars and affects my sinuses. I cannot imagine dealing with a plant right across the street from our home. We take pride in our home, our property, our vehicles and our community. I currently am our HOA Treasurer and devote much of my free time in support of our neighborhood and the people in it. We are proud to be living here and the approval of this would ruin our life here.

There is a reason this area on Victory and Grays is prudently zoned light industrial. Nampa City code states that "a light industrial district is intended to create, preserve, and enhance surrounding areas." I am asking the Planning & Zoning Commission to ensure our health and safety, keep the area bound to its intended use, and deny Sunroc's special use permit request.

Vince Armbruster
3721 East Green Meadows Place
Nampa, Idaho 83687

From: [Martha Miller](#)
To: [Planning-Zoning Staff](#); [Mayor Email](#)
Subject: Concrete batch factory
Date: Friday, January 19, 2024 7:06:42 PM

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The city of Nampa does not need a concrete batch factory. It takes very little searching on the internet to find reasons to disallow having one in our city. Dust pollution coating buildings & cars, breathing difficulties for those with and without asthma are only a few of the reasons to say no.

I ask that you deny this request.

Thank you.

Martha Miller

[Sent from Yahoo Mail on Android](#)

From: [Hall, Monty](#)
To: [Planning-Zoning Staff](#)
Subject: DENIAL for special use permit at 39 N Picard
Date: Friday, January 19, 2024 4:55:26 PM
Attachments: [image001.png](#)

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Nampa Planning and Zoning,

As a current and close resident to the intersection of Victory Road and Grays Lane, I would like to request that the special use permit for Sunrock located at 39 N. Picard to build a concrete batch plant is DENIED. We do not need this plant near subdivision and residential homes. There are hundreds of pieces of property outside of town they can purchase for their plant.

Here are very valid reasons why this should not be allowed.

- Zoned Light Industrial, not heavy.
- Victory Road is already quite busy.
- The maintenance and base of Victory Road is very poor and lacking. The road is grooved and very rough to drive down already. The heavy truck traffic would disintegrate what is currently there.
- There are a lot of pedestrians that use this road. With no extra room for foot traffic, this will cause an even greater concern for our citizens.
- Building lot is adjacent to Mason Creek, a Boise River Tributary with a vast wildlife habitat.
- I have talked to anyone anywhere near this area that wants the noise or air pollution next to our subdivisions.

The area is zoned Light Industrial for a reason and for the safety of all our citizens within several miles of this location, the only proper thing to do is deny the permit request.

Thank you for consideration of the citizens of this great city.

Monty Hall
Quality Management Specialist II
Montana-Dakota Utilities Co.
555 S. Cole Rd Boise, ID 83709
208-871-9014



From: [Audrey Eli](#)
To: [Planning-Zoning Staff](#); [Natalie Jangula](#); [Mayor Email](#)
Subject: Proposed Concrete Batch Plant
Date: Friday, January 19, 2024 4:46:44 PM

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Hi,

I'm writing to request a denial on the proposed concrete batch plant at Victory and Grays Lane.

That spot is zoned for LIGHT industrial, which a concrete plant certainly is not. Please do not let something that produces such unhealthy emissions be placed so close to residential areas. I live very close to that area with a small child that loves to play outside and we can't afford to move. Our city's air and health is worth more than the money Sunroc might be offering.

Thank you,
Audrey

From: [filhsmytym](#)
To: [Planning-Zoning Staff](#)
Subject: NO concrete batch plant!
Date: Friday, January 19, 2024 3:37:59 PM

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I ask you to deny the special use permit for a concrete plant at 39th Picard Lane by Victory Rd. I live in the Rolling Greens Subdivision and can't imagine the traffic and harmful air quality this plant would produce. This does not belong in this light industrial zoned area.
John Wonderly
3715 E Kings Gate Dr.

Sent from my Galaxy

From: [Sandra Wonderly](#)
To: [Planning-Zoning Staff](#)
Subject: Sunroof cement plant
Date: Friday, January 19, 2024 3:29:10 PM

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To P & Z Staff:

I highly request DENIAL of Sunroc's petition to build a cement plant at 39 N. PICARD LANE in Nampa. I live in the Rolling Greens subdivision nearby and know this would be detrimental to my health and well being as well as all my neighbors. There are many subdivisions with hundreds of people in this area that would be affected by this plant! Please do the right decision and REJECT this petition!

Sincerely,
Sandra Wonderly

From: [Nicole Keith](#)
To: [Planning-Zoning Staff](#)
Subject: Concrete Batch Plant proposed for Victory and Grays
Date: Friday, January 19, 2024 3:14:21 PM

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To Whom It May Concern:

As resident of the Pheasant Meadows housing development, I would like to respectfully request that you deny the special use permit being heard on January 23rd for the Concrete Batch Plant proposed for Victory and Grays. Our community is filled with young children that should not be exposed to the dust and particle matter that will be emitted into the air from such a plant. My daughter in particular has 2 auto immune disorders and would have a very detrimental effect on her. She loves to play outside and we would have to make her wear a mask just to go outdoors. Honestly we may have to move if this goes through, due to her health. Which also may be difficult to do if this plant goes in, because I doubt we would be able to sell without taking a huge hit to our equity. I sincerely ask that you deny this permit as a plant like this should not be so close to this many neighborhoods.

Thank you for your time. If you need anything further you are more than welcome to contact us.

Rusty & Nicole Keith
60 S Sorrel Ave
Nampa, ID 83687
503-910-0915

From: tallman6@q.com
To: [Planning-Zoning Staff](#)
Subject: cement plant
Date: Friday, January 19, 2024 2:53:32 PM

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I feel a cement plant will negatively impact air quality in the area of the Warhawk air museum due to amount of dust particles in the air. please do not grant permit. The Warhawk is a great asset to the city of Nampa. Thank you Jeff Neal member Warhawk air museum.

From: [Abby Burdge](#)
To: [Planning-Zoning Staff](#); [Natalie Jangula](#); [Mayor Email](#)
Subject: 39 N Picard Permit Denial Request
Date: Friday, January 19, 2024 2:24:53 PM

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To whom it may concern,

Good afternoon my name is Abby Burdge and I live in the Park Ridge subdivision just down the road from 39 N Picard.

I am emailing to request that you deny the special use permit Sunroc has requested to build a cement batch plant on this property.

I chose our home based on it's quiet neighborhood, the elementary school within walking distance, and the clean air away from factories or highways. This concrete plant will destroy all of that.

It will be extremely loud due to the machinery and vehicles which will spew dust, exhaust and production chemicals into the air on top of our summers that already have dangerous air weather advisories. This dust will affect the airport and damage the planes at the Warhawk Air Museum, of which my next door neighbor has dedicated his retirement to preserving.

Walking to the elementary school and crossing Grays Ln will become treacherous due to the amount of large semi trucks this business will bring to the roads.

This little area between S Happy Valley Rd and S Kings Rd is quickly growing with at least 4 subdivisions in the process of breaking ground. The plant diminishes the safety and health of everyone who has been here and all those that will move in.

Again I implore you to deny this proposed special use permit and consider the community's quality of life.

I greatly appreciate you all taking the time to read this email and I will see you on Tuesday.

From: [Karen Hulsey](#)
To: [Planning-Zoning Staff](#)
Subject: Concrete Batch Plant
Date: Friday, January 19, 2024 12:50:46 PM

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PLEASE do not allow A Concrete Plant at 39 N Picard . I am 81 years old and I live in the subdivision right behind Columbia High School. It is my understanding there will be unhealthy particulates in the air from this plant. I am in good health and I would like to keep it that way. Also the trucks using the new roundabouts in the area would be destroyed. What a waste of money! This is a residential area and should be kept that way!

Thank you, Karen Hulsey
karenhulsey1@gmail.com

From: noreply@civicplus.com
To: [Planning-Zoning Staff](#)
Subject: Online Form Submittal: Planning and Zoning Contact Form
Date: Friday, January 19, 2024 12:42:22 PM

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Planning and Zoning Contact Form

Name	Robert Titley
Email Address	rdtmail507@yahoo.com
Phone Number	9166904047
Message	<p>It has come to my attention that a cement batch plant, owned by Sunroc, has been proposed for 39 N Picard Lane in Nampa. I am opposed to this location due to its proximity to our subdivision, Pheasant Meadows, and numerous other residential areas near the proposed site. This is the WRONG location for such a plant. I request the Planning and Zoning Department DENY the special use permit requested by Sunroc for this location.</p> <p>Robert Titley, 32 S Ravine Way, Nampa, ID 83687</p>

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

From: [Cindy Hoovel](#)
To: [Planning-Zoning Staff](#)
Subject: CONCRETE BATCH PLANT
Date: Friday, January 19, 2024 10:21:06 AM

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Please deny the special permit for the concrete batch plant proposed for Victory Road & Grays Lane.

I live nearby and feel this would negatively impact our neighborhood!

- 1) It is an eyesore in a residential area that is trying to continuously improve.
- 2) It has already become harder and harder to pull on to Victory at that crossroad due to traffic and icy roads.
- 3) I also feel - no matter how hard they try to follow EPA standards - that it will harm a large area's air quality.

NO on the permit at 39 N Picard in Nampa!

Sincerely,
Cindy Hoovel
4208 E Boreal CRT
Nampa, ID 83687

From: [Lynn McConnell](#)
To: [Natalie Jangula](#); [Planning-Zoning Staff](#); [Mayor Email](#)
Subject: Sunroc Cement Batch Plant - PLEASE DO NOT APPROVE THIS
Date: Friday, January 19, 2024 10:17:26 AM

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My husband John and I have lived on Grays Lane for the past 36 years. We have raised our three sons here, and frankly cannot imagine living any place else. This is our home. We have seen a tremendous amount of change over those years - when we first moved here we were in an agricultural area with 7 houses on our road with an orchard at one end and a dairy at the other. We still keep sheep and horses on our property.

We know the growth is inevitable, and while we don't necessarily like the change, we have adjusted -- until now.

We are most definitely opposed to allowing Sunroc to build a cement batch plant at the end of Grays Lane right in front of the airport. The potential for contamination is known to impact neighborhoods within a 5 mile area of the plant, not to mention the increase in trucks hauling chemicals and cement constantly passing through neighborhoods with families and schools all within that 5-mile radius.

Please vote no on allowing this in the middle of our homes. It's the wrong place for this plant.

Thank you for your attention to this very important matter.

Lynn McConnell
52 So. Grays Lane
Nampa, ID 83687

From: [Bernadette Ellway](#)
To: [Planning-Zoning Staff](#)
Subject: Regarding Concrete Dispatch Plant Hearing on January 23, 2024
Date: Friday, January 19, 2024 10:09:48 AM

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To the decision makers:

I am totally against this happening in my neighborhood. I am a resident on Victory Road. This road is out of control and has been for many years. So much so that we were hit turning into our own driveway and our car totally destroyed. Also there was a death in this incident 2021. We have lots of traffic going over the speed limit slingshotting from the roundabouts. I can't imagine more traffic on this road adding to speed and noise. It's a huge risk to walk on this street. It's a neighborhood with families, children, pets and livestock.

Aside from the fact that this endeavor would incorporate more noise and pollution to this neighborhood.

Please look and reflect the above message. Would you want to live in this environment.

Resident on Victory Road

Bernadette Ellway
6005 E. Victory Road
Nampa, ID 93687
Sent from my iPhone

From: [Verl Knight](#)
To: [Planning-Zoning Staff](#)
Subject: Cement plant near airport
Date: Friday, January 19, 2024 10:06:21 AM

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Hello,

As a member of the Nampa community, hangar renter at the airport and an active volunteer at the Warhawk Air Museum I am letting you know that I strongly oppose the building of a cement plant south of the airport. The harm a plant like that would do far outweighs any possible benefit.

I hope you will deny the permit and keep our city, airport and award-winning museum safe.

Sincerely,
Marci Knight

From: [Kayla Billings](#)
To: [Planning-Zoning Staff](#)
Subject: Concrete Batch Plant
Date: Friday, January 19, 2024 9:55:00 AM

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I am emailing to let you know of my concerns for the proposed Concrete Batch Plant. I live directly in the vicinity where this would go, and I already have to deal with dust particles from Laser Land Leveling. This area is not zoned for this company, and it should be put in the outskirts of town, away from residential areas. Thank you
Kayla Billings

Sent from my iPhone

From: [Kelly Franson](#)
To: [Planning-Zoning Staff](#)
Subject: Concrete Batch Plant
Date: Friday, January 19, 2024 9:01:29 AM

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Hello Nampa Planning and Zoning Staff,

My name is Kelly Franson and my family and I live 3.1 Miles away from where this concrete batch plant is proposed to be built at 39 N. Picard. I am writing to express how much my family and I hope and pray that this concrete batch plant will never be built. There are many neighborhoods nearby that will be affected and not in a good way. I believe that living near one of these plants not only pollutes our air even worse than it already is but also affects water quality and health risks to residents (including an increased risk of respiratory disease and cancer) among other problems. In addition to residents, I do believe this would affect stores and businesses within these zones as well. The health of the people who must go to work near this factory would also be affected.

While I cannot speak for anyone other than my family, the smell and sound that the factory would make would cause us to avoid the area as much as possible and only shop at the nearby stores or eat at the restaurants significantly less than we do now simply because we will have to avoid going outside for health reasons. If other people and families feel the same way, then that would cause businesses to suffer. This will also affect local parks, dog parks, and communities and it will become more dangerous to go outside. I love to garden, grow trees and flowers, on my property as well as visit parks and enjoy the outdoors. I do not like the idea of living in hesitation about going outside or having to go outside less due to air quality and concerns about the health issues that going outside could cause me and my family. This affects many people and it also affects animals. Allowing this factory makes it unsafe for people as well as wildlife and pets. Please say no to the Sunroc Cement Batch Plant!!!

The cascading effects of building this factory, in my and my family's opinion, would cause more harm than good. It is my and my family's opinion that it is not safe to live near a concrete batch plant and no special permit should be allowed. This area is zoned light industrial which should only be a space used for assembly, production, and goods so as not to cause harm to the neighborhoods nearby. Light industrial products for areas like this should go to the customers directly. The Sunroc Cement Batch Plant is not light industrial and harms communities not only in a 5 mile radius (those most affected because these people will live in a high danger zone) but also in a 20 mile radius (where these people will live in what is still considered to be a danger zone). Do we really want our beloved city of Nampa plagued by such a place? No, we do not!!! Please deny the Sunroc Cement Batch Plant the special use permit so that this factory cannot be built.

Thank you!

Sincerely, Kelly Franson

ksfranson@gmail.com

From: [PJ Vilhauer](#)
To: JanqulaN@cityofnampa.us; [Mayor Email: Planning-Zoning Staff](#)
Subject: Concrete Batch Plant
Date: Friday, January 19, 2024 6:24:54 AM

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As a resident of the neighborhood that will certainly be impacted, I am requesting a DENIAL of the permit at 39 N Picard.

Additionally, I will be attending the public zoning meeting at City Hall on the 23rd.

Please do the right thing....

Thank you for your time.....

~Pj

From: [Angela Lugo](#)
To: [Planning-Zoning Staff](#)
Subject: Sunroc Zoning - 39 N. Picard
Date: Thursday, January 18, 2024 10:49:53 PM

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Hello,

As a Nampa resident, I am requesting that the zoning request by Sunroc be denied.

Thank you,
Angela Lugo
208-519-9591

From: [ron dale](#)
To: [Planning-Zoning Staff](#); [Parker Bodily](#); [Daniel Badger](#); [Natalie Jangula](#); [Mayor Email](#)
Subject: Cement Plant Application
Date: Thursday, January 18, 2024 8:07:34 PM

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Dear City of Nampa,

If fly ash from this proposed cement project will fill the environment (air & grounds) surrounding the Nampa Airport, why would the leaders of Nampa approve a source of environmental contamination??? That seems counter productive to the current theme of being good stewards of our environment, perhaps even being anti-Idaho?

Further, I understand three tall tanks are planned for this project, near an operating airport! This appears to create competing hazards interfering with the safe usage of Nampa's airport, why??? Pilot disorientation or any number of reason's for reduced visibility landings create threats to user safety both in the air and on the ground. Common sense and care for our fellow citizens dictates not uncaringly endangering the lives of all airport and community users needlessly.

Please respect our environment and fellow citizens of Idaho by rejecting the developers application, suggesting they find another location not competing with the current and ever increasing population density of the wonderful City of Nampa.

Further, guests visiting our amazing Warhawk Air Museum come from every nation on planet earth, erode the quality of our environment and tourist revenue dollars generated by this amazing museum will equally diminish because of.

Respectfully Submitted,
Ron Dale
Warhawk Air Museum Volunteer
Vietnam Veteran - US Navy

Sent from my iPhone

From: [\(null\) \(null\)](#)
To: [Planning-Zoning Staff](#)
Subject: Cement batch plant:Oppose
Date: Thursday, January 18, 2024 7:19:56 PM

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To whom it may concern,

I am a resident of Happy Valley Rd and it has come to my attention that cement batch plant is requesting a permit to open shop there. It seems that there may be some health risks and environmental concerns with its presence there. As a father of 7 children, small farmer, and healthcare worker I ask that this process not be allowed to move forward when there should be plenty of alternative locations away from such rapidly growing residential populations. I'm not opposed to but business development but this is obviously not the appropriate location for such industrial developments.

Thanks you,

Brian C. Williams CRNA DNP

From: [katie mclintock](#)
To: [Natalie Jangula](#); [Mayor Email](#); [Planning-Zoning Staff](#)
Subject: Concrete Batch Plant
Date: Thursday, January 18, 2024 5:39:18 PM

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Hello,

As a resident in a neighborhood in the area of Victory Road and Grays Lane I am emailing you to request DENIAL of the permit at 39 N. Picard for the proposed Sunroc Concrete / Cement Batch Plant for obvious reasons.

If approved, this plant will pollute our air with unhealthy particles that will cause harm to our neighborhood people and beyond, the chemical run off will pollute our nearby Mason Creek and soil and cause harm to our community and farm animals, the constant truck traffic will be a complete nuisance and disturb the peace and quiet of our beautiful neighborhood.

Thank you for listening to our concerns of this terrible idea being proposed.

Kind Regards

Katie and Reid McLintock
209 S Buttercup Ct, Nampa, ID 83687

From: [Parker Bodily](#)
To: [Teri Friend](#)
Subject: FW: Concrete Batch plant proposal adjacent to south boundary of the Nampa Airport
Date: Thursday, January 18, 2024 1:31:29 PM
Attachments: [image002.png](#)

Teri, here is a comment sent to me and Daniel directly that we need to include



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

From: Scotty Crandlemire <airrace12@gmail.com>

Sent: Thursday, January 18, 2024 12:19 PM

To: Parker Bodily <bodilyp@cityofnampa.us>; Daniel Badger <BadgerD@cityofnampa.us>

Cc: rrudeen@msn.com; Rich Speed (rspeed@idahoflyer.com) <rspeed@idahoflyer.com>; swannsteve54@gmail.com; dentonent@yahoo.com; jdavies@idahoflyer.com; edhatch57@yahoo.com; rodblackstead2@gmail.com; flyerv@gmail.com; mark@larsonmiller.com; halmiller larsonmiller. com <halmiller@larsonmiller.com>; Andrew George <andrew@baseconstructors.com>; dwlojek7@gmail.com; simmons43@icloud.com; steve@taildragon.com; tobyashley@ashleyheating.com; steve@wildwestaircraft.com; Stacey Budell <homeav8r@prodigy.net>; bobby@bobbyporter.net; Kjilindsay@me.com; colleen@weinhoffdrug.com; cjohnston0211@gmail.com; j4sberg@gmail.com; John Davis <jd4727@yahoo.com>; donnadalporto@gmail.com; thomasmc@cableone.net; jerry.harris@cascadeenergy.com; kcs@bardenay.com; jcdroege@aol.com; vanengenhj@gmail.com; agsholton@gmail.com; birgittefly@aol.com; rambosand@gmail.com; cjones14@silverstar.com; minter185@yahoo.com; Christopher Hammerle <cwhammerle@gmail.com>; isaac_muller@yahoo.com; dragonsudac@gmail.com; TJ Kemp <orthobiker@gmail.com>; scdadd@msn.com; Shoeprop@gmail.com; julie bigbiteinc.com <julie@bigbiteinc.com>; C Fritz <fritzaire@gmail.com>

Subject: Re: Concrete Batch plant proposal adjacent to south boundary of the Nampa Airport

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

Good Morning Parker Bodily & Daniel Badger,

I wish to express my concerns and cautions as to the proposal of a "concrete batch plant" requested location to the south side of the Nampa airport.

- 1) Its been my experience to see and witness plumes of dust matter/particulate emanating from a concrete batch plant, like the one located between Ontario Oregon and Baker City (Ash Grove). See photos below of similar "concrete batch plants".
- 2) The expected potential of minimizing visibility as a result of this dust matter & particulate caused by the winds that will carry the dust across the runway presents a visibility hazard (this is not safe for any arriving/departing aircraft).
- 3) Further re; this dust/particulate presents a caustic reaction to the internal working parts of jet and piston powered aircraft and helicopters. Much similar to the results of the dust caused by volcanic eruptions. When those happen aircraft are not permitted to fly where that dust is.
- 4) The general nature in the physical stature of concrete batch plants present "curl over" and "wind shears" from the elevated buildings when the winds will be on many occasions out of the south. Such noted phenomena can cause "loss of control" which presents extreme safety concerns to any and all aircraft and helicopters when arriving or departing. It should be noted that "loss of control" (LOC) as identified by the FAA is the number one cause of all aircraft accidents. As a CFII (certified flight instructor/instrument) who just completed 16 hrs of continuing education, one of the highlighted modules was the review/study and cause to LOC. Accidents from minor to loss of life were attributed to LOC resulting from wind shears and "curl over" from tall structures ranging from trees to buildings and mountainous terrain.



The Nampa airport has approximately 90,000 plus operations annually and its annual economic impact brings in approximately 106 million.

Thank you for your time and consideration to my objectionable concerns of a concrete batch plant to be located in close proximity of the Nampa airport.

Scotty Crandlemire
Cell 208-371-7530

Sent from my iPad

On Jan 17, 2024, at 7:13 PM, C Fritz <fritzaire@gmail.com> wrote:

As a follow-up

I found out that emailed comments should be sent to Parker Bodily and cc: Daniel Badger.

Bodilyp@cityofnampa.us
badgerd@cityofnampa.us

If folks have concerns or want to support the development, and are unable to attend the public hearing. They should email their specific concern or support to Parker and Daniel,

Cindy

On Jan 16, 2024, at 6:37 PM, C Fritz <fritzaire@gmail.com> wrote:

Everyone,

I'm Cindy Fritz and I own/lease a hangar on the Nampa Airport. I just wanted to give you a heads up regarding a public hearing notice for a proposed concrete batch plant adjacent to the south boundary of the Nampa Airport. I am not sure if this is even an issue, I've been researching how much dust a batch plant, aggregate pile, concrete crusher, etc a plant like this can produce. The wood recycling business that is south of the airport can, on occasion, put up a cloud of dust and debris that I hope I never have to fly through.

I am not sending out a "rise to arms" on this issue. I want everyone to do their own research. I just wanted to give you the opportunity to know about this before it happens and that in the future, a concrete batch plant could potentially be cemented into reality adjacent to the airport.

Public meeting is January 23rd if you want to express your concern or support.

Please forward to other hangar owners/renters you may know, this is the best list I have.

Cindy Fritz

Here is the link to the P&Z page. On 1/23 there is a public hearing for a concrete batch plant next to the airport on the south end.

[Upcoming Public Hearings/Meetings | Nampa, ID - Official Website \(cityofnampa.us\)](https://www.cityofnampa.us/UpcomingPublicHearings/Meetings)

From: Jennie Cihigoyenetché <jenniecichi@gmail.com>

Sent: Thursday, January 18, 2024 12:46 PM

To: Planning-Zoning Staff <PZall@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>; Mayor Email <mayor@cityofnampa.us>

Cc: Mike Cihigoyenetché <cihi@netzero.com>

Subject: Proposed Cement Plant for Victory Rd. and Gray's Lane

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Dear City of Nampa,

It has come to our attention that there is a proposed Sunroc Cement Batch Plant near our neighborhood on Gray's Lane, off of Victory Road. This plant would be detrimental to our water quality from Mason Creek, our air quality in our neighborhood and could cause potential health risks to our community as well as property damage from dust particles and pollution. Our traffic will increase while our roads are not up to the increasing traffic with apartments going in on Amity Avenue and Gray's Lane. Please do not consider approving this permit for a concrete plant so close to our homes. Would you want to live by a concrete plant?!

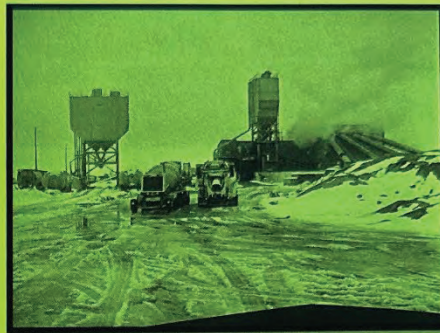
Thank you for your consideration,

Jennie Cihigoyenetché

Save Our Neighborhood

CONCRETE BATCH PLANT

proposed for **VICTORY ROAD & GRAYS LANE**



Sunroc Cement Batch Plant

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

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

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

- Nampa planning & zoning staff: PZALL@cityofnampa.us
- Nampa district 2 city councilwoman: JangulaN@cityofnampa.us
- Nampa mayor: Mayor@cityofnampa.us

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

Nampa Planning and Zoning Staff,

My name is Paulette Francisco and I'm a homeowner off of Grays Lane at 4243 Whistling Heights Way which is very close to Victory Road.

I wish to request a denial for a special use permit to Sunroc for building a cement batch plant at 39 N. Picard Lane in Nampa Idaho.

This land is zoned light industrial.

I feel this is not good for the health and wellbeing of the community due to the added noise, dust, pollutants and traffic this would create. Victory Road is already dug up from the everyday traffic that drives on it daily and will only get worse with cement and other trucks driving on it.

I feel our property values and quality of life will be affected if you approve this permit.

Thank you, Paulette Francisco

4243 Whistling Heights Way

Nampa, Idaho 83687

From: [Joe Grubiak](#)
To: [Planning-Zoning Staff](#)
Subject: Sunroc Cement Batch Plant Permit
Date: Thursday, January 18, 2024 11:56:45 AM

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Dear Nampa Planning & Zoning Staff

I request your denial in approving the Sunroc Cement Batch Plant to be located at 39 N Picard Ln, Nampa, ID. Air quality health impact is of primary concern for the surrounding area. Additionally, the proposed Plant three silos ranging from 53 feet to 73 feet in close proximity to the busy Nampa Airport needs to be addressed concerning obstacle clearance for aircraft operations. As a minimum, an Environmental Impact Study needs to be done and evaluated.

Sincerely

Joseph S. Grubiak Jr

From: [phillip reeves](#)
To: [Planning-Zoning Staff](#)
Subject: Concrete batch plant
Date: Thursday, January 18, 2024 7:51:05 AM

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Hello my name is Phillip and I'm reaching out to express that the concrete plant proposal for victory & garys lane is not a good idea for the surrounding areas there are ecological ramifications specifically cause of the water way please vouch for the denial of the permit

[Sent from Yahoo Mail for iPhone](#)

From: [Cobe Hutchinson](#)
To: [Planning-Zoning Staff](#)
Subject: Concrete Batch Plant
Date: Thursday, January 18, 2024 7:50:14 AM

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Besides the ecological ramifications, there is not enough infrastructure in this neighborhood to support this concrete plant or any industrial buildings. Please deny request for approval of permit.

From: [Codi Jones](#)
To: [Planning-Zoning Staff](#)
Subject: Proposed Concrete Batch Plant
Date: Wednesday, January 17, 2024 9:27:03 PM

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Dear Planning & Zoning Commission,

I am writing to express my opposition to the proposed concrete batch plant on Grays Lane and Victory Road.

I am concerned about the increased traffic from the large cement trucks that will be traveling in the area. This increased traffic poses a safety risk for school-age children and teenagers who walk down Victory Road and Grays Lane, which have limited or no sidewalks. This makes it challenging for them to navigate the road safely, increasing the risk of accidents and injuries.

Furthermore, I am worried about the impact on our health, the health of our pets, and surrounding livestock. Reports from residents near concrete batch plants in Houston have reported serious health concerns due to the dust that blows from the plants. The dust covers their homes, cars, and outdoor living areas, making it impossible to enjoy time outside.

In addition to my concerns listed above, I worry about the proximity of the batch plant being built so close to the airport runway. How will this batch plant impact the Nampa Airport and Warhawk Air Museum? The operation of the plant will lead to dust and could affect the visibility of pilots, which could increase the risk of accidents. Finally, the plant's proximity to the Warhawk Air Museum could impact the visitor experience. Noise from the plant could be disruptive to the museum's events and exhibits. It could also reduce the appeal of the museum to visitors, which could hurt the museum's reputation and revenue.

As you know, the area on Victory and Grays is zoned light industrial, and I believe that this zoning is intended to create, preserve, and enhance the surrounding areas. Allowing a concrete batch plant to operate in this region would undermine the intended use of the area and put the health and safety of residents at risk.

I respectfully request that the Planning & Zoning Commission deny Sunroc's special use permit request for the concrete batch plant. I urge you to consider the health and well-being of the community and keep the area bound to its intended use. Thank you for your time and consideration.

Sincerely,

Codi Jones
Homeowner
3840 E. Kings Gate Dr.

From: [Wendy S. Kotts](#)
To: [Planning-Zoning Staff](#)
Subject: Concrete silos
Date: Wednesday, January 17, 2024 7:50:16 PM

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I live in Rolling Green Estates and I absolutely DO NOT want SUNROC or anyone else being allowed to put up cements silos of any kind on victory and grays lane. The area is already putting residential homes at risk AND appearing UGLY, with the current zoning of Light Industrial. THOSE SILOS ARE NOT light industrial and DONT BELONG Here. Stop trying to destroy our area.

Wendy Kotts
3712 E. KINGS GATE Dr
Nampa, ID. 83687

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

From: [Kevin Husted](#)
To: [Planning-Zoning Staff](#)
Subject: Proposed Sunroc concrete plant
Date: Wednesday, January 17, 2024 5:15:13 PM

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I'm emailing the planning and zoning staff in hopes of shutting down the proposed industrial concrete plant at Victory and Grays lane. Beside the ecological impact of an industrial plant set on a creek side of residential neighborhoods, there is a complete lack of infrastructure for commercial vehicles. Can we please stop another out of state company from destroying another beautiful piece of Idaho with complete disregard for local communities.
Sent from my iPhone

From: [Cindy Bowman](#)
To: [Planning-Zoning Staff](#)
Subject: Sunroc Cement Batch Plant
Date: Wednesday, January 17, 2024 5:04:07 PM

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Planning & Zoning:

My husband and I are writing to ask you to consider a DENIAL vote of the "Special Use" permit from Planning & Zoning, for the Sunroc Cement Batch Plant at 39 N. Picard Ln, Nampa. We do not think this plant is in the best interest of our neighborhood. I personally have airborne allergies as well as asthma. Also, the traffic on Grays Lane & Victory is already growing at a quick rate, as new housing goes in. Thank you for considering a denial vote.

Sincerely,
Cindy Bowman-Ouellette
3708 E. Sage Court
Nampa, ID 83687

From: noreply@civicplus.com
To: [Planning-Zoning Staff](#)
Subject: Online Form Submittal: Planning and Zoning Contact Form
Date: Wednesday, January 17, 2024 3:51:43 PM

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Planning and Zoning Contact Form

Name	John Munsell
Email Address	JMunsell@maf.org
Phone Number	6308635870

Message

Greetings,
I am a resident of 325 S Blue Heron Way. I am also on staff at Mission Aviation Fellowship located at the Nampa Municipal Airport.

I am opposed to granting a conditional use permit to use the land at 39 N Picard for a concrete batch plant. My concerns are increased traffic and congestion, especially an increase in heavy truck traffic, increases in pollution (air, water, and noise) in an area adjacent to residential neighborhoods, close to schools, and close (much less than a mile) to where I and my wife live AND work.

Victory Lane's road condition is already deteriorating and seeing heavier use with the growth of Vision Recycling. I'm glad to have Vision in the area and, in general, think the current use of the land between the airport and Victory Lane is acceptable.

Installation of what I consider to be medium to heavy industry in this area would not be acceptable. I'm not versed in intricacies of a concrete batch plant and air quality but it does seem to me that the application for air quality permit doesn't cover the full impact of the proposed land use and only deals with the direct operation of the batch plant.

It seems to me there are much better locations, closer to aggregate materials and away from Nampa's population for plants such as this.

Thank you for your service!

From: [K Russell](#)
To: [Planning-Zoning Staff](#)
Subject: Cement Batch Plant
Date: Wednesday, January 17, 2024 10:30:36 AM

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This plant does not belong in this area. My sister 90 and myself 95 do not need to breath in what this plant will produce. Please do not this permit to be issued. Thank you

From: [Jerry Driskell \(JD\)](#)
To: [Planning-Zoning Staff](#); [Natalie Jangula](#); [Mayor Email](#)
Subject: Request DENIAL of permit at 39N. Picard
Date: Tuesday, January 16, 2024 1:18:16 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

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All,

I strongly recommend City Council Deny the Conditional use permit for the operation of a concrete batch plant at 39n. Picard Ln. A batch plant is not a Light Industrial operation.

There is a plethora of documentation/studies of the health hazards of a cement batch plant within 5 mile radius of residential. An excess risk of cancer incidence and mortality in both children and adults mainly concerning respiratory tract cancers was also reported in some studies. In addition to the health concerns, there is a tremendous amount of heavy truck traffic the goes along with a batch plant. The closest intersection to this proposed site is where are kids Bus stop is located. This area roads and streets are not able to handle the amount of Big Truck traffic that comes with a Batch plant.

Please take this matter seriously for the health and safety of residents and our children that live right here where this is proposed.

Thank you for your attention to this matter,

Jerry Driskell

Operations Supervisor

208-318-6361

jd@microseismic.com



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notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

From: [Lydia Wood](#)
To: [Planning-Zoning Staff](#)
Subject: Fwd: Concrete Plant
Date: Tuesday, January 16, 2024 11:46:29 AM

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Sent from my iPhone

Begin forwarded message:

From: Lydia Wood <bamwood84@gmail.com>
Date: January 16, 2024 at 11:42:00 AM MST
To: Mayor@cityofnampa.us
Subject: Concrete Plant

Sent from my iPhone

Good morning,

After finding out that there is a strong possibility of a Cement Plant being built near our subdivision (the Meadows at Parkridge); I wanted to express my deep disapproval of this plan.

Building something as toxic near an airport; schools and residential areas seems a very dangerous idea and has the potential to cause physical harm and property damage.

Also, very concerned about our property value if this Cement Plant is allowed to be built.

Thank you for hearing my concerns and I hope that Nampa will reconsider this proposal.

Sincerely,

Lydia Wood
4123 E. Lanager Ct.
208-230-3989

From: [Mayor Email](#)
To: [Teri Friend](#); [Parker Bodily](#)
Subject: FW: Changing zoning in Victory Rd residential area
Date: Tuesday, January 16, 2024 8:58:59 AM
Attachments: [image002.png](#)

Forwarding



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

From: Jennifer <bjesscaj6@gmail.com>
Sent: Friday, January 12, 2024 10:26 PM
To: Mayor Email <mayor@cityofnampa.us>
Subject: Changing zoning in Victory Rd residential area

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Hello Mayor Debbie,

My name is Jennifer Wagner. I live on E Lincoln Ave in Nampa. Recently I drove with a senior down the scenic Grey Rd onto Victory Rd going into Meridian/towards Boise.

The gentleman stated it was one if the last old country roads you didn't have to worry to much about traffic and who was driving behind you. Some very pretty homes, acreages and farm ground was scattered along the road. I didn't usually take that route but was glad I did.

Someone who doesn't appreciate Idaho, what is left of farm ground and green grass...or respect other people's rights to leave well enough alone, wants to put in a massive cement/ concrete yard- plant that GOES against the planning and zoning in that area. The water use alone is reason to say " NO WAY!" as well as chemicals, dust, increased heavy equipment traffic, destroying the farm ground. It shouldn't be changed as it would open the door for more people contractors to take advantage since it is about making Nampa the new Salt Lake City without realizing there is a limited water supply. There

are many displaced contractors not from Idaho that donot care what happens to the enviornment as long as they make a fat paycheck.

I along with many of my neighbors are asking you to block this change of zoning permanently as the airport

would be affected in a dangerous way with the dust and heavy traffic that would come with a cement plant.

Also planning and zonning just added a contractor to their board against the best interests of Nampa and we are asking isn't that was out of bounds? How is that legal for the best interests of the community? Can you reverse this and place a chaplain or native Idahoan on the board? How can they just gind a contractor to represent planning and zoning?):

Thank You for your time and help in this matter.

Let's keep Nampa clean and green! We need our farms, water, fresh air, good neighbor manners more than we need \$\$\$ or padding our pockets. It's hard to undue damage but it is easier to prevent it..

My blessings to everyone!

Jennifer Wagner

1607 E Lincoln Ave, Nampa, ID 83686

208-984-0387

From: [Mayor Email](#)
To: [Teri Friend](#); [Parker Bodily](#)
Subject: FW: Cement batch plant Greys Ln and Victory Rd.
Date: Tuesday, January 16, 2024 8:58:31 AM
Attachments: [image002.png](#)

Forwarding



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

From: Elaine LeMoine <bellabella422@gmail.com>
Sent: Saturday, January 13, 2024 12:03 PM
To: Mayor Email <mayor@cityofnampa.us>
Subject: Cement batch plant Greys Ln and Victory Rd.

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Dear Mayor,

I would like to address the cement batch plant proposed at the above mentioned location. I strongly request that you deny this application. The impact on this populated area would only be negative. 1; It is zoned light industrial, which does not allow for a concrete plant. 2; Particulates from this type of industry have been found to be unhealthy and can impact an area of 5 sq miles. There are two public schools within this radius, to overlook this risk and allow the plant to move forward would be unconscionable. 3; This area is growing rapidly, with several new subdivisions being built within the same

radius. Not only will this increase the number of residents affected by the poor air quality it will also increase traffic in an already poorly managed area. Exiting Greys Lane can be a nightmare during high traffic times. I hope you will consider all of these points and vote down this proposal. Instead, focus on the many who would be negatively impacted vs. the few who would benefit.

Thank you;

Elaine LeMoine

From: [Kristin Graves](#)
To: [Planning-Zoning Staff](#)
Subject: Proposed cement plant Nampa
Date: Tuesday, January 16, 2024 7:52:02 AM

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To whom it may concern,

I am not in favor of the proposed cement plant to go in at Victory and Grey's Lane. This will impact several residential neighborhoods with the smell and debris from this facility. It is also know that they are obtaining a special license to try to build in a LIGHT industrial zoned area. They are considered above light industry. We are already dealing with the impact from the delightful "green" recycling center that was approved a couple of years ago. The smell during high summer is gag inducing. Please don't add another facility that will potentially impact our health!

Sincerely,

Kristin Graves

Parkridge Meadows subdivision

"This message is intended for the use of the person or entity to which it is addressed and may contain information that is confidential or privileged, the disclosure of which is governed by applicable law. If the reader of this message is not the intended recipient, you are hereby notified that any dissemination, distribution, or copying of this information is strictly prohibited. If you have received this message by error, please notify us immediately and destroy the related message."

From: [Kyle Bowers](#)
To: [Planning-Zoning Staff](#)
Subject: Jan. 23rd Meeting for Concrete Batch Plant Special Use Permit
Date: Monday, January 15, 2024 9:08:33 PM

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I am writing to ask that approval for Sunroc's cement batch plant at 39 N Picard is DENIED.

The special use permit for this location should *not* be approved for many reasons, including inhalation hazards related to fly ash and the plant's exhaust, excessive noise, and increased traffic on Victory and surrounding roadways. The physical and environmental risks posed by constructing the plant in this location are unacceptable to the residents in this area.

39 N Picard is not an appropriate location for this plant.

Thank you,

From: [Ashley Bowers](#)
To: [Planning-Zoning Staff](#)
Subject: Jan23 meeting for Concrete Batch Plant special use permit
Date: Monday, January 15, 2024 9:01:21 PM

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Hello,

I am writing to ask that approval for a Cement Batch Plant at 39 N Picard, be DENIED.

Here is my list of reasons why:

Everyone living in our neighborhood will be greatly negatively impacted by the poor air quality that will be experienced due to the increase of dirt and debris in the air from the plant. This will restrict us from the leisure of open window season and getting fresh air breeze in our homes. We have pretty bad seasonal allergies as is in our household and with the toxic chemicals that'll come with the cement batch plant will just increase our health issues. The materials that are being used to run this cement batch plant are incredibly toxic to our environment and health. Many of us have backyard gardens, animals and children that would be harmed if contaminated by these harmful chemicals. These outcomes from exposure to harmful toxic chemicals will have short term and long term, lifelong consequences. We won't be able to enjoy our quiet environment we have now such as our quiet yards or pleasant walks up and down our streets with the noise from the plant and the unnecessary increase of traffic on our streets. The increase of traffic will also deter parents from letting children play outside, on the sidewalks or near Victory Road due to the dangers of those driving the big trucks. This cannot be allowed to be approved, we as surrounding neighbors are speaking up against this. We do not need our quality of life to be compromised, please deny the special use permit for the Concrete Batch Plant.

Thank you for your time,
Ashley Bowers

From: [Ethan Beagle](#)
To: [Planning-Zoning Staff](#)
Subject: Concrete Batch Plant
Date: Monday, January 15, 2024 3:18:46 PM

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Hello,

My name is Ethan Beagle, I live at 4120 E Park Ridge Drive in Nampa.

I've been informed that that there is a proposed cement plant at 39 N Picard Ln, by the E Victory Rd and S Grays Ln crossroads.

My wife Katherine and I would both like the permit denied due to the proximity to our home, as well as the negative health effects from localized air pollution.

Thank you for your time,
Ethan and Katherine

From: [James Martin](#)
To: [Planning-Zoning Staff](#)
Subject: Cement batch plant on Victory Rd
Date: Monday, January 15, 2024 10:56:53 AM

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To whom it may concern,

I am writing you to file my objection to the proposed change of zoning to allow a cement batch plant to be constructed at Grays Ln and Victory Rd. Victory and Grays are both light duty roadways that will not be able to handle the excess weight of large cement laden trucks. Grays lane is a direct route to Amity Rd and would cause extensive damage to it with the heavy truck traffic that is likely to happen. With the construction now going on on Amity Rd it is apparent that the traffic will increase dramatically in our area.

As for the cement batch plant itself it will be located way to close to residential areas for health and safety reasons. The dust created is a definite health concern not considering the noise, the affect on the airport, and the excess traffic that will go along with it.

I see no reason why such a facility cannot be built away from residential areas as to not affect the health of ours and any other residential community. There is plenty of land available outside of the city in Canyon County.

Thank you
James A Martin
213 Buckskin Dr
Nampa, ID 83687

From: [Linda Vick](#)
To: [Planning-Zoning Staff](#)
Subject: NO to building of cement batch plant at 39 N Picard
Date: Sunday, January 14, 2024 6:09:18 PM

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

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

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

Please stop ruining our neighborhood!!!

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

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

Sincerely

Linda Vick -Registered Nurse[Sent from Yahoo Mail for iPhone](#)