

From: noreply@civicplus.com
To: [Planning-Zoning Staff](#)
Subject: Online Form Submittal: Planning and Zoning Contact Form
Date: Tuesday, February 20, 2024 1:14:13 PM

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Planning and Zoning Contact Form

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

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

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

Policy Agreement	By checking this box, I acknowledge that I have read, understand, and agree to the above policy.
Name	Ian Lockhart
Email Address	ian.and.juliann@gmail.com
Phone Number	2088605903
Message	<p>To the Nampa Planning and Zoning Committee, 02/20/2024</p> <p>My name is Ian Lockhart and I am a local Nampa citizen. My home is within 3 miles of the proposed open batch concrete plant from the Sunroc corporation undergoing permit review in CUP-00328-2023. I am writing to you to object in the strongest possible terms to the approval of the permit for the concrete plan in its proposed location.</p> <p>Open batch concrete plants, such as the one proposed by Sunroc, are responsible for large clouds of dust and particulate matter in the air as well as a large increase in vehicle traffic. The impact on nearby residential areas of Nampa would be significant – affecting the air quality, health of residents, wear on roads not rated for heavy vehicle traffic, debris on roads, and causing</p>

significant noise pollution.

The particulate from this plant would affect the air quality of Nampa, adding dust and harmful particulate to the air. This plant would not only affect the air quality for nearby residents, but also affect downtown Nampa, which is located less than 2 miles away from the proposed site. Residents would face increased costs on their home equipment, as air filters would become clogged more often and require replacement more frequently to maintain the same quality of air. The particulate would be detrimental to the nearby equipment and vehicles at the Nampa airport. The debris cloud as well as possible damage to equipment will only serve to discourage airplane owners from utilizing the Nampa airport.

Particulate generated from open batch concrete plants has a detrimental impact on human health when breathed in. The open nature of the plant precludes complete control of particulate released to the atmosphere, and water misting is only partly effective at controlling particulate in the air. Small particles such as this have a massive impact on the health of residents' lungs, especially children's lungs.

While in News reports, it has been stated, if the plant is run properly that 90% to 95% of the pollution will be contained. Though, that is all depending on whether the company runs the plant well or not. If they don't run it well, there is a good chance that there will be health effects on the people that live around the plant.

My family's and my health will not be up to this company. Especially if their health depends on the plant being managed well and running appropriate controls. Some research would indicate that this would be a great mistake for me to trust them with my family's health. In 2017, they polluted Warm Spring Creek leading to a \$1,650 fine. That same year a \$1,200 fine for a torn air filter in their Kuna location. In 2018 sediment-laden water was dumped into the Boise River from their Notus facility leading to \$4,395 in fines. These are just the fines they have already paid. It looks like there are several fines still being processed including the violations of the clean water act and a failure to maintain a Stormwater Pollution Prevention Plan – notably which is not their first time being fined for this. This is a repetitive issue showing a lack of care and control in ensuring that our water is clean. In addition to the fact that air pollution violations often slip under the radar because of the lack of enforcement of the Clean Air Act. These fines indicate that I have no reason to trust that this company would maintain their plant correctly. Such mismanagement would leave my family at risk of serious health complications.

The nearby roads to the proposed site are ill-equipped to handle additional heavy vehicle traffic. The nearby major roads of

Victory, Happy Valley, and Kings / Southside already face large amounts of residential traffic all times of the day. Adding heavy vehicle traffic not only increases the wear on roads seeing heavy use but adds debris to the roads which can damage local vehicles. Addressing this debris would require significant resources from the county and city if it were to take place. Damage to vehicles is considerably more likely due to the number of vehicles utilizing the local major roads.

Industrial facilities such as this produce large amounts of noise pollution in the local area. This is detrimental to the nearby residents and is out of place in a largely residential area. The use of large mixers and vehicles would be constant and regular while the plant is in operation.

For these reasons, I strongly advise the Nampa Planning and Zoning Committee to reject approval of CUP-00328-2023 and to disallow the placement of any open batch concrete plant at the proposed location.

Respectfully,
Ian Lockhart

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

From: [Montague Mcmillan](#)
To: [Planning-Zoning Staff](#)
Subject: Oppose concrete plant
Date: Tuesday, February 20, 2024 10:58:21 AM

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Hello,

I would like to reach out and provide my comment for the meeting about the proposed concrete plant in Nampa. I am highly concerned that a concrete plant would negatively impact the quality of life for our residents. Please keep our city great and vote no for approving this permit.

Thank you,
Montague McMillan

February 20, 2024

Nampa Development & Planning Commissioners

SunRoc CUP application checklist Narrative dated November 27, 2023

The last line states: Haul back concrete will be stored on site and crushed as needed.

The commission is voting on this CUP that clearly includes this process by SunRoc Corporation. This crushing of solid dried concrete on the ground in the open air was required to be included in SunRocs EDQ AIR QUALITY PERMIT #P-2023.0018, Project ID 63086, Facility ID027-00198, 30 N Picard Lane Nampa, ID 83687, under Permit Scope Table 1.1: LIST "ALL" sources of regulated "emissions in this plant.

SunRoc Corporation under Emission LIMITS 3.3 (E) listed the following: The batch plant source includes the COMBINED EMISSIONS from the following:

the cement storage silos

suplimental cement silo storage

weigh batcher

central loadout

The DEQ engineer Mr.Aaron Hoberg was the permit writer for this Construction permit application. The combined toxic cement dust (A's and Cr6+) of the listed items was below the amount that would have denied a permit. SunRoc knew that if they had disclosed to the EDQ the crushing process done by a Collocated Crusher machine that was included in the CUP application the combined toxic volume of (A's and Cr6+) would have beenway over the safe limit and the DEQ permit would have been denied.

A CUP approval without this process that emits toxic cement dust being calculated and added to the combined volume of ALL sources as legally required by the EDQ under Title 1.1 and (E) Emissions limits would be irresponsible to the health and safety of the people you serve.

SunRoc DID inform the DEQ that the intended on installing not one but two Collocated Crusher machines on site and they would apply for a separate construction permit for this process. Why do you think they wanted a separate application? Because it would be a separate toxic dust calculation. This is as close to providing false information to a state agency and a city agency under non-disclosure and unethical practice as I have ever seen in fifty years. I would not call this company a good neighbor.

Thank you

Dennis Parker 208-800-3836 2916 E Locust Lane, Nampa ID 83686

From: [Dennis Parker](#)
To: [Planning-Zoning Staff](#)
Subject: Terry and planners
Date: Sunday, February 18, 2024 1:33:25 PM

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Hi Terry

I am sorry to add new information for the commissioners to consider. I just learned that the one "collocated" crusher will be an individual permit request to the DEQ. Also, a second crusher may be approved? They would need to be 1000 feet apart? How can a CUP be approved for a crusher or even two crushers prior to the EDQ issuing a construction permit? Terry This application is way to complicated with unanswered issues that involve the public safety and health along with the pilots safety at this time.

Thank you

Please add this email to your final report.

Dennis Parker

FACILITY INFORMATION

Description

Sunroc Corporation - Nampa has proposed a new stationary central mix concrete batch plant consisting of aggregate stockpiles, a cement storage silo, a cement supplement (fly ash) storage silo, a weigh batcher, and conveyors. The facility combines aggregate, sand, fly ash, and cement and then transfers the mixture into a central drum mixer, along with water, for stationary mixing of the concrete. When using a central mix drum, concrete is transferred to trucks for transport off-site. In addition, water heater(s) are used to heat the water in cold weather prior to use for the mixing of concrete.

The concrete batch plant will be fed a mixture of aggregates from a collocated crusher. The rock crusher will be permitted independently from the concrete batch plant. In the case of collocation of a concrete batch plant with an additional rock crushing plant (secondary to the one rock crushing plant allowed by the permit), the modeling completed by DEQ requires a minimum separation distance of 1,000 ft.

The process begins with materials being fed via front end loader to a compartment bin feeder system and then dispensed in metered proportions to a collecting conveyor. The material will pass over a scalping screen before being conveyed into the central mixer.

Particulate emissions will be controlled by maintaining the moisture content at 1.5% by weight for all ¼ in and smaller aggregate feed materials via water sprays. In addition, all particulate emissions from the central drum mixer will be collected and vented to a high efficiency baghouse with a minimum control efficiency of 99% as proposed by the Applicant.

The Applicant has proposed concrete production rate throughput limits of 288 cubic yards per hour, 4000 cubic yards per day, and 500,000 cubic yards per year.

The Applicant has proposed that line power will be used exclusively at the facility. Therefore, no IC engines powering electrical generators were included in the application.

Permitting History

This is the initial PTC for a new facility thus there is no permitting history.

Application Scope

This is the initial PTC for a new facility.

Application Chronology

March 31, 2023

DEQ received an application and an application and processing fee.

Teri Friend

From: Dennis Parker <fremontf50@gmail.com>
Sent: Friday, February 16, 2024 1:12 PM
To: Planning-Zoning Staff
Subject: Comments to consider SunRoc CUP App.
Attachments: 20240216_130024.jpg; 20240216_130014.jpg

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Thank you, for keeping an open mind on this location for a WET CONCRETE PLANT, not a ready-mix Batch Plant.

Thank you

Dennis Parker

PS; Both permitting agency's EDQ and NPZ should start with the exact same development agreement and product being approved. A different product or construction permit presented by the applicant to each agency should immediately disqualify the application.

Friday February 16, 2024 Planning/ zoning
Sun Roc - C v P APPLICATION
Comments and Concerns: Dennis Parker
February 27th 6PM Hearing. 2916 E. Locust LN
Nampa, ID 83686
208-800-3836

#1. Did ALL city Planners and Commissioners
"understand" The differences in The
C.V.P. Application For a "wet" High
Volume (up to 400 Truck loads) Cement
Plant vs a Ready-Mix Cement Plant?

#2. IF your answer is yes - Then Why
did you not require a TIS?
For This Potential added Volume
of 32,000 h3 Cement Trucks?

#3. The School District's Contract with
Brown Bus Company - The operating
Manager of The Brown Bus Company
"Brent" would not "talk" with
me and employee's showed NO
Interest in our children standing
on The (13) bus stops going to
(3) Schools within 1 mile of
This site. Does The Nampa
School District Care about Child
Safety?

#4 The DEQ modeling only included
Toxic Pollutant (A's and C-6+)

#4 Continued based on concentrations of those elements in the cement and fly ash dust that is emitted in the process of making concrete.

No mention of the breaking up of the returned concrete to the yard.

#5 The DEQ used "Rural Zone" to determine the concentrations.

They only have "Two" choices
Rural or Urban

Not enough multi-story buildings!

Mr. Aaron Hoberg PE/Air Permitting
Engineer 208-373-0257

Statement of Basis
Concrete Plant "Betch" General Permit
Air Quality

Permit to Construct
No mention of crushing return
concrete on site? No permit
No calculations in permit.
Their approval process.

No disclosure to EDQ!
"But"

One line on front page of
CVP application to Napa
City PIZ and Commissioners.

Thank you
Dennis Parker 2/16/24

From: [Dennis Parker](#)
To: [Planning-Zoning Staff](#); [Dennis Parker](#)
Subject: SunRoc CUP Application
Date: Saturday, February 17, 2024 4:00:09 PM

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Hi Terry

This is easier to understand why the EDQ permit is invalid. Table 1.1/ e.

SunRoc deleted or omitted the emissions from what they are asking Nampa P/Z to approve on their CUP Application, haul back concrete will be stored on site and CRUSHED when needed. Pouring concrete from the truck causes toxic emissions, after drying CRUSHING solid dry concrete creates multiple times the toxic emissions as the central load out.

Thank you

Dennis Parker 208-800-3836

February 27th Tuesday 6 PM
Planning Commission
Hearing - Sun Roc. (CUP APP.)

Speak - 3 minutes, "Already Sent"
To Commissioners.

Exhibit A:

Final Quality
Permit TO CONSTRUCT
#P-2023-0018

Project ID 63086

Facility ID 027-00198

Location: 39 N. Picard Lane

Nampa, ID 83687

Mr. Aaron Hoberg - Permit Writer

Mr. Mike Simon, Stationary Source Bureau

Permit Scope

Chief

Table 1.1 list "All" Sources of regulated
emissions in this Plant.

Emission limits 3.3

e. The batch Plant source includes the combined
emissions from the cement storage silos,
supplemental cement silo storage, weigh
batcher, and central load out.

November 27, 2023 - Sun Roc Corp:

Conditional Use Permit Checklist Narrative
last line:

Hard back concrete will be stored on site
and "crushed" when needed.

Not listed under "e" as Required: Table 1.1

SPIRIT OF FLIGHT

FOUNDATION

February 20, 2024

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

TRANSMITTED VIA ELECTRONIC MAIL TO:

bodilyp@cityofnampa.us

pzall@cityofnampa.us

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

Dear Commissioners,

On behalf of the Spirit of Flight Foundation and museum, I am writing this letter to join other airport businesses and stake holders to strongly oppose the approval of a building and use permit for the Sunroc concrete plant at 39 N. Picard Lane, Nampa, ID 83687.

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

Nampa Airport has had the great fortune to be the chosen airport for performers at the Ford Idaho Center and other venues to land their aircraft. Other nationally recognized, and many times public companies, use the Nampa Airport for business that impacts our local economy. It would be a huge blow to the City of Nampa, the Nampa Airport and airport businesses should an entertainer such as Marie Osmond or Kenny Chesney (who have landed at KMAN) be killed in a plane crash due to the ingestion of concrete dust into an engine on takeoff.

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

SPIRIT OF FLIGHT

FOUNDATION

Finally, we chose the City of Nampa and the Nampa Municipal Airport to build an incredible new facility and relocate a world-class museum and studio from

Colorado to Idaho. Our future expansion plans would be greatly impacted by the Sunroc concrete plant production and the added concrete truck traffic. We have made a significant investment in the community based on the expansion plans of the Nampa Municipal Airport and we feel that the Sunroc concrete plant would impact our investment, not only because of the location of the plant, but the corrosive properties of concrete dust.

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

Respectfully submitted,



Gordon R. Page
President and Founder

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

From: [Char Tim](#)
To: [Planning-Zoning Staff](#)
Subject: FW: Denial of Concrete Batch Plant
Date: Tuesday, February 20, 2024 9:06:09 AM
Attachments: [Outlook-533n0i4g.png](#)

From: Natalie Jangula <jangulan@cityofnampa.us>
Sent: Monday, February 19, 2024 3:55 PM
To: Char Tim <timc@cityofnampa.us>
Subject: Fw: Denial of Concrete Batch Plant



From: Paula Wickstrom <rpwickstrom@gmail.com>
Sent: Tuesday, January 23, 2024 5:25 PM
To: Natalie Jangula <jangulan@cityofnampa.us>
Subject: Denial of Concrete Batch Plant

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

From: noreply@civicplus.com
To: [Planning-Zoning Staff](#)
Subject: Online Form Submittal: Planning and Zoning Contact Form
Date: Monday, February 19, 2024 9:00:18 PM

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Planning and Zoning Contact Form

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

Policy Agreement	By checking this box, I acknowledge that I have read, understand, and agree to the above policy.
Name	Troy Keith
Email Address	troy.keith@protonmail.com
Phone Number	2082041070
Message	<p>i have looked at the Idaho DOT annual daily traffic statistics located on this website. https://iplan.maps.arcgis.com/apps/webappviewer/index.html?id=e8b58a3466e74f249cca6aad30e83ba2</p> <p>If you zoom into Victory road the annual average daily traffic numbers are very low. Commercial traffic on Victory is also very low (30). The sunroc claim that we would see the same numbers of trucks that we see now is a misrepresentation of the actual numbers. Also, it's known that in large multi commercial axle vehicles, over 20,000 pounds that each axle on large commercial vehicles is an exponential increase of wear and tear on the roadway. Victory is a rural road that can handle small commercial vehicles and busses, but large freight vehicles in high volume would quickly tear that road up and make it dangerous for resident traffic and school busses.</p>

<https://www.roadbotics.com/2021/02/11/big-industrys-effect-on-small-town-roads/>

A conditional use should not be granted to such a large industrial project, for a light industrial platt. it's not just a minor bump over the light industrial limits, it's a huge leap over the light industrial limits and should not be allowed, especially in our small rural streets and town limits.

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From: [Patti Quinn](#)
To: [Planning-Zoning Staff](#)
Subject: Concrete batch plant
Date: Monday, February 19, 2024 5:27:10 PM

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Dear Zoning committee

I would like to voice my opposition to the concrete batch plant special use permit for 65 Picard. I am especially concerned about the number of trucks that will be added to our roads. The permit proposes 4000 yards of cement a day. If a truck holds 10, we could be looking at around 400 loads of cement coming out of this plant a day also, it is my understanding for every three loads that come out, it would require one material load going in, which means we could be looking at an additional 100 loads of material being brought in daily. A loaded cement truck weighs roughly 33,000 pounds Victory Rd., and Gray's Lane will be destroyed. Who is going to repair/replace these roads, and who will be paying for that. Also the amount of dust created by all the material that falls off of these trucks will be blown around. We will breathe it in and it will end up in our yards. There are a lot of people who like to walk Gray's Lane myself included this small pleasure we have would be destroyed with cement trucks passing us constantly and the dust created by them. I am asking for a No vote on this permit. Thank you for your time Patti Quinn.

Sent from my iPhone

From: [Courtney McMillan](#)
To: [Planning-Zoning Staff](#)
Subject: Oppose concrete plant plans
Date: Monday, February 19, 2024 1:51:14 PM

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Hello,

I am writing this email to express my opposition on the proposed concrete plant plans. I am highly concerned that this would ruin the quality of life for our residents and am asking to vote to reject the permit.

Thank you,
Courtney McMillan & family

From: [Richard Dimmick](#)
To: [Planning-Zoning Staff](#)
Subject: Against Cement Plant and/or Storage Facility
Date: Monday, February 19, 2024 1:30:02 PM

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I am writing to express my opposition to any type of cement production and/or storage facility located in or around the City of Nampa or the Nampa Airport. I base this decision on the fact that being originally from the Lehigh Valley area of Pennsylvania I have seen and experienced the results of cement manufacturing in the City of Cementon, Pennsylvania. Cement dust from the plant literally destroys the paint finish on cars and everything else it settled on. I can't believe anyone with the slightest bit of sense and knowledge of the damage caused by cement dust would be in favor of locating a facility in the area; especially near an airport. No matter how many filters are installed claiming to trap cement dust, the dust still escapes and causes damage. Despite the filtering, air quality for the adults and children living in Cementon remained poor.

If you need another example of failed filtering systems just look at Bethlehem Steel corporation. Before it closed, millions of dollars were spent installing scrubbers and filtering systems that had little or no effect in improving the air quality for the more than half-of-million men, women and children living and working in the Lehigh Valley.

Another point to be considered is that the cement dust will travel across the area including Boise, the Boise Airport and the Idaho Air National Guard.

The Warhawk Air Museum has a unique collection of WWII planes values at millions of dollars, Cement dust will be toxic to planes skins and their engines. Every year the Warhawk hosts the Warbird Roundup featuring many vintage aircraft. If you owned one of these multi-million dollar vintage planes, would you bring it to Nampa knowing there was a real potential for damage to occur?

What about all the private planes that are parked outside at the Nampa Airport? The owners have zero protect from damage caused by cement dust.

I am against the approval of any cement storage and/or production facility being located in the area.

Richard Dimmick
7014 Wright Lane
Nampa, ID 83686

From: [Pat Murray](#)
To: [Planning-Zoning Staff](#)
Subject: Concrete Plant
Date: Monday, February 19, 2024 12:30:09 PM

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I am opposed to the Sunroc batch plant being built at the proposed location. I'll not go into all of the reasons why as you are already aware of them. I would like to know how this was ever considered as light industrial. This very well redefines what light industrial is. Had this been shut down a year ago based on that criteria alone, we would not be where we are today. It's too bad Sunroc was led to believe this was an okay site to build. There is absolutely no good to come from the batch plant being placed as proposed. The ONLY people to benefit from this location is Sunroc. It's all about money for them. They are certainly not going to pass on any savings they have to their customers. They are indeed NOT being a good neighbor to this community by placing a batch plant next to an airport, schools, homes, other businesses with lots of employees and an air museum. There is simply too much to lose and absolutely nothing to gain for us in the community. We all need businesses like Sunroc, but they need to be built in more suitable locations. If the wrong decision is made on this issue it will forever negatively affect the areas aesthetics, property values, traffic, roads, air quality, safety and more.

Pat Murray
Nampa

From: [Pat](#)
To: [Planning-Zoning Staff](#); [Office of the Mayor](#)
Subject: Sunroc Concrete Batch Project - Picard Lane
Date: Sunday, February 18, 2024 7:16:10 PM

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Dear Planning and Zoning Commission,

My name is Pat Nettleton and I am opposed to the Sunroc concrete batch plant.

This property is zoned light industrial and is less than 1,000 feet from a medium density residential zone. Subdivisions run continuously from Victory to Amity. Thousands of homes, two elementary schools, and Columbia High School are nearby. Changing to heavy industrial would allow too many potentially hazardous impacts. This use will have negative impacts on air quality, noise levels, odor, vibrations, and more. Particulate emissions from batch concrete plants have been linked to asthma, bronchitis, lung and heart disease, and cancer.

Nampa's population is exploding! How is Sunroc going to utilize water, and could it have a negative impact on our city water, including personal wells, city wells, or agricultural wells? Mason Creek is right by the property. Sunroc has already had violations for discharging toxic waste water into the Boise River so I have ground water concerns. What will be the impact on Vicory Road, which is only two lanes? We already have heavy traffic and there are six bus stops between Happy Valley and King's Corner. The additional truck traffic could create safety concerns for children in the area.

The airport has been here for many, many years and this project could potentially affect the airport as well. Dust and particulate matter could be hazardous to pilot visibility and to the airplanes themselves if large amounts of dust get into the engines. A number of corporate pilots have said that if this is approved, they will no longer use the Nampa Airport, and will instead fly into Caldwell. I also know that the War Hawk Museum is opposed.

Nampa's Comprehensive Zoning Ordinance states in 10-1-1 that "The purpose is: To promote the interest of health, safety and general welfare." This project has the potential to harm the health and safety of citizens. Section 10-1-1 further states that the purpose is "To stabilize expectations regarding future development... thereby providing a basis for decision with respect to such development." The subdivisions in this area were developed with an expectation of there NOT being heavy industrial development nearby. Therefore, this development goes against your zoning ordinance. Section 10-8-1 says that "The RS Single-

Family Residential District is intended for medium and low density, urban single-family residential and compatible uses." This use is not compatible with residential development.

I have lived in Idaho for 50 years. Being a senior, I worry about this affecting my health and the peaceful enjoyment of my property, plus my property value. I planned to have this be my forever home, but am now very concerned about the negative affects this plant could have. I hope you will deny this application for the reasons stated above.

Thank you,

Pat Nettleton
61 S Ravine Way
Nampa, ID 83687
208-850-5679

From: [Linda Quick](#)
To: [Planning-Zoning Staff](#)
Subject: No Vote - SunRoc Concrete Plant
Date: Saturday, February 17, 2024 7:58:44 AM

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Dear Counsel,

Why I ask that you vote No to SunRoc::

POLLUTION!

Our health
Our animals
Our water
Our air

DANGER ON THE FREEWAY AND ROADS!

The large trucks drive fast putting all of us at risk.

Vote No because, we the people have risen up to say No! This is not good for us!

Linda Quick

From: [Melissa Clauson](#)
To: [Planning-Zoning Staff](#)
Subject: Concrete plant
Date: Friday, February 16, 2024 9:45:12 PM

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To whom it may concern,

Why do we need to beautify Nampa with 25 foot concrete towers that spews out who knows what in the air and can possibly affect the local land/irrigation. My asthmatic husband will appreciate it. Also, there will be more traffic and noise which has already increased tremendously with the buildings and growth, and whatever is being built at the corner of Amity and Happy Valley. I am sure the high schoolers will appreciate it too. God forbid if there should ever be an accident. I am tired of having to replace my car windshield due to rocks. Do we really need another concrete plant here and now in Nampa? Is it because you want to bring in more growth, which we already are not able to sustain and are busting at the seams? Why does Nampa have to pick up the tab for concrete needed to build all these over priced homes and more roads for the increased growth. I wonder do you folks live in Nampa and commute in the same area of the proposed plant? It's so easy to just put whatever you want wherever you want without anyone knowing the wiser, or until it's too late. I feel as if our simple town is being turned into an industrial city. So tired of the bureaucracy and hidden agendas.

Sincerely,
Melissa Clauson

From: [Jannah K](#)
To: [Planning-Zoning Staff](#)
Subject: Say "No" to the Proposed SunRoc Batch Concrete Plant Near Nampa Municipal Airport
Date: Friday, February 16, 2024 8:00:20 PM

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Dear members of the planning department,

I believe the SunRoc Batch Concrete Plant will be extremely detrimental to the health and wellbeing of Idaho's citizens. The people in our city will lose their quality of life if we allow this type of plant to be built so close to so many people, rivers, streets, and healthcare facilities.

After reading the articles posted at: <https://sites.google.com/view/nampavoice/articles>, and other articles as well, I have begun to realize how much people in other states and cities have suffered by having this type of plant in their area. For the wellbeing of our citizens, I hope you will say "No" to any and ALL Batch Concrete Plants in Nampa, Boise, Caldwell, and ANYWHERE in Idaho.

The air pollution produced by a Batch Concrete Plant is called Particulate Matter. Particulate Matter can penetrate deep into the lungs of those who live near the plant, or those who are affected by the wind blowing these particles around the entire city.

Hospitals near the plant, such as St. Lukes, St. Alphonsus, Urgent Care clinics, and more will be negatively affected by a Concrete Batch Plant nearby. I doubt medical professionals like doctors and nurses will choose to work in a healthcare facility that is unhealthy for staff and patients alike. Our city will experience a necessary "brain drain" by putting these types of horrible plants in our cities and state. Good people will be forced to leave if they want their families and children to experience a better quality of life.

Please, please say "No" to ANY and ALL Concrete Batch Plants in the state of Idaho.

The wildlife will be very much negatively impacted by the air, water and land pollution of a Batch Concrete Plant. In Genesis 2:15, God tells Adam to take care of the earth (not to kill it, harm it, ruin it, or destroy it). How sad, when God's people choose to value a dollar in their pockets, while disobeying God's word of caring for HIS earth (not OUR earth only).

After reading the article posted at <https://boisedev.com/news/2024/01/26/sunroc-plant-nampa/> I have realized SunRoc in Boise has already been found guilty of polluting a nearby creek and has failed to keep proper records.

Let us take care of our cities' kids by providing a good and healthy place for them to breathe clean air and to enjoy a clean earth. Let us keep our rivers clean, by not polluting them with a horrible plant that will most likely pollute the fish, plants, birds and other wildlife dependent on the rivers.

Thank you,
Jannah Kennon

TO: City of Nampa
City Councilmen and Mayor

02/15/2024

FROM: Jim Hollis 208-318-4000

SUBJECT: Proposed Concrete Batch Plant

I wanted to share with you my experiences working in this industry. I have been a Mixer truck Driver and a Batch plant operator both at a dry batch plant and Wet Batch plant. I have been involved with repairs on batch plants. I was employed by Idaho concrete (IMC) and Sunroc (Clements)

People of Nampa need to be aware of the following:

1. These plants will operate 24 hours a day 7 days a week.
2. These plants will have numerous types of semi -trucks, mixer trucks, loaders, Graders etc operating on site. Mechanic shop
3. Just look at all their current plants and start counting the trucks.
4. Trucks are used to haul all materials in. Cement Powder, Fly Ash, chemicals for concrete. Calcium, Calcium chloride, flex additives, water reducers etc. Rock, Sand Gravel. Private companies will come in and pick up concrete in their own trucks
5. If they set up a dry batch mix plant you will always have cement powder, fly ash dust released into the air. If they set up a wet batch plant it will still be the same and should have a clam shell suction system on it. And you should require a maintaince log to show when such work is done or scheduled
6. When they blow the cement powder out of the bulkers they will release powder into the air. When they blow the fly ash out of

bulklers it will release powder into the air. Question for this is Do they shut down the plants by policy when powder leaks occur? Are these leaks documented? Do you have records of the last leak releasing powder into the air? How long til last repair was completed?

7. Ask Sunroc if they have actual written logged bag house cleanings scheduled and performed. Ask them the last time they cleaned the bag houses or replaced filters at the Madden plant in Caldwell. Or at Joplin plant, Or at Plant out by the State Prison Ask if they have a documented schedule for said work? Receipts showing purchase new filters? Ask them if they have powder leaks in supply pipes if they shut down by policy or continue to operate. Are these leaks documented? If not they should be required to do these things.
8. Other things residence should be aware of. Did you know hundreds of gallons of muratic acid is poured on the ground yearly? (every day) This acid is used to clean mixer trucks. Also a Chemical called chrome brite (acid) is also released and poured on the ground. No catch system. No controls on volume of acid used. No ground clean ups. It is just poured on the soil. How far does this travel in the ground water system. Do they test the soil yearly to determine contamination to said soil? Is the DEQ aware of this practice. Is the soil tested to determine the distance this acid has travel in the ground?
9. When mixer trucks are loading they pull under the plant and set the throttle to full charge. Running the engine at maximum RPM to load. Noise level is tremendous! Every truck every load does this. If no problems happen during loading it takes about 7-10 minutes at full throttle. Then the truck pulls out to a wash rack and rinses off again most times setting the throttle on full charge. Again very loud engine noise. Depending on weather temperature and dry batch or

wet batch plant. And then a horn blows to indicate to driver he is loaded. Noise is deafening.

10. If the company tells you they will keep the site watered down to control surface dust ask them to keep a log on day date and time. My experience at Sunroc Madden plant is it was only done when time allows. Do they water down surface dirt to prevent dust during hours closed? And if they water their roadways down. How will Sunroc prevent track out of sand and dirt? Does Sunroc have policy on spilled concrete out of trucks that dump it out on the public street? With that round about there will be concrete spilled it will be a matter of how many times not when?
11. Ask any employee that parks at a batch plant what their personal vehicle looks like when they leave each day. It is dusted both by truck traffic, wind blown dust and cement powder and fly ash. And you pray every day they don't have a powder leak. Cement powder is like glass crystals and can cause lung issues. The kind that cant be fixed!
12. The hours of operation will be when ever they want. Early early morning late at night. Most state hiway jobs are done after 10 pm. In the summer most big jobs are done early when it is cool.
13. If indeed this is approved it should have a conditional use permit with lots of restrictions and someone from the city actually doing an inspection to see that the condition use permit is being followed!
14. A. Controled hours of operation/consider residential people
15. B. Limit number of trucks/consider school traffic
16. C. Muratic acid issue addressed and followed to prevent soil contamination and water table contamination
17. D. Total plant shut down when powder leak happens.
documentation of all powder releases no exceptions

- 18. E. Noise pollution controlled
- 19. F. Bag house cleanings scheduled. Written documentation
- 20. G. Blown dust issues addressed
- 21. H. Track out issues addressed and enforced by fines per day of occurrence

Thank You

A handwritten signature in black ink, appearing to read 'Jim Hollis', with a stylized flourish at the end.

Jim Hollis

From: [John Klymshyn](#)
To: [Teri Friend](#)
Subject: Ongoing discussion about Sunroc application
Date: Wednesday, February 14, 2024 2:56:23 PM

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Teri:

While the Sunroc representatives were present last night at the Warhawk Museum, they spoke in the manner of a group who are convinced that this project will go forward, and that neighbors in the area expressing concern and opposition are simply misinformed or over reacting.

The evening was characterized by an orderly, respectful, and well - prepared set of comments from residents.

And then the theatre began. Various executives offered comments from the podium that brushed aside or simply did not address what has been stated by residents:

We do NOT want this Sunroc Concrete Plant approved.

We were told last night:

1. Their conditional use permit has expired. (Is this accurate?)
2. It was also stated that the parcel is zoned for LIGHT industrial. How is a cement plant LIGHT industrial?

The residents will continue their campaign, following the steps the city and P & Z offer... but the question remains: If the airport, the residents, the pilots, and The Museum are opposed... how much does our voice COUNT?

Please, also, look at the attached photo, It was taken @ 1:15 pm on a school day, EXACTLY where the entrance to the dirt road proposed as the entrance and exit.

Even if only 50 trucks a day were to be proposed... the traffic would be unsafe. This is unacceptable.

Begin Your Year of Living Creatively [HERE](#).

Regards,
John Klymshyn | Coach K
(661) 373 - 2192
www.klymshyn.com



From: noreply@civicplus.com
To: [Planning-Zoning Staff](#)
Subject: Online Form Submittal: Planning and Zoning Contact Form
Date: Wednesday, February 14, 2024 5:18:26 PM

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Planning and Zoning Contact Form

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

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

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

Policy Agreement	By checking this box, I acknowledge that I have read, understand, and agree to the above policy.
Name	Lee Welker
Email Address	Bowserkpa@aol.com
Phone Number	2083533552
Message	I Lee Welker am writing in protest and opposition of the Sunroc Concrete Plant proposal. I have lived within this area not far from the Nampa Airport and Warhawk Museum for 13 years. This would impact our surrounding community, businesses, and health in the area. We would be overridden with concrete dust that will cause insurmountable damage to our properties and health. Our properties would decrease incredibly in value. The concrete dust would get into our soil causing it to get acidic and make it it very hard for plants, grass, trees, and our own vegetable gardens. There's also the risk of getting concrete dust in Indian Creek which supplies valuable water to the community not to mention the city. What about the farmers in the area? We have people in our area who raise cows. What kind of I'll effects would that cause these animals and our own pets. This dust can cause serious respiratory issues in people and animals alike. We have numerous schools and churches in the area as well, are

you willing to cause harm to our children's health?! For shame for trying to build a facility such as this in a populated area! These facilities have no right to be in these areas, they should be built far away from any populated areas. Let's not forget the lawsuit Sunroc had against them in Boise for polluting water and the area back in 2017. The noise and traffic would also be horrendous coming to and from that plant. The Warhawk Museum would probably have to eventually shutter its doors due to the dust and the airport would become too dangerous for the pilots who frequent there. This a zoning proposal that should never have been brought up to the table. There shouldn't be any discussion about building anything like this EVER here in Nampa. I vote NO! They need to find another area, Armors was bad enough when it was in this area. Absolutely no concrete plant.

Thank you for your time,

Lee Welker
2610 Muskrat Ave.
Nampa, Idaho

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

From: [Jenay Hunt](#)
To: [Planning-Zoning Staff](#)
Cc: [Office of the Mayor](#); [Natalie Jangula](#)
Subject: Denial of permit
Date: Thursday, February 15, 2024 1:11:18 AM

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To whom it may concern,

Please deny the permit for the proposed cement plant at 39 N Picard Lane. The company in question has several violations of unhealthy dumping in the past. As a member of the nearby community, I do not want my air or water quality ruined.

The city council has let businesses get away with hurting the community in the past. I'm referring to the company that's taken over the Gateway project. They are not ethical and despite their adamant claims they would not destroy local businesses, they promptly closed the local movie theater on a underhanded technicality so they can build ugly apartments. These are the bullies that run rampant in Nampa and the people are tired of it.

Please stop allowing businesses in Nampa to ruin our community. The concrete plant is another business that will add no value to the land or community. It will affect health, use too much water, destroy air quality, add to traffic and what will stop this company from illegal dumping?

Please deny their permit for building a cement plant where people want to live free of pollutants.

Thank you,
Jenay Hunt

Teri Friend

From: Kevin McMichael <hamcm0319@gmail.com>
Sent: Tuesday, February 13, 2024 7:48 PM
To: Planning-Zoning Staff
Subject: Concrete plant permit

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I don't use QR codes, written petitions not circulated at War Hawk. Had no idea this plant was ever initially proposed, until this neighborhood effort.

Sunrock was asked twice about rock CRUSHER NOISE. If this process is included under the Sunrock "hood of the batch process" would seem to have been easy to address with a response. The rock crusher operating below Jug Mountain can be heard for miles & miles. Please consider NOISE, along with the brutal truck traffic entering Victory Road when the batch is distributed to the fleet.

Closer to delivery WHERE? Location is on the city limit border...the houses behind me are on septic. Maybe closer to the new interstate access, or a remote county road to Kuna. Not to Nampa development of massive scale. They have to spit out of a roundabout, either way the exit for Victory...presuming Gary to Amity isn't the Kuna route.

Please consider this option a 🗨️ NO REISSUE OF THE EXPIRED PERMIT.

Kevin McMichael, Parkridge Subdivision owner since 1996, located a dozen house lengths closer than Parkridge Elementary's playground. Endeavor Elementary is line of sight to location. Line of sight.

The 85 foot towers will be all I see from my backyard deck. Airport authority & Warhawk both opposed February 12. They have towers like this at airports or urban job sites all the time...yea, DURING ACTIVE CONSTRUCTION of the project.

Not comparable.

The Lutenant had a nice quiet shift, with Trump hats in the audience & retired Westcoast transplants alike contributing. To clarify, I've lived in Idaho since 1969.

Really? Nobody actually living anywhere near this wants it permitted. Would not have wanted it the last time it was permitted.

We will have to live with it everyday if permitted again. None of the Sunrock staff lives here, or would identify as such.

From: [Debi Potter](#)
To: [Planning-Zoning Staff](#); [Office of the Mayor](#); [Natalie Jangula](#)
Subject: Proposed Concrete Plant
Date: Tuesday, February 13, 2024 3:09:15 PM

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I am writing to you to express our concerns for the Cement Plant that is being proposed near our home. I live less than 5 miles away from the location and am not in favor of it, for various reasons. My husband and I have been residents of Nampa, on Buckskin Rd., for the last 20 years and have no intention of leaving....as long as the integrity of this part of Nampa is maintained. I enjoy being outside, taking my dogs for walks; however, this plant will make that more difficult with the increased risks in cardiovascular and respiratory diseases developing, especially for children and the elderly. There are schools in this area, and the children shouldn't be subjected to the pollution that the plant will most likely emit. While they may claim that they can control it, there is no way that anyone can provide 100% guarantee that pollution will be controlled.

- <https://pubmed.ncbi.nlm.nih.gov/22245540/>
- <https://www.sciencedirect.com/science/article/abs/pii/S0045653518321957>
- <https://www.nrdc.org/bio/veena-singla/cut-carbon-and-toxic-pollution-make-cement-clean-and-green>

This plant will also reduce the property values of everyone living nearby, and reduce the desire for anyone to be able to sell their home in this area. This area of Nampa has been built up with nice apartment complexes, patio homes and more high-end subdivisions. Just look at the Happy Valley/Garrity area or Amity and Happy Valley. It's become a more desired part of Nampa for people to live in, but no one is going to want to live near a heavy industrial site. So, those apartments will be less attractive to renters. The homes will be less valued due to the potential environmental and health risks.

While I understand the need for businesses to come to Nampa, but at what cost? How many thousands of people live within 5 miles of this location? How many farms and ranches that are still operating are within 5 miles of this proposed plant? It's not just people that are at risk for health issues, due to the pollution, but the animals, too. The proposed location for this heavy industrial cement plant is a very poor location. There is too much risk to the public for health and environmental pollution. Let's not allow profits to matter

more than people.

Debi Potter

From: [Denise Korman](#)
To: [Planning-Zoning Staff](#)
Subject: Sunroc Conditional Use Permit Petitions
Date: Tuesday, February 13, 2024 9:26:46 AM
Attachments: [petitionsAll.zip](#)

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Dear Planning and Zoning,

As you are aware, Sunroc is applying for a conditional Use Permit to operate a concrete batch plant at 39 N Picard Lane. While we understand the demand for cement is high with all the buildings in Boise and beyond, we feel they can find a more suitable location. Not impacting our quality of life; our investment in Nampa, surrounding neighborhoods, airport, schools, hospitals and businesses.

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













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

Thank you,

Denise Korman

District 2 Neighbors Regarding the Proposed SunRock Batch Concrete Plant in the Vicinity of

Nampa Municipal Airport

For or Against	Printed Name	Address	City	State	Zip Code	Signature	Date
Against	Lesley Malsen	300 BUCKSKIN	Nampa	ID	83687		1/22/24
Against	CURT HENSELEY	305 BUCKSKIN	Nampa	ID	83687		1-22-24
Against	Michelle Martinez	309 Buckskin Dr.	Nampa	ID	83687		1-22-24
Against	Greg West	313 Buckskin Dr.	Nampa	ID	83687		1-22/24
Against	Rauldo Caceres	3606 Sun Rock Dr.	Nampa	ID	83687		1-22-24
Against	Darrell Harile	3607 E Park Ridge Dr	Nampa	ID	83687		1/22/24
Against	Ashley Hene	3607 E Park Ridge	Nampa	ID	83687		1/22/24
Against	Don Postal	3610 E. Park Ridge Dr	Nampa	ID	83687		1/22/24
Against	Bonnie Creel	3515 E Park Ridge Dr	Nampa	ID	83687		1/22/24
Against	Chris Torgerson	3520 E. Park Ridge Dr	Nampa	ID	83687		1/22/24
Against	Pat Nettleton	61 S. Ravine Way	Nampa	ID	83687		1/22/24
Against	Joe Davis	68 S. Sorrel Ave	Nampa	ID	83687		1/22/24














District 2 Neighbors Regarding the Proposed SunRock Batch Concrete Plant in the Vicinity of

Nampa Municipal Airport

For or Against	Printed Name	Address	City	State	Zip Code	Signature	Date
AGAINST	Gina Galli	588 Norcrest Ave	Nampa	ID	83687	G. Galli	1/20/24
AGAINST	Ross Barkow	3832 Whitcomb St Nampa	Nampa	ID	83687	Ross Barkow	1/20/24
AGAINST	Rick Barton	3818 Whitcomb St Nampa	Nampa	ID	83687	Rick Barton	1/20/24
AGAINST	Diane Blanton	2528 Whistling Willow Dr Nampa	Nampa	ID	83687	Diane Blanton	1/20/24
Against	Tim Cooper	3719 E. Parker Ridge Dr Nampa	Nampa	ID	83687	Tim Cooper	11-20-24
Against	Steve Bush	3308 Parkview Way Nampa	Nampa	ID	83687	Steve Bush	1/20/24
Against	Larissa Smith	3304 Parkview Way Nampa	Nampa	ID	83687	Larissa Smith	1/20/24
Against	Les Smith	3304 Parkview Nampa	Nampa	ID	83687	Les Smith	1/20/24
Against	Glenda Smith	3304 Parkview Nampa	Nampa	ID	83687	Glenda Smith	1/20/24
Against	Atirbi Garcia	3311 Parkview Nampa	Nampa	ID	83687	Atirbi Garcia	1/20/24
Against	Felix Flores	3311 Parkview Nampa	Nampa	ID	83687	Felix Flores	1/20/24
Against	Trinkette Bishop	3315 Parkview Nampa	Nampa	ID	83687	Trinkette Bishop	1/20/24
Against	William Plunkett	3315 Parkview Nampa	Nampa	ID	83687	William Plunkett	1/20/24
AGAINST	CHARLES FASON	2917 SWEALCANE Nampa	Nampa	ID	83687	Charles Fason	1-22-24
Against	Ashleigh Wood	2915 SugarCane Nampa	Nampa	ID	83687	Ashleigh Wood	1-22-24
Against	Gary Czernich	2900 SugarCane Dr Nampa	Nampa	ID	83687	Gary Czernich	1-22-24
Against	Aimee Czernich	2900 SugarCane Dr Nampa	Nampa	ID	83687	Aimee Czernich	1-22-24

District 2 Neighbors Regarding the Proposed SunRock Batch Concrete Plant in the Vicinity of

Nampa Municipal Airport

For or Against	Printed Name	Address	City	State	Zip Code	Signature	Date
Against	Sunny Aron	4113 E Indigo Ct	Nampa	ID	83687		1/14/24
Against	Luis Aron	4113 E Indigo Ct	Nampa	ID	83687		1/14/24
Against	Scott Jensen	4121 E Indigo Ct	Nampa	ID	83687		1/14/24
Against	Kathy McLintock	209 Buttercup	Nampa	ID	83687		1/14/24
Against	Erica Robinson	205 S Buttercup	Nampa	ID	83687		1/15/24
Against	Kaily Hawn	201 S. Buttercup	Nampa	ID	83687		1/15/24
Against	Bill Beverly	2005 Buttercup	Nampa	ID	83687		1/16/24
Against	Sydney Holgreen	204 S. Buttercup	Nampa	ID	83687		1/16/24
Against	Orvin Farmer	218 S. Buttercup	Nampa	ID	83687		1-16-24
Against	Natalia Suarez	4111 E Iris Ct	Nampa	ID	83687		1-16-24
Against	Joanne Jackson	4125 E Iris Ct	Nampa	ID	83687		1-16-24/125th
Against	Ken Sparks	4213 E Iris Ct	Nampa	ID	83687		1-20-24/10th
Against	Francis LeMoine	4221 E Iris Ct	Nampa	ID	83687		1-20-24
Against	Frank Darrisa	4220 E Iris Ct	Nampa	ID	83687		1-20-24
Against	Peter Robinson	4216 E Iris Ct	Nampa	ID	83687		1/20/24
Against	Gavin Rollins	4216 E Iris Ct	Nampa	ID	83687		1/20/24
Against	Quiana A	4121 E Iris Ct	Nampa	ID	83687		1/20/24

District 2 Neighbors Regarding the Proposed SunRock Batch Concrete Plant in the Vicinity of

Nampa Municipal Airport

For or Against	Printed Name	Address	City	State	Zip Code	Signature	Date
AGAINST	Andrea Magon	4104 E. Iris Ct	Nampa	ID	83687	[Signature]	1/20/24
AGAINST	LORING LAKSEN	4100 E. IRIS CT	NAMPA	ID	83687	[Signature]	1/20/24
AGAINST	Elise Shoemaker	2085 Blue Heron	NAMPA	ID	83687	[Signature]	1/20/24
AGAINST	Capricia Allen	2320 Buckskin Dr	Nampa	ID	83687	[Signature]	1/20/24
AGAINST	JAMES MARTIN	213 Buckskin Dr	NAMPA	ID	83687	[Signature]	1-22-2024
against	David corn	215 Buckskin Dr	Nampa	ID	83687	[Signature]	1-22-24
against	Jacqueline W Sabo	228 Buckskin Dr	Nampa	ID	83687	[Signature]	1/22/24
Against	Linda Ringler	236 Buckskin Dr	Nampa	ID	83687	[Signature]	1/22/24
AGAINST	MICHAEL RINGLEY	236 BUCKSKIN DR	NAMPA	ID	83687	[Signature]	1/22/24
AGAINST	Kimber McHugh	243 Buckskin Dr	Nampa	ID	83687	[Signature]	1/22/24
AGAINST	KATHLEEN GIBBENS	3818 E GREENSPRING CT	NAMPA	ID	83686	[Signature]	1/23/24
AGAINST	Robert Gibbens	3818 E GREENSPRING CT	Nampa	ID	83686	[Signature]	1/23/24
AGAINST	Vince Armbruster	3701 E Green Meadow Pl	Nampa	ID	83687	[Signature]	1/23/24
AGAINST	Denise Armbruster	3701 E Green Meadow Pl	Nampa	ID	83687	[Signature]	1/23/24
Against	Bolinda McBurney	11914 Towne Ave	Nampa	ID	83686	[Signature]	1/23/24
Against	Berry & Linda Steele	1219 S Spring Valley Pl	Nampa	ID	83686	[Signature]	1/23/24
Against	Cathy Mitchell	70 S Gray Ln	Nampa	ID	83687	[Signature]	1/23/24

Against Bill Mitchell 70 So Grays

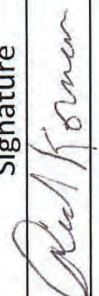
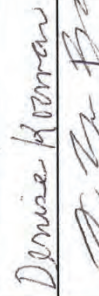



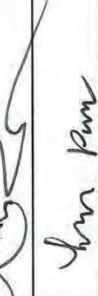




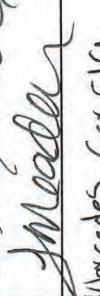
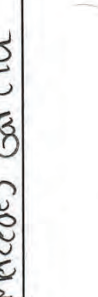

Nampa ID 83682

~~1-23-24~~

1-23-24

District 2 Neighbors Regarding the Proposed SunRock Batch Concrete Plant in the Vicinity of

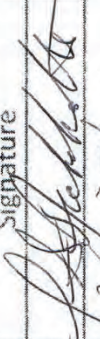


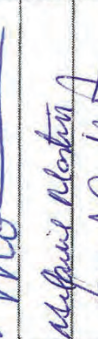


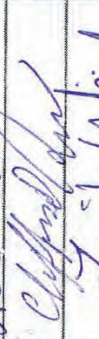





Nampa Municipal Airport

For or Against	Printed Name	Address	City	State	Zip Code	Signature	Date
Against	RICHARD Korman	319 S. Buttercup Ct.	Nampa	ID	83687		1/13/24
Against	Danise Korman	319 S Buttercup Ct	Nampa	ID	83687		1/13/24
Against	Jerald Zylke	323 S Buttercup Ct	Nampa	ID	83687		13 Jan 2024
Against	Amber Zylke	323 S. Buttercup Ct	Nampa	ID	83687		1/13/24
Against	Shelby Wademan	322 S. Buttercup Ct	Nampa	ID	83687		1/13/24
Against	Tina Peterson	318 S. Buttercup Ct	Nampa	ID	83687		1/13/24
Against	Ryan Peterson	318 S. Buttercup Ct	Nampa	ID	83687		1/13/24
Against	Chiz Hooley	312 S Buttercup	Nampa	ID	83687		1/13/24
Against	Luis Purnas	300 S Buttercup	Nampa	ID	83687		1/13/24
Against	LYNN WILLIAMS	301 S. BUTTERCUP	NAMPA	ID	83687		1/13/24
Against	JOSHUA DALMAS	313 S BUTTERCUP Ct	NAMPA	ID	83687		1/13/24
Against	Jon Waterman	322 S. Buttercup Ct	Nampa	ID	83687		1/13/24
Against	Ruby Parrick	4104 E Indigo Ct	Nampa	ID	83687		1/14/24
Against	Bradley Bailey	4200 E. Indigo Ct	Nampa	ID	83687		1/14/24
Against	Frank Wreeda	4217 E Indigo Ct	Nampa	ID	83687		1-14-24
Against	Trish Wreeden	4217 E Indigo Ct	Nampa	ID	83687		1-14-24
Against	Mercedes Garcia	4211 E Indigo Ct	Nampa	ID	83687		1-14-24

Nampa Municipal Airport

Michael Carr	1-16-24
Paul R	11/10/24
Long w. Gustaf	11-16-24
W. H. Mc	11-16-24
Dave Fleming	12/16/24
Q. L. R.	01/16/24
A. K. Thompson	1/16/24
W. H. R. R.	1/16/24
W. H. R. R.	1-23-24

District 2 Neighbors Regarding the Proposed SunRock Batch Concrete Plant in the Vicinity of
Nampa Municipal Airport

For or Against	Printed Name	Address	City	State	Zip Code	Signature	Date
Against	John Hochhafer	4103 E. 5th St Nampa 83687	Nampa	ID	83687		1-13-24
Against	Nancy Hochhafer	4003 E 11th Nampa ID 83687	Nampa	ID	83687		1/13/24
Against	Colleen Sathre	219 Buckskin Dr	Nampa	ID	83687		1/23/24
Against	Pat O'Keefe	109 N. Happy Valley Rd	Nampa	ID	83687		
Against	Marychris O'Keefe	"	Nampa	ID	83687		1.23.24
Against	Melanie Martin	213 Buckskin Dr.	Nampa	ID	83687		1/23/24
Against	JAMES MARTIN	"	"	"	83687		1/23/24
Against	Marsha Kinsela	3424 E Park Ridge Dr Nampa Airport 5514 Howard Ln	Nampa	ID	83687		1/23/24
Against	Cindy Fritz	"	Nampa	ID	83687		1-23-24
Against	Leticia Smith	725 Schell Ave	Nampa	ID	83687		1-23-24
Against	CAROL SMITH	725 Schell Ave	Nampa	ID	83687		1-23-24
Against	Linda Whiting	95 Silverton	Nampa	ID	83687		1-23-24
Against	Larry Whiting	"	"	"	"		1-23-24
Against	John Hoke	419 S. Blue Hill Rd Nampa	Nampa	ID	83687		1-23-24





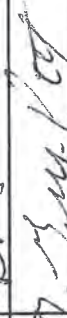





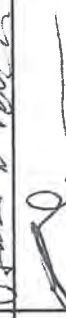






By the way there is a school in this area. This would be unsafe

Nampa Municipal Airport

[illegible]

District 2 Neighbors Regarding the Proposed SunRock Batch Concrete Plant in the Vicinity of

Nampa Municipal Airport

For or Against	Printed Name	Address	City	State	Zip Code	Signature	Date
A	Diane McHugh	92 S. Blue Bonnet	Nampa	ID	83687		01/14/2024
A	Tanya McHugh	388 Ravine Way	Nampa	ID	83687		1/14/24
A	Shea McHugh	388 Ravine Way	Nampa	ID	83687		1/14/24
A	Riley Griffin	4114 E Heyseed Ct	Nampa	ID	83687		1/14/24
A	Gray Pett	93 S BLUE BONNET	Nampa	ID	83687		1/14/24
A	Rick Burgess	86 S. Bluebonnet	Nampa	ID	83687		1/14/24
A	Tami Frank	4200 E. Water Ave	Nampa	ID	83687		1/14/24
A	Michelle White	4206 E. 13th Ave	Nampa	ID	83687		1/14/24
A	Ashia Paskia	4112 E WISSET	Nampa	ID	83687		1/14/24
A	Oliver Anderson	4021 E. Park Ridge	Nampa	ID	83687		1/14/24
A	Francis Matamoros	511 S Blue Heron	Nampa	ID	83687		1/14/24
A	Bruce L Shiple	507 S Blue Heron	Nampa	ID	83687		1-14-24
A	Kathy Casebolt	533 S. Blue Heron	Nampa	ID	83687		1-14-24
A	Kelly Minicini	4015 E Jasmine Ct	Nampa	ID	83687		1-14-24
A	Tina Hennigan	4016 E Jasmine Ct	Nampa	ID	83687		1-14-24
A	Liza Hennigan	4016 E Jasmine Ct	Nampa	ID	83687		1-14-24
A	Corie McGinn	4016 E Jasmine Ct	Nampa	ID	83687		1-14-24

District 2 Neighbors Regarding the Proposed SunRock Batch Concrete Plant in the Vicinity of

Nampa Municipal Airport


For or Against	Printed Name	Address	City	State	Zip Code	Signature	Date
A	Patricia Edwards	4100 E Wisteria	Nampa	ID	83687	Patricia Edwards	1/14/24
A	Kathryn Russell	4100 E Wisteria	Nampa	ID	83687	Kathryn Russell	1/14/24
A	Robert Plurich	4017 Parkridge	Nampa	ID	83687	Robert Plurich	1/14/24
A	Rebecca L. Johnson	3924 E. Park Ridge	Nampa	ID	83687	Rebecca L. Johnson	1-14-24
A	Lorin Gardner	4005 E Park Dr	Nampa	ID	83687	Lorin Gardner	1-14-24
A	Barrack Talbot	4113 E Wisteria	Nampa	ID	83687	Barrack Talbot	1-14-24
A	Sensai Spill	4118 E Wisteria Ave	Nampa	ID	83687	Sensai Spill	1-14-24
A	James Scott	4119 E Wisteria	Nampa	ID	83687	James Scott	1-14-24
A	Danielle Buckle	4125 E Wisteria	Nampa	ID	83687	Danielle Buckle	1-14-24
A	Helena Hayer	4201 E Wisteria	Nampa	ID	83687	Helena Hayer	1-14-24
A	Jessica Dribbuck	4207 E Wisteria	Nampa	ID	83687	Jessica Dribbuck	1-14-24
A	John Graver	80 S. Blue Bonnet Way	Nampa	ID	83687	John Graver	1-14-24
A	Elizabeth Provost	82 S. Blue Bonnet Way	Nampa	ID	83687	Elizabeth Provost	1-14-24
A	Reynold Hagen	" "	" "	"	"	Reynold Hagen	1/14/24
A	Paul D. White	88 S. Blue Bonnet Way	Nampa	ID	83687	Paul D. White	1-14-24
A	Carol J. White	88 S. Blue Bonnet Way	Nampa	ID	83687	Carol J. White	1-14-24
A	Collin Nelson	95 S. Blue Bonnet	"	"	"	Collin Nelson	1-14-24

District 2 Neighbors Regarding the Proposed SunRock Batch Concrete Plant in the Vicinity of

Nampa Municipal Airport

For or Against	Printed Name	Address	City	State	Zip Code	Signature	Date
Against	Donna Anderson	345 Ravine Way	Nampa	ID	83687	Donna Anderson	1-20-24
Against	Richard Anderson	345 Ravine Way	Nampa	ID	83687	Richard Anderson	1-20-24
Against	David Reed	475 Wasatch	Nampa	ID	83687	David Reed	1-20-24
Against	NATE FLINT	51 S. WASATCH	NAMPA	ID	83687	NATE FLINT	1-20-24
Against	Shannon Phillips	138 Wasatch Ave	Nampa	ID	83687	Shannon Phillips	1/20/24
Against	ROGER PHILLIPS	63 S. WASATCH NE	NAMPA	ID	83687	ROGER PHILLIPS	1/20/24
Against	Lorae Crowder	40 S Ravine Way	Nampa	ID	83687	Lorae Crowder	1/20/24
Against	William Sullivan	485 Ravine Way	Nampa	ID	83687	William Sullivan	1-20-24
Against	Kimberly Mills	505 Ravine Way	Nampa	ID	83687	Kimberly Mills	1-20-24
Against	Jason Gibson	58 S Ravine Way	NAMPA	ID	83687	Jason Gibson	1-20-24
Against	Alexia Berlanda	60 S Ravine Way	Nampa	ID	83687	Alexia Berlanda	1/20/24
Against	Michael Berlanda	60 S Ravine Way	NAMPA	ID	83687	Michael Berlanda	01/20/2024
Against	MARTHA GUSMAN	4442 WAGON RD	NAMPA	ID	83687	MARTHA GUSMAN	1-20-24
Against	EMIL GUSMAN	4442 WAGON RD	NAMPA	ID	83687	EMIL GUSMAN	1-20-24
Against	Aaron Gusman	4442 WAGON RD	NAMPA	ID	83687	Aaron Gusman	1-20-24
Against	AL GUSMAN III	4442 WAGON RD	NAMPA	ID	83687	AL GUSMAN III	1-20-24
Against	ALBERT GUSMAN	4442 WAGON RD	NAMPA	ID	83687	ALBERT GUSMAN	1-20-24

**District 2 Neighbors Regarding the Proposed SunRock Batch Concrete Plant in the Vicinity of
Nampa Municipal Airport**

For or Against	Printed Name	Address	City	State	Zip Code	Signature	Date
Against	Darci Stevens	4376 W. Shaw	Nampa	ID	83687		1-20-24
Against	Kathie Marr	68 S. Sorrel Ave	Nampa	ID	83687	Kathie Marr	1-20-24
Against	Mary Doherty	66 S. Norcrest Ave	Nampa	ID	83687	Mary Doherty	1-20-24
Against	Carolyn Halladay	67 S. Norcrest Ave	Nampa	ID	83687	Carolyn Halladay	1-20-24
Against	George Halladay	62 S. Noicrest Ave	Nampa	ID	83687	George Halladay	1/20/24
Against	Nikki Flint	51 S. Wagon ^{Wagon}	Nampa	ID	83687	Nikki Flint	1-20-24
Against	Luis Caloca	16 S. Munck Rd	Nampa	ID	83687	Luis Caloca	1-20-24
Against	Sylvia Caloca	16 S. Munck Rd	Nampa	ID	83687	Sylvia Caloca	1-20-24
Against	Manuel Sorel	22 S. Sorel Cir	Nampa	ID	83687	Manuel Sorel	1-21-24
Against	Jeremy Williams	7304 Whistling	Nampa	ID	83687	Jeremy Williams	1-21-24
Against	Kelly Kounsky	64 S. Sorel	Nampa	ID	83687	Kelly Kounsky	1-21-24
Against	Robert Bice	54 S. Sorel	Nampa	ID	83687	Robert Bice	1-21-24
Against	Cassie Becerra	59 S. Sorel	Nampa	ID	83687	Cassie Becerra	1-21-24
Against	Nicole Kertl	60 S. Sorel Ave	Nampa	ID	83687	Nicole Kertl	1-21-24
Against	Rusty Kertl	60 S. Sorel Ave	Nampa	ID	83687	Rusty Kertl	1-21-24
Against	Kameron Slay	63 S. Sorel Ave	Nampa	ID	83687	Kameron Slay	1-21-24
Against	Sean Slay	63 S. Sorel Ave	Nampa	ID	83687	Sean Slay	1-21-24

District 2 Neighbors Regarding the Proposed SunRock Batch Concrete Plant in the Vicinity of

Nampa Municipal Airport

For or Against	Printed Name	Address	City	State	Zip Code	Signature	Date
AGAINST	Leslie Contas	36 S. Ravine Way	Nampa	ID	83687	Leslie Contas	1-18-24
AGAINST	ROBERT TITLEY	32 S. Ravine Way	Nampa	ID	83687	Robert Titley	1-19-24
AGAINST	YVONNE WARD	32 S. Ravine Way	Nampa	ID	83687	Yvonne Ward	1-19-24
Against	Heather Adams	46 S. Ravine Way	Nampa	ID	83687	Heather Adams	1-20-24
Against	Alie Adams	46 S. Ravine Way	Nampa	ID	83687	Alie Adams	1/20/24
AGAINST	STEVEN HOLLAND	4243 Hurstling Heights Blvd	Nampa	ID	83687	Steven Holland	1/20/24
Against	Genevieve Franco	4243 Hurstling Heights Blvd	Nampa	ID	83687	Genevieve Franco	1/20/24
Against	Paul H. Francisco	4243 Hurstling Heights Blvd	Nampa	ID	83687	Paul H. Francisco	1/20/24
Against	Cynthia Ford	61 S. Norcrest Ave	Nampa	ID	83687	Cynthia Ford	1/21/24
AGAINST	Kevin Ford	61 S. Norcrest Ave	Nampa	ID	83687	Kevin Ford	1/21/24
Against	Pam Stevenson	4376 Wagon Rd	Nampa	ID	83687	Pam Stevenson	1/21/24
Against	Susan Adams	4245 Hurstling Heights Blvd	Nampa	ID	83687	Susan Adams	1/21/24
Against	Robert Adco	4265 Hurstling Heights Blvd	Nampa	ID	83687	Robert Adco	21 Jan 24

District 2 Neighbors Regarding the Proposed SunRock Batch Concrete Plant in the Vicinity of

Nampa Municipal Airport

For or Against	Printed Name	Address	City	State	Zip Code	Signature	Date
AGAINST	HOPE BUSBY	4005 E. 1111th Street	Nampa	ID	83687	Hope Busby	1/14/24
AGAINST	AL BUSBY	4005 E. Winterberry	Nampa	ID	83687	Al Busby	1/14/24
AGAINST	John Munsell	4019 E. Winterberry	Nampa	ID	83687	John Munsell	1/14/24
AGAINST	Michelle Lyle	4009 E. Winterberry	Nampa	ID	83687	Michelle Lyle	1/14/24
AGAINST	John Munsell	325 S Blue Heron	Nampa	ID	83687	John Munsell	1/14/24
AGAINST	John Munsell	313 S Blue Heron	Nampa	ID	83687	John Munsell	1/14/24
AGAINST	Rebecca Tuff	308 S Blue Heron	Nampa	ID	83687	Rebecca Tuff	1/14/24
AGAINST	Dominic Chere	4017 East Boreal Ct.	Nampa	ID	83687	Dominic Chere	1/14/24
AGAINST	Patricia Quinn	601 S Blue Heron	Nampa	ID	83687	Patricia Quinn	1-15-24
AGAINST	Walt Acord	4006 E. Winterberry	Nampa	ID	83687	Walt Acord	1-16-24
AGAINST	ROBERT WADE	6045 BLUE HERON WAY	NAMPA	ID	83687	Robert Wade	1-17-24
AGAINST	Diana Quinn	601 Winterberry	Nampa	ID	83687	Diana Quinn	1-17-24
AGAINST	Diane Quinn	410 S Graydon	Nampa	ID	83687	Diane Quinn	1-18-24
AGAINST	Leanne Trawick	410 S Graydon	Nampa	ID	83687	Leanne Trawick	1-18-24
AGAINST	Wayne Trawick	410 S Graydon	Nampa	ID	83687	Wayne Trawick	1-18-24
AGAINST	Tom Hartman	400 S Graydon	Nampa	ID	83687	Tom Hartman	1-18-24

District 2 Neighbors Regarding the Proposed SunRock Batch Concrete Plant in the Vacinity of

Nampa Municipal Airport

For or Against	Printed Name	Address	City	State	Zip Code	Signature	Date
A	Juan Cisneros	4211 E Boreal	Nampa	ID	83687	Juan Cisneros	1-15-24
A	Jamie Lewis	4116 E Boreal	Nampa	ID	83687	Jamie Lewis	1-15-24
A	Hannah Churiga	4017 F Boreal	Nampa	ID	83687	Hannah Churiga	1-15-24
A	Collier	4112 E Jasmine Ct	Nampa	ID	83687	Collier	1-15-24
A	Michael Adams	4012 E Jasmine Ct	Nampa	ID	83687	Michael Adams	1-15-24
A	Walter Adams	4012 E Jasmine Ct	Nampa	ID	83687	Walter Adams	1-15-24
A	Kathleen Larson	4112 E Park Ridge Dr	Nampa	ID	83687	Kathleen Larson	1/16/24
A	Ethan Beagle	4120 E Park Ridge Dr	Nampa	ID	83687	Ethan Beagle	1/16/24
A	Ben Sorensen	4124 E R.R. Dr	Nampa	ID	83687	Ben Sorensen	1-16-24
A	Shelco N	4124 E R.R. Dr	Nampa	ID	83687	Shelco N	1-16-24
A	Don McCowan	4119 E. LARACON	Nampa	ID	83687	Don McCowan	1-16-24
A	MARGARET McCOWN	4119 E. LARACON	Nampa	ID	83687	MARGARET McCOWN	1-16-24
A	Crystal Smith	514 S Winterberg St	Nampa	ID	83687	Crystal Smith	1/18/24
A	Richard Bakken	5105 S Winterberg St	Nampa	ID	83687	Richard Bakken	1/16-24
A	Sharon Baicen	5105 S Winterberg St	Nampa	ID	83687	Sharon Baicen	1/16/24
A	Aubrey Mikus	502 S Winterberg St	Nampa	ID	83687	Aubrey Mikus	1/18/2024
A	Joe Gibbs	505 S Winterberg St	Nampa	ID	83687	Joe Gibbs	1/18/2024

District 2 Neighbors Regarding the Proposed SunRock Batch Concrete Plant in the Vacinity of

Nampa Municipal Airport

For or Against	Printed Name	Address	City	State	Zip Code	Signature	Date
Against	Rachael Peterson	4127 E. Lanager Ct	Nampa	ID	83687	Rachael Peterson	1/17/23
Against	Barrie Deansby	4126 E Lanager Ct	Nampa	ID	83687	Barrie Deansby	1/17/23
Against	Forney Harrison	4101 E Lanager Ct	Nampa	ID	83687	Forney Harrison	1-18-23
Against	Nick Loren	4108 E Lanager Ct	Nampa	ID	83687	Nick Loren	1-17/24
Against	Alday Burdige	4115 E Lanager Ct	Nampa	ID	83687	Alday Burdige	1/17/24
Against	Charlotte Russell	4124 E Lanager Ct	Nampa	ID	83687	Charlotte Russell	1/17/24
Against	Delora Schnover	4112 E Lanager Ct	Nampa	ID	83687	Delora Schnover	1/17/24
Against	Patricia Bau	4206 E Lanager Ct	Nampa	ID	83687	Patricia Bau	1-18-24
Against	Dasha Cassidy	4213 E Lanager Ct	Nampa	ID	83687	Dasha Cassidy	1-18-24
Against	Wendy Dlugos	4218 E Lanager Ct	Nampa	ID	83687	Wendy Dlugos	1-18-24
Against	Veisha Cassidy	4213 E Lanager Ct	Nampa	ID	83687	Veisha Cassidy	1-18-24
Against	Jane Chigjogere	4104 E Lanager Ct	Nampa	ID	83687	Jane Chigjogere	1/18/24
Against	CHRISTA MONTGOMERY	4100 E Lanager Ct	Nampa	ID	83687	CHRISTA MONTGOMERY	1/18/24
Against	Lynne Wood	4123 E Lanager Ct	Nampa	ID	83687	Lynne Wood	1/18/24
Against	Shane Branson	4013 E Lanager Ct	Nampa	ID	83687	Shane Branson	1/18/24
Against	Shane Branson	4013 E Lanager Ct	Nampa	ID	83687	Shane Branson	1/18/24

**District 2 Neighbors Regarding the Proposed SunRock Batch Concrete Plant in the Vicinity of
Nampa Municipal Airport**

For or Against	Printed Name	Address	City	State	Zip Code	Signature	Date
Against	Judith B. Babin	4018 E. Hayseed	Nampa	ID	83687	Judith B. Babin	1-19-24
Against	Diana Babin	4018 E. Hayseed	Nampa	ID	83687	Diana Babin	1-19-24
AGAINST	MARK BARSALONE	4118 E. HAYSEED	NAMPA	I.D.	83687	Mark Barsalone	1-19-24
Against	Leah Brooks	4216 E. HAYSEED	NAMPA	ID	83687	Leah Brooks	1-19-24
Against	Marilo Brooks	4216 E. HAYSEED	Nampa	ID	83687	Marilo Brooks	1-19-24
Against	Gabeil Gabeil	4208 E. HAYSEED	Nampa	ID	83687	Gabeil Gabeil	1-19-24
AGAINST	ANDREW GROVER	4203 E. HAYSEED	NAMPA	ID	83687	Andrew Grover	1-19-24
Against	Dominique	4201 E. HAYSEED	NAMPA	ID	83687	Dominique	1-19-24
Against	Pamela Boetjer	601 S. Blue Heron	Nampa	ID	83687	Pamela Boetjer	1-20-24
Against	Ashley D. Franco	111 S. Blue Heron	Nampa	ID	83687	Ashley D. Franco	1-20-24
Against	Matthew D. Franco	111 S. Blue Heron	Nampa	ID	83687	Matthew D. Franco	1-20-24
Against	Sharon Chandler	732 W. Highland Ave.	Nampa	ID	83686	Sharon Chandler	1-20-24
Against	Steven Chandler	732 W. Highland Ave.	Nampa	ID	83686	Steven Chandler	1-20-24
Against	Julian Lopez	208-880-7216	Nampa	ID	83687	Julian Lopez	1-21-24
Against	Wade Gibbons	4203 E. Bound St	Nampa	ID	83684	Wade Gibbons	1-22-24

From: [Office of the Mayor](#)
To: [S Hamilton](#)
Cc: [Teri Friend](#); [Parker Bodily](#)
Subject: RE: Cement batch plant
Date: Tuesday, February 13, 2024 8:12:43 AM

Susan,

On behalf of Mayor Kling, thank you for sharing your thoughts. I am copying the Planning and Zoning Department on this email for their records.

Best Regards,
Jonica

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

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

From: S Hamilton <sushamilt2@gmail.com>
Sent: Tuesday, February 13, 2024 8:10 AM
To: Office of the Mayor <mayor@cityofnampa.us>
Subject: Cement batch plant

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

Madam Mayor,

I tried to find an email address to write my opinion about the proposed batch plant at Grays Lane & Victory, but couldn't find one. So, I'm writing to you. Please don't let them authorize this plant for this location. There are plenty of other industrial places this monstrosity could inhabit, without it being nestled next to residences and the airport.

I don't live in that area of Nampa, and usually I don't concern myself with building to improve this city. But this idea is ill founded at best.

Thank you for your time.
Sincerely,
Susan Hamilton
707 Stadium St.
Nampa, 83686

Nampa Planning and Zoning Commission

I was very disappointed at the action of the zoning board on Tuesday January 23rd. It seems odd that Sunroc did not have to have a valid reason for the delay of their request for a special permit to build a batch plant in a light industrial zone. If the representative from Sunroc was in attendance, why did you not ask for their reason for requesting a delay? Just because you have never denied such a request does not mean you could not deny this one.

It seems anyone could get a motion passed without a valid reason.

One board member said he needed more time to review the multitude of written reasons against Sunroc's request for rezoning even though the huge number of people in attendance could have given verbal reasons if allowed to speak.

It will be interesting to see what the board will do at the next meeting on February 27th. I hope they will do what is best for the residents in the area close to the location in question.

Patricia Edwards

4100 E. Wisteria Ave.

Nampa

From: [Office of the Mayor](#)
To: [Parker Bodily](#); [Teri Friend](#)
Subject: FW: Cement Plant
Date: Monday, February 12, 2024 8:07:49 AM
Attachments: [image002.png](#)



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

From: Isabelle Ginestar <ginestar88@gmail.com>
Sent: Saturday, February 10, 2024 2:59 PM
To: Office of the Mayor <mayor@cityofnampa.us>
Subject: Cement Plant

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Mayor Debbie King,

It was brought to my attention that there's a Concrete Plant proposing to install themselves in our neighborhood.

My concern, as well as many others are the pollution that'll be created by the particulate emissions which are extremely small, when inhaled are linked to increased risk of Asthma, bronchitis, lung & heart diseases & cancer. Besides these health hazards which would mainly attract children & the elderly & those with chronic health issues, there's also environmental impacts such as: dust emissions, noise & air pollution, large water consumption (already have water issues due to all the new apartments & homes being built) and the wastes products that can contaminate our drinking water. Also the traffic increase would definitely increase traffic fatalities.

I'm sure that you would agree with these concerns and would deny this Concrete Plant to build here in our neighborhood.

Thank you for your time.

A concerned citizen,

Isabelle

Isabelle Ginestar

From: [Joanne Trefethen](#)
To: [Planning-Zoning Staff](#)
Subject: Sunroc Corporation Concrete Batch Plant, CUP-00328-2023
Date: Sunday, February 11, 2024 8:31:37 AM

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Greetings,

This letter is to encourage the Planning Board to deny the conditional use permit for the Sunroc Batch plant. I am very concerned with the plant being located so close to the airport and the Warhawk Air Museum.

Thank you for your consideration.

Joanne Trefethen
7628 E Bentley Drive
Nampa ID 83687

From: [Office of the Mayor](#)
To: [Teri Friend](#); [Parker Bodily](#)
Subject: FW: Sunroc Concrete Batch Plant - Conditional Use Permit
Date: Friday, February 9, 2024 12:47:54 PM
Attachments: [image002.png](#)



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

From: Bob & Vonnie <bobnvon711@sbcglobal.net>
Sent: Friday, February 9, 2024 12:44 PM
To: Office of the Mayor <mayor@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>
Subject: Sunroc Concrete Batch Plant - Conditional Use Permit

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Mayor King,

I am opposed to Sunroc building a concrete batch plant at 39 N Picard Lane in Nampa. This area is not zoned for a concrete batch plant. It should not be. There are thousands of people who live nearby and three schools. It poses a health risk for everyone nearby. We already have many days a year when the air quality is unhealthy for sensitive groups and worse. We don't need anything else adding to this. Let alone what noise and air pollution would come from cement trucks lined up and waiting to be loaded. Also this would add to the already heavy traffic on the nearby roads.

The WWII Warhawk Air Museum is a very important part of this community. The dust particles are not only harmful to humans but can also damage airplane engines.

If you care about the people and not so much about the tax revenue, you will not approve this conditional use permit.

Robert Titley
Yvonne Ward
32 S Ravine Way
Nampa, ID 83687
bobnvon711@sbcglobal.net

From: [Terisa Sommer](#)
To: [Planning-Zoning Staff](#); [Natalie Jangula](#); [Office of the Mayor](#)
Subject: Denial of Permit at 39 N. Picard
Date: Thursday, February 8, 2024 3:21:45 PM

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I live in the area of Victory Road and Grays Lane at 312 S. Blue Heron Way. In The Meadows at Park Ridge subdivision. My vote is to DENY the concrete batch plant. This should not be in a residential area.

Thank you for your time,
Margaret Stutzman

From: [Dale Klein](#)
To: [Planning-Zoning Staff](#)
Subject: Public Hearing for Sunroc Concrete Batch Plant Application
Date: Tuesday, February 6, 2024 11:23:09 AM

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hi, I'm opposed to the Sunroc Concrete Batch Plant near my house. I don't want to be breathing concrete dust while it's in operation. Can Ash Grove Cement, a CRH Company in Durkee, Oregon be used instead of this? Otherwise please build this plant outside of the population. Let me know if you received this? thanks, Dale Klein

From: noreply@civicplus.com
To: [Planning-Zoning Staff](#)
Subject: Online Form Submittal: Planning and Zoning Contact Form
Date: Monday, February 5, 2024 11:18:05 AM

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Planning and Zoning Contact Form

Name	Sandra Wonderly
Email Address	Wonderly.sandra@gmail.com
Phone Number	208-319-6265
Message	<p>Subject: Proposed Sunroc Concrete plant.</p> <p>Members of the board,</p> <p>The area this is proposed for is designated LIGHT INDUSTRIAL for good reasons. Please read your Mission Statement carefully! You would not want a plant like this by your homes for many reasons, including the health of your children, and everyone, the huge trucks constantly onto Victory Road, the noise, devaluation of our properties, etc.</p> <p>Do the RIGHT THING and DENY this petition.</p> <p>Sandra Wonderly 3715 E. Kings Gate Road Nampa</p>

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

From: [Thomas W. Barr](#)
To: [Teri Friend](#)
Subject: Re:
Date: Monday, January 29, 2024 10:12:56 AM
Attachments: [image001.png](#)

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First of all, even though my e=mail may say Thomas Barr he has been in heaven for almost 13 years. I just learned this from a renowned veterinarian--another reason why we should not put the cement plant here. There are a number of cattle being raised near by and additional dust can give them the heaves which could lead to pneumonia and possible death. Also, this is all too close to the grade school. It is beginning to feel like you don't care about your tax payers that this will affect. Please do not put this plant in our neighborhood. Darlyene Barr

On Tuesday, January 23, 2024 at 08:48:16 AM MST, Teri Friend <friendt@cityofnampa.us> wrote:

Mr. Barr,

Thank you for reaching out to Councilmember Jangula with your comments. Your email to her has been forwarded to Planning and Zoning because your comments are regarding a Conditional Use Permit application for a concrete batch plant location at 39 N Picard Ln for Sunroc Corporation (CUP-00328-2023) which is an item scheduled for an upcoming public hearing with the **Planning & Zoning Commission** (not with City Council). Your email arrived after the staff planner's report was complete so it will not be included in that document. However, all public comments are saved in their entirety and provided to the Planning & Zoning Commission and the public. Your comment and any additional comments received up to the end of business today will be printed and provided to the Commissioners at the meeting and made available to the public in attendance.

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

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

All the best,

**Teri Friend**

Administrative Specialist, Sr

Planning & Zoning

208.468.5484

500 12th Ave South, Nampa, ID 83651

[Planning and Zoning](#) - [Like us on Facebook](#)**NAMPA**Proud

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From: Char Tim <timc@cityofnampa.us>**Sent:** Monday, January 22, 2024 7:07 PM**To:** Teri Friend <friendt@cityofnampa.us>**Subject:** Fwd:

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From: Natalie Jangula <jangulan@cityofnampa.us>**Sent:** Monday, January 22, 2024 6:14:38 PM**To:** Char Tim <timc@cityofnampa.us>**Subject:** Fwd:

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From: Thomas W. Barr <tbd9@yahoo.com>**Sent:** Monday, January 22, 2024 10:52:09 AM**To:** Natalie Jangula <jangulan@cityofnampa.us>**Subject:**

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I am urgently requesting you deny the permit at 39 N, Picard for a concrete batch plant. I own the property at 3800 E. Kings Gate Dr. which would be very close to this plant. The dust would be unhealthy for me. I have allergies and dust is one of the major things and it would not be seasonal like most of the other things. I take medicine every day now and the dust created by the plant would not be healthy--and

I do not want to have to move. I love my home which I have owned since 2001 and intend to live here as long as God leaves me on this earth. So please deny the request for a special use permit. Thank you. Darlyene Barr

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From: [Amanda](#)
To: [Planning-Zoning Staff](#)
Subject: NO to the concrete batch plant off Victory Road
Date: Monday, January 29, 2024 12:45:11 AM

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Dear City of Nampa Planning and Zoning Commission.

My husband and I and our four children live on S Grays Lane, less than 1/2 a mile away from the proposed concrete batch plant. Our house is right by a school bus drop, where dozens of kids are dropped off and picked up every school day. We have three schools within easy walking distance. There are numerous neighborhoods and families that would be negatively affected by the pollution, traffic, and noise from this plant.

This is not the right zone for a heavy industrial project like this, and we fervently request that you rule in favor of the people of this community, rather than this company.

Sunroc can easily find a better property to build on, far from our beloved Nampa. While we would be hard pressed to find a town we like as well as Nampa, I'm sure we wouldn't be alone in strongly considering moving away if this comes to pass.

The health of our children is precious to squander.

Thank you for your thoughtful attention to this matter.
Amanda Blodgett
76 S Grays Lane
Nampa, ID. 83687

Please find the following response to the Nampa CUP criteria with attached research studies. I hope this information provides a case in itself for the CUP to not be approved. 10-25-4: CONDITIONAL USE PERMIT CRITERIA 10-25-4.A: A Conditional Use Permit may be granted only if the proposal conforms to all the

following conditional use permit criteria, provisions of the zoning ordinance unless lawfully waived or modified by authorization of the Commission, and the Nampa comprehensive plan. The conditional use permit criteria are as follows: 10-25-4.A.1: That the proposed use is supported by the Nampa Comprehensive Plan. This is a conditional use, so it is not technically supported by the Nampa Comprehensive Plan. 10-25-4.A.2: That the design, construction, operation and maintenance of the property and project will not adversely impact the intended character and appearance of the general vicinity. There are surrounding residential neighborhoods. The entire process of this has a great adverse effect on the general vicinity. The character will be impacted to feel more industrial and less family oriented. The appearance will also feel like that of a typical M1 zone. The space of this type of project has been created by the City of Nampa to in other locales. . 10-25-4.A.3: That the proposed use will be served adequately by essential public facilities and services. The roads in this area are already not cared for. This is a problem. The influx of heavy trucks will not improve this matter. 10-25-4.A.4: That the proposed use will not be detrimental to the economic welfare of the community. This plant will have detrimental effects on the values of residential homes surrounding the area, as well as potential health effects that could cost Nampa citizens money. There are other areas in Nampa this project can utilize, and thus add any the economic benefits to the city, that are not next to residential areas. 10-25-4.A.5: That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or general welfare by reason of excessive traffic, noise, smoke, fumes, glare or odors. Studies have shown the impact of living next to a concrete batch plant that have been published in toxicology and cancer related journals (below). Concrete plants create environmental pollution that has been shown to kill living creatures (Study 1) and lead to "An excess risk of cancer incidence and mortality in both children and adults mainly concerning respiratory tract cancers" (Study 2). The dust is a contaminate that is hard to contain and has been shown to have mercury, ammonia, benzene, glycol ethers, chromium, dioxin, lead, manganese, sulfuric acid, and zinc compounds. Along with this, there is excess traffic produced, loud noise for crushing, and general construction side effects. This harms the general welfare of the community. Please note the excerpts from studies here: "The results of the study revealed that the chemical elements associated with cement dust were detected in the lungs of the exposed rats and the amounts increased with closeness to the Cement Company and length of exposure. It was also observed that the exposed and un-exposed (Control) rats gained considerate weights during the period of the exposure and furthermore, there was a significant difference ($p < 0.05$) between the mean weight of the rats placed at 250 m from the cement company and the control. There was a direct linear association between the mean weights of the rats and all the chemical elements after 180 days. Atomic absorption spectroscopy of the lung tissues of the exposed rats showed significant levels of calcium, silicon, aluminum, chromium and lead compared to the un-exposed rats ($p < 0.05$). The histopathology study of the lung tissues of the exposed rats showed abnormal alveolar architecture, disrupted bronchus, damaged bronchioles,

degenerated epithelium lining, weak respiratory connective tissues, inflammations and blue-black pigments. Some of the exposed rats died before the end of the exposure. The results of the investigation highlight the hazards of prolonged exposure to cement dust and underscore the need for urgent action for the protection of animals and plants.” Research Journal of Environmental Toxicology Vol 5(3), 2011 pg 203-2011 “Adverse health effects of cement plant exposure have been found in occupational contexts but are less defined for the general population living near plants. We aimed to summarize the evidence on the health effects of people exposed to ambient air pollution by cement plants. A systematic review using Embase, PubMed and Web of Science was performed. We included only non-occupational studies with a comparison group that focused on adverse health outcomes and biomarkers of internal dose or subclinical effect associated with cement plant exposure. Selection of articles was performed by two authors independently. Of 1491 articles identified by the initial search, 24 were included: 17 of them were included in the analysis of adverse health outcomes and 9 in the analysis of biomarkers of internal dose or subclinical effects. The studies were very heterogeneous in study design, measure of cement plant exposure, outcome detection, measure of association and adjustment for confounding. Almost all the studies found positive associations between cement plant exposure and respiratory diseases and symptoms. An excess risk of cancer incidence and mortality in both children and adults mainly concerning respiratory tract cancers was also reported in some studies. Higher values of heavy metals and of a biomarker of renal toxicity were found in the exposed compared to unexposed populations.” Chemosphere, Volume 218, March 2019, Pages 211-222

From: [Susan Brown](#)
To: [Teri Friend](#)
Subject: re: proposed concrete plant
Date: Sunday, January 28, 2024 3:21:46 PM

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Hello Teri, I am just learning of this proposal and I am wondering why we hadn't heard anything until now. We live only 1 mile away from this proposed plant and I am very concerned firstly for our health but also about the traffic nightmare this will create. Please consider the people living in the vicinity and do what you can to stop this from being approved. Much appreciated, Susan Brown
21 N. Campbell Ln

From: [Tanya Saucedo](#)
To: [Planning-Zoning Staff](#)
Subject: Denial of permit
Date: Sunday, January 28, 2024 12:40:45 PM

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To whom it may concern.

I am writing this correspondence to ask for a Denial for a special permit for Sunroc concrete. The land at 39 N. Picard is zoned as light industrial, which does not allow for a cement batch plant. I am requesting a DENIAL of the special permit.

Due to the fact that I live very close to the purposed area, my family, and neighbors are aware of the harmful effects, on humans, animals, water contamination, and water consumption by a Sunroc concrete batch plant.

Neighbors are very concerned about how this plant will affect property values of homes in the area.

Thank you for your attention to this matter.
Tanya Saucedo@ 2019 East Caymen Court, Nampa, ID.

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

From: [Mayor Email](#)
To: [Teri Friend](#); [Parker Bodily](#)
Subject: FW: Please read: Impact of a concrete batch factory
Date: Friday, January 26, 2024 10:46:03 AM
Attachments: [image002.png](#)



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

From: Shane Scarbrough <scarbird@gmail.com>
Sent: Friday, January 26, 2024 10:43 AM
To: Mayor Email <mayor@cityofnampa.us>
Subject: Please read: Impact of a concrete batch factory

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Dear Mayor Debbie Kling,

I am gravely concerned about the concrete batch factory that is trying to build in Nampa. Please consider what this impact this has on Nampa for ourselves, our children and grandchildren. I have attached some articles.

This just came in 19 hours ago:

The /Texas Commission on Environmental Quality (TCEQ) on Wednesday updated its air quality standards permit for concrete batch plants, which are known to emit fine particulate matter such as crystalline silica that can lead to lung disease, according to the U.S. Centers for Disease Control and Prevention.

Excerpts from EPA article:

The cement sector is the third largest industrial source of pollution, emitting more than 500,000 tons per year of sulfur dioxide, nitrogen oxide, and carbon monoxide.

Cement plants are associated with the following health and environmental impacts:

Nitrogen oxide (NO_x) can cause or contribute to a variety of health problems and adverse environmental impacts, such as ground-level ozone, acid rain, global warming, water quality deterioration, and visual impairment. Affected populations include children, people with lung diseases such as asthma, and exposure to these conditions can cause damage to lung tissue for people who work or exercise outside.

Sulfur dioxide (SO₂) in high concentrations can affect breathing and may aggravate existing respiratory and cardiovascular disease. Sensitive populations include asthmatics, individuals with bronchitis or emphysema, children, and the elderly. SO₂ is also a primary contributor to acid deposition, or acid rain.

Carbon monoxide (CO) can cause harmful health effects by reducing oxygen delivery to the body's organs and tissues, as well as adverse effects on the cardiovascular and central nervous systems. CO also contributes to the formation of smog (ground-level ozone), which can cause respiratory problems.

From the Research Journal of Environmental Toxicology:

The marked histological changes observed in the lungs of the exposed rats showed that there is interaction between the toxic elements in cement dust and the various organs of animals and plants living within the vicinity of cement plants. The results of the histopathology is in line with what [Akinola *et al.* \(2008\)](#) observed in the various organs of albino rats exposed to cement dust. Lead and chromium which were not detected in the control rats were present in the exposed rats after 30 days, increasing in concentrations with closeness to the factory and duration of exposure. These two elements, lead and chromium, can increase the risk of cancer ([Laj *et al.*, 1984](#)) and negatively affect the homeopathic, nervous and reproductive systems ([Papanikolaou *et al.*, 2005](#); [Lanphear, 1998](#)).

From: [Debra Lackey](#)

To: [Teri Friend](#)

Subject: Thank you for considering my email on the topic of cement batch plant .. we as neighbors feel to be sunjectecte to such a heavy duty plant with trucks in and out 24-7 would want to all sell.. nampa gets a lot of money from our tax revenues I believe we...

Date: Thursday, January 25, 2024 1:51:07 PM

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From: [Marychris O](#)
To: [Teri Friend](#)
Subject: Re: Concrete plant hearing
Date: Thursday, January 25, 2024 12:38:30 PM
Attachments: [image001.png](#)

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Teri,

Thanks for your quick response! I appreciate being acknowledged and also appreciate the explanation of how the process works. We will be sure to get comments in early for the next meeting and we are spreading the word so our turnout will be even more expansive at the next meeting.

While growth does happen, it can be done responsibly and I believe SunRoc should be looking for a location that is outside of Nampa and far from a residential area. If they build in an area outside of town and people move close to them, then that is their choice. I know that not allowing SunRoc to build in our neighborhood means less tax revenue for the City of Nampa, but the benefit to the existing residential area is worth the loss for the city.

I really hope the Commission is denying some of the multi-family housing developments, too, as the infrastructure must be upgraded before anything else is built. Development of nearby farming properties into large numbers of homes or apartments has far surpassed the capacity of the current infrastructure. Between the traffic and the burden on the water and sewer systems, this is not sustainable growth. I will continue to review what is coming up on the next agendas and will notify others.

See you in a month!

Marychris O'Keefe

On Thu, Jan 25, 2024 at 10:03 AM Teri Friend <friendt@cityofnampa.us> wrote:

Ms. O'Keefe,

Thank you for reaching out to the Planning & Zoning Department to provide your comments for the **Planning & Zoning Commission** public hearing to consider a Conditional Use Permit for a concrete batch plant location at 39 N Picard Ln for Sunroc Corporation (CUP-00328-2023). During the January 23, 2024 Planning & Zoning Commission meeting, the Commission approved the applicant's request for a continuance to the February 27th

meeting. Your comments will be saved in their entirety and included in the staff planner's updated report on the project which will be made available to the Planning & Zoning Commissioners and the public on Thursday, February 22, 2024. Once available, you can access the meeting agenda, the information packet for the projects including on the agenda, and more detailed information about how to participate in the public meeting, on the City's Public Meeting information page: [Public Meetings | Nampa, ID - Official Website \(cityofnampa.us\)](https://www.cityofnampa.us/public-meetings)

In response to your concerns specifically regarding timing for the Planning & Zoning Commission receiving public comments for review, we do have a regularly established timeline. This timeline was followed for the January 23 meeting, as well as additional effort to make late comments available prior to the meeting. Per the standard timeline, the Commission and the public were provided all the public comments received by noon on January 17th in the project staff report that was made available on Thursday, January 18th. I've attached this staff report to this email for your review. Because of the outpouring of public comments for this project that arrived after the staff report was completed, comments which were received between the afternoon of January 17 and noon on Monday, January 22 were combined into a batch and provided to the Commission via email. The City Clerk also uploaded this batch of comments to the Public Meeting page on the City website. This is not standard protocol and only gave the Commissioners (who are all professional people and volunteers in their Commissioner capacity) only a short window of time to attempt to read another 150+ pages, if they could work it into their schedule. Additional public comments continued to pour in after this emailed batch. These were prepared as printed copies to provide to the Commissioners at the start of the meeting, which is standard protocol for late comments.

If you have questions regarding the meeting procedures or standard timeline, please don't hesitate to contact me.

All the best,



Teri Friend

Administrative Specialist, Sr
Planning & Zoning
208.468.5484
500 12th Ave South, Nampa, ID 83651
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From: Marychris O <marychrisnpat@gmail.com>
Sent: Wednesday, January 24, 2024 9:19 PM
To: Planning-Zoning Staff <PZall@cityofnampa.us>
Subject: Concrete plant hearing

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Hello,

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

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

will the proposed community development that was on last night's agenda, located about 2 blocks from the proposed cement plant! A development of 76 houses will add 125-150 cars to the already crowded roads.

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

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

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

Thanks,

Marychris O'Keefe

Neighbor