

From: [Char Tim](#)
To: [Planning-Zoning Staff](#)
Subject: FW: Sunroc Appeal of Revoked Conditional Use Permit at 39 Picard Ln
Date: Friday, March 15, 2024 8:15:49 AM

From: Dale Reynolds <reynoldsd@cityofnampa.us>
Sent: Friday, March 15, 2024 8:00 AM
To: Char Tim <timc@cityofnampa.us>
Subject: Fwd: Sunroc Appeal of Revoked Conditional Use Permit at 39 Picard Ln

Sent via the Samsung Galaxy S23 5G, an AT&T 5G smartphone
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From: kalamos23 <kalamos23@gmail.com>
Sent: Thursday, March 14, 2024 10:11:40 PM
To: Office of the Mayor <mayor@cityofnampa.us>; Victor Rodriguez <rodriguezv@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; Dale Reynolds <reynoldsd@cityofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>; Sebastian Griffin <griffins@cityofnampa.us>
Subject: Sunroc Appeal of Revoked Conditional Use Permit at 39 Picard Ln

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Mayor and City Council members,

I've been looking through Sunroc's appeal to help find you more grounds to keep Sunroc's CUP for 39 Picard Ln revoked. Something stood out to me from the get-go, the "evidence" that they attached to the appeal appears highly suspicious.

They have an email dated 1/16/24 from a Tom Hines who owns/runs ODIN Works, a business in Boise that is a gun accessory manufacturer stating that he, some employees and friends did some cleanup and demo work in Aug. They attached screenshots from iPhone Photos with the alleged date on it.

It is VERY easy to change dates on iPhone photos. Here is a link that shows just how easy it is. It's also very simple to change the location metadata. Who knows if these pics are of the correct dates or location?

<https://www.lifewire.com/adjust-date-time-location-of-photos-in-ios-5196413>

Tom Hines says in his email he can provide more pictures (but could be easily faked), and record of equipment rental (who says they used that rental at the Sunroc site?).

Tom Hines isn't a licensed Idaho contractor from what I can find.

Their second piece of evidence was a picture of an estimate sheet filled out 1/16/24 as well from a Jon Wakelam at Qualitree, a licensed Idaho contractor. Qualitree is the company that applied for the demolition permit postdates, presumably because they are licensed.

If Qualitree truly did the work, why is their evidence just a scribbled estimate dated months after the fact? It should be very simple to produce an actual invoice with hours, prices paid, work done, or something to show that it is a legitimate transaction between the 2 companies.

This company and their associates care not one whit for Nampa City Code, as evidenced by their total disrespect for the CUP and its conditions. They haven't even attempted to follow code. They'd rather pay the fines when they get caught, as evidenced by their past pollution of the Boise River and ensuing fines. Please stay with your original decision and keep their CUP revoked.

Thank you for your time,

Rachel Brunscheon
6015 Joe Lane
Nampa, ID

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From: [Char Tim](#)
To: [Planning-Zoning Staff](#)
Subject: FW: Sunroc
Date: Friday, March 15, 2024 8:16:12 AM

From: Dale Reynolds <reynoldsd@cityofnampa.us>
Sent: Thursday, March 14, 2024 8:44 PM
To: Char Tim <timc@cityofnampa.us>
Subject: Fwd: Sunroc

Sent via the Samsung Galaxy S23 5G, an AT&T 5G smartphone
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From: Barry and Vanita Galloway <barry_vanita@hotmail.com>
Sent: Thursday, March 14, 2024 1:38:34 PM
To: Office of the Mayor <mayor@cityofnampa.us>
Cc: Victor Rodriguez <rodriguezv@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; Dale Reynolds <reynoldsd@cityofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>; Sebastian Griffin <griffins@cityofnampa.us>
Subject: Sunroc

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Greetings Mayor and all members of the City Council and Planning & Zoning Committee,

I, along with my family, have been Nampa residents for well over 20 years and we are saddened that our quality of life and air, are now being threatened by the concrete company, Sunroc, wanting to build a plant just down the street from where we live.

We are Senior citizens and rely on being able to walk outside for exercise, as do many of our neighbors, and have quality air to breathe. If Sunroc is able to use their loophole of an earlier approved permit, even though it has expired, and concerning the residents affected by their plant was not given ample notification before this expired permit was previously approved, it would serve a great injustice to us that live in the area.

We are appealing to the Mayor, City Council and Planning & Zoning Committee, to please put

yourself in our situation, would you want this as your 'next door' community?

We understand Sunroc has made comments/promises, that they will comply to every rule, regulation, etc., but as adults we know that words can be spoken, but not always abided by! Once they are able to build the requested concrete plant, the damage will be well on its way and not be able to be stopped.

This affects not only your Nampa residents, but the surrounding schools, airplanes, the airport, etc.

Once again, we are requesting that Sunroc's denial to build a concrete plant here in our neighborhood, stand denimed as the permit has expired, and no other 'loopholes' be used to try and destroy our quality of life and air!

We are trusting that every person will base their decision as if they are the ones living here!

Thank you,
Barry & Vanita Galloway
4113 E Wisteria Ave
Nampa, ID 83687

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From: [Office of the Mayor](#)
To: [Teri Friend](#); [Parker Bodily](#)
Subject: FW: Sunroc
Date: Thursday, March 14, 2024 8:25:53 AM
Attachments: [image002.png](#)



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

From: Linda Vick <winprezlin@yahoo.com>
Sent: Wednesday, March 13, 2024 6:54 PM
To: Office of the Mayor <mayor@cityofnampa.us>
Subject: Sunroc

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Dear Mayor and Councilman.

I honestly don't know what else has to be said at this point in time. It is clear our community does not want a concrete developed in our very well-established, residential neighborhood.

This development will cause all the problems that were shared at the last meeting. Too many to mention here, again...you know the concerns and they are legit! We had amazing people who presented the concerns that we all share.

Please consider how YOU would feel if a concrete plant was being established within a mile of your home... in a residential area. You cannot tell me that a single one of you would cherish the thought of this development.

The air pollution alone is a huge health hazard. The traffic will ruin Victory Road even more than it already is...that road cannot handle that heavy equipment day in and out. We have so many children and young adults growing up in this area and many of them walk on Victory and on Grays Lane.

Having oversized concrete trucks spitting rocks at them as the overloaded trucks race by the kids each day is extremely dangerous, not to mention the amount of damage each of our vehicles will be exposed to daily. Developing a concrete plant in this residential area is going to cost all of us money. It will devalue our homes and also cause our vehicles and campers etc to have a lower resale value, as they get pounded by gravel on the roads each day.

And then, again...what about our health. Our quality of air will decrease significantly and it already

isn't that great.

One of the councilmen said "Well, it has to be built somewhere, we need it" We probably do need it...somewhere else. No, you can't please everyone, but as many have said WE WERE HERE FIRST! WE CHOSE TO BUILD HERE OR BUY HERE. Build the concrete plant in a location that does NOT ALREADY HAVE AN ESTABLISHED NEIGHBORHOOD. If people then decide to buy or build a home near the concrete plant, that is their choice.

Also, it is clear that Sunroc has an incredibly shady reputation. They are proving this every step of the way. They have no regard for us, no regard for our Warhawk museum and airport and no regard for what we will all lose.

I feel that if you pass the appeal, or whatever you may call the process, and allow the concrete plant to be built in our residential neighborhood, it shows you have NO REGARD for the hard-working population in our community. I MEAN, ZERO REGARD.

If you should decide to pass Sunroc's appeal, I hope you know that our community will do its very best to get you all out of your current positions. We have a strong community and you will lite a greater fire in us if you disregard all of our concerns with this manner. This is not a threat by any means, this is just pure fact. We need a mayor and councilmen who will represent the greater good for us. Please read that again! You are in your roles to help the greater good of our community! You passing this appeal will only prove you have NO value for our community...proof that people mean nothing and revenue means everything.

The concrete plant needs to go somewhere else, plain and simple.

Please don't jeopardize our health, our children, our homes and everything we hold dear to our hearts and have worked so hard to get. We are middle-class folk. We can't pick up and move somewhere else because you want to ruin our community. It is just so sad that FOUR of the councilmen thought it was OK to bring this awful development so close to our homes. I don't know what they are thinking. I guarantee YOU would not approve this if it was being developed a mile from your home.

That's all. Be good stewards to our community and do what is best for the people. You all know what the right answer is...be brave and standup for us, the people who live and work here.

Respectfully,

Linda Vick RN (I added my title only so you can see, yes, I know the health hazards that we will be forced upon us if you allow this concrete plant to he built. And yes, I'm one of the working middle-class who built my home here 22 yrs ago and I don't want to lose all I have worked for.)

4117 E Indigo Ct
Nampa

[Sent from Yahoo Mail for iPhone](#)

From: [Char Tim](#)
To: [Planning-Zoning Staff](#)
Subject: FW: Sunroc Concrete Batch Plant Appeal Concerns
Date: Thursday, March 14, 2024 8:24:43 AM

From: Dale Reynolds <reynoldsd@cityofnampa.us>
Sent: Wednesday, March 13, 2024 5:44 PM
To: Char Tim <timc@cityofnampa.us>
Subject: Fwd: Sunroc Concrete Batch Plant Appeal Concerns

Sent via the Samsung Galaxy S23 5G, an AT&T 5G smartphone
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From: Zach Williams <zwilliams_25@yahoo.com>
Sent: Wednesday, March 13, 2024 2:49:40 PM
To: Office of the Mayor <mayor@cityofnampa.us>; Victor Rodriguez <rodriguezv@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; Dale Reynolds <reynoldsd@cityofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>; Sebastian Griffin <griffins@cityofnampa.us>
Subject: Sunroc Concrete Batch Plant Appeal Concerns

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Good afternoon,

Hello my name is Zachary Williams. I live at 504 Knights Circle in Nampa Idaho, which is approximately 1 mile away from the proposed Sunroc Concrete batch plant. I was one of many in attendance to the recent public hearing concerning Sunroc on February 27th. The turnout that night speaks volumes on how the locals feel about the issue. The decision to deny their reapplication for Conditional Use Permit was the right choice and makes us feel heard, which we greatly appreciate. It also makes us feel safe and protected by the City of Nampa.

I am concerned about the recent appeal by Sunroc who instead of hearing the public's stance on health and safety concerns has also decided to undermine the City of Nampa and betray public trust by trying to circumvent the decisions already made. The proposed site is next to multiple schools, an airport, and neighborhoods. It will disrupt the quality of life for those of us living in the

area.

Sunroc's batch plant directly violates the CUP Criteria 10-25-4.A.5. which states:

"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."

It also violates the Light Industrial performance standard 10-1-9:

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

If you read google reviews of Sunroc in our area, you'll read how reckless their drivers have been. Considering the numerous amount of school bus stops in this area, our children will be put in danger. Not only will the facility cause excessive noise, the cement trucks are also an extension of their operations, which takes the noise, hazards, and fumes outside of the property lines and right through those neighborhoods.

The pilots mentioned multiple times at the meeting that this plant being right next to the runway will be a huge safety issue for them and their planes. How many kids and pilots need to be put in danger? Sunroc also has a history of fines in the Treasure Valley for pollution. The health hazards it presents will have long term health effects for the population in the surrounding area. We are the ones who would have to live with the excessive noise and problems it will create, destroying our sense of peace and safety.

"The City of Nampa desires to be a safe and healthy community where people prosper". This is the opening statement of Mayor Kling's message on the City of Nampa's website. The community in my area has spoken, we would like to keep our schools, pilots, and families near the proposed site safe and healthy. Having a cement batch processing plant in that spot takes all of that away from us. We are begging you to please deny Sunroc and

think about us, the community. Please put yourselves in our shoes, you wouldn't want to live right near a cement batch processing plant, why should we?

Thank you for your time.

Zachary Williams

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From: [Char Tim](#)
To: [Planning-Zoning Staff](#)
Subject: FW: Sunroc CUP-00303-2022
Date: Wednesday, March 6, 2024 8:28:23 AM

From: Victor Rodriguez <rodriguezv@cityofnampa.us>
Sent: Tuesday, March 5, 2024 11:27 PM
To: Christine Able <christineable2@gmail.com>
Cc: Char Tim <timc@cityofnampa.us>
Subject: Re: Sunroc CUP-00303-2022

Hello Christine, Thank You for your information and request.

Have a nice day

Councilman Victor Rodriguez
City of Nampa

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

On Mar 5, 2024, at 17:11, Christine Able <christineable2@gmail.com> wrote:

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It has come to my attention that Sunroc will be approaching city council on 3/18/2024 to try and revive a previous permit that was granted, expired, and revoked by planning and zoning. CUP-00303-2022.

I am respectfully requesting that you deny Sunroc's request, and keep the revoked status of the old CUP-00303-2022 permit so the concrete batch plant cannot be built.

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

- Sunroc did not appeal when the permit expired after 6 months but instead

applied for a new permit which received a public zoning hearing and was denied due to additional information brought to the zoning commission.

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

-The second CUP permit request was denied by zoning because public testimony brought forward new information including: past EPA violations by Sunroc in Idaho. Economic impact on the airport and surrounding businesses. Safety issues for pilots and planes. I live not far from the proposed site and my family and myself would be greatly impacted with the following: Noise and traffic impact on surrounding community from 24/7 operation. Additional traffic (*400 plus trucks a day*) and wear on the already under-maintained roads. Health issues to the surrounding community. Drop in surrounding property values due to perceptions of the concrete plant. As found in 2/27/24 zoning meeting when the second CUP permit was denied.

-The public notice for the original permit was placed on the property which was down a long private road and was not visible to the community. When there was reasonable visibility with the second permit there was overwhelming community opposition at the hearing.

It is clear that there were valid reasons for the original CUP permit to expire and the revoked status should stand.

There are already multiple concrete plants in Nampa, is there a need for another one in the middle of a residential area?

Again I request that you please deny Sunroc's request, and keep the revoked status of the old CUP-00303-2022 permit so the Concrete Batch Plant cannot be built.

Thank you for your consideration in this matter.

--

Christine Able
208-484-0997
21 N. Pit Lane
Nampa, ID 83687

christineable2@gmail.com

From: [BRET BOREN](#)
To: [Planning-Zoning Staff](#)
Subject: Cement Plant
Date: Saturday, March 2, 2024 1:58:31 PM

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I Request a DENIAL of The Proposed Cement Plant !

Sent from [Mail](#) for Windows

Regards,
Bret Boren
4108 E Lanager Ct
Nampa, ID 83687

From: [Char Tim](#)
To: [Planning-Zoning Staff](#)
Subject: FW: Sunroc
Date: Monday, March 4, 2024 9:57:58 AM

From: Dale Reynolds <reynoldsd@cityofnampa.us>
Sent: Monday, March 4, 2024 7:36 AM
To: Char Tim <timc@cityofnampa.us>
Subject: Fwd: Sunroc

Sent via the Samsung Galaxy S23 5G, an AT&T 5G smartphone
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From: Susan Brown <soosb@icloud.com>
Sent: Sunday, March 3, 2024 4:02:15 PM
To: Dale Reynolds <reynoldsd@cityofnampa.us>
Cc: Ken brown <forsusanbrown2@yahoo.com>
Subject: Re: Sunroc

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Please deny Sunroc's upcoming request and keep the revoked status of the old CUP-00303-2022 permit. We, the citizens made our voices heard at the city hall meeting with the planning commission last week. This property is zoned for "light industrial." This concrete batch plant is NOT "light industrial." As homeowners and citizens of Nampa, we are pleading with you to please not allow Sunroc to receive your blessing. We have only lived here for 4 years and our property value would most definately decrease as would our health. We live a mile East of the plant and if you look at our trees, they lean to the East due to the wind blowing that direction. Also, this is not going to make Nampa a desirable place for potential home seekers. This is an all around bad idea and we are asking again, please don't permit Sunroc to do business this close to residents and schools. Thank you! Ken and Susan Brown 21 N. Campbell Ln Nampa

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From: [Office of the Mayor](#)
To: [Teri Friend](#); [Parker Bodily](#)
Subject: FW: Online Form Submittal: Mayor Contact Form
Date: Tuesday, March 12, 2024 12:45:35 PM
Attachments: [image002.png](#)



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

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Wednesday, February 28, 2024 7:53 AM
To: Office of the Mayor <mayor@cityofnampa.us>
Subject: Online Form Submittal: Mayor Contact Form

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Mayor 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

Susan Brown

Email Address forsusanbrown2@yahoo.com

Phone Number 9092291154

Message

Hello Mayor Kling, I am writing re: Sunroc that somehow, originally received the blessing of the Planning Commission to do business, just a mile from our home. Thankfully, last night, the Conditional Use permit was denied but the vote was very close @ 5-4. I am very concerned due to the 15 day appeal period and my prayer is that this vote remains as is, for The People. My husband and I have only lived here for 4 years and had we known that we would be fighting this issue, we would have chosen a different location. Please thank those who voted with the People and please don't allow pressure/threats from the Sunroc to overturn this vote. Thank you.

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

From: [Office of the Mayor](#)
To: [Teri Friend](#); [Parker Bodily](#)
Subject: FW: Sunroc
Date: Thursday, March 7, 2024 1:53:06 PM

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

From: Susan Brown <soosb@icloud.com>
Sent: Sunday, March 3, 2024 4:00 PM
To: Office of the Mayor <mayor@cityofnampa.us>
Cc: Ken brown <forsusanbrown2@yahoo.com>
Subject: Re: Sunroc

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Hello Mayor Kling,

Please deny Sunroc's upcoming request and keep the revoked status of the old CUP-00303-2022 permit. We, the citizens made our voices heard at the city hall meeting with the planning commission last week. This property is zoned for "light industrial." This concrete batch plant is NOT "light industrial." As homeowners and citizens of Nampa, we are pleading with you to please not allow Sunroc to receive your blessing. We have only lived here for 4 years and our property value would most definately decrease as would our health. We live a mile East of the plant and if you look at our trees, they lean to the East due to the wind blowing that direction. Also, this is not going to make Nampa a desirable place for potential home seekers. This is an all around bad idea and we are asking again, please don't permit Sunroc to do business this close to residents and schools. Thank you! Ken and Susan Brown 21 N. Campbell Ln Nampa

From: [Char Tim](#)
To: [Planning-Zoning Staff](#)
Subject: FW: Appeal of revoked permit CUP-00303-2022
Date: Friday, March 1, 2024 1:28:22 PM

From: Dale Reynolds <reynoldsd@cityofnampa.us>
Sent: Friday, March 1, 2024 11:39 AM
To: Char Tim <timc@cityofnampa.us>
Subject: Fwd: Appeal of revoked permit CUP-00303-2022

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

From: Leslie Contos <lesliecontos@gmail.com>
Sent: Friday, March 1, 2024 10:07:42 AM
To: Natalie Jangula <jangulan@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; Sebastian Griffin <griffins@cityofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>; Dale Reynolds <reynoldsd@cityofnampa.us>; Victor Rodriguez <rodriguezv@cityofnampa.us>
Subject: Appeal of revoked permit CUP-00303-2022

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I understand that Sunroc has filed an appeal over the revocation of their old expired permit CUP-00303-2022.

I also understand this will not be part of a public hearing but will instead appear on the City Council agenda as a business item at an upcoming meeting.

I am sure you are already aware that there is overwhelming community opposition to a Concrete Batch Plant, and that zoning has revoked the old expired permit, and has denied the application for a new permit.

I understand it is complicated, but with reflection and prayer I know you will do the right thing for the health and welfare of our community members and maintain the revoked status of CUP-00303-2022. Do not allow Sunroc to build this Concrete Batch Plant.

Thank you,

Leslie Contos, PhD, LCPC
Nampa Resident

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Blue Max Aviation Service LLC

Sunday, March 10, 2024

City of Nampa
City Council
411 3rd Street
Nampa, ID 83651

Dear Members,

As an operator and pilot at the Nampa Airport I strongly oppose the approval of a building and use permit for the construction of concrete plant at 39 N. Picard Lane, Nampa, ID 83687. Even if the Planning and Zoning Commission made an error in the revoking of the permit. The original permit should not have been approved the first time around.

The introduction of tall structures in close proximity to the runway become a Navigational hazard that pose a flight safety risk. Be aware that fixed wing aircraft fly a recommended flight pattern for take off and landing on the main runway. Helicopters are not obligated to fly this pattern. During periods of low visibility and nighttime conditions some helicopters will opt to fly direct to the center of the runway crossing the property in question at very low altitude. The types of helicopters include fire fighting, medivac, power line patrol and military Apache and Blackhawks. The towers will require aeronautical lighting but can still be hard to spot against the background of surface lighting in the surrounding area.

As a follow up to a question I was asked, I have received no correspondence from Sunroc Corporation in regards to their activities.

The response from the ITD Aeronautics Division for the compatibility analysis of this concrete plant has a clear NO recommendation.

Thank you,

Sincerely,

Glenn Cruz
President
Blue Max Aviation Service LLC
215 N. Pilates Ln.
Nampa, Idaho 83687

Tel (208)546-9760

E-mail BlueMaxAS@gmail.com

215 N Pilatus Lane, Nampa, Idaho 83687
Phone 208/546-9760 - Mobile: 619/316-6213

From: [Office of the Mayor](#)
To: [Teri Friend](#); [Parker Bodily](#)
Subject: FW: Sunroc and vision for Nampa
Date: Friday, March 8, 2024 10:55:40 AM
Attachments: [image002.png](#)



Jonica Johnson
Citizen Support Coordinator, [City of Nampa](#)
O: 208.468.5401
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From: Tina DeBoer <cristinadeboer@gmail.com>
Sent: Thursday, March 7, 2024 4:05 PM
To: Office of the Mayor <mayor@cityofnampa.us>; Cristina DeBoer <cristinadeboer@gmail.com>
Subject: Sunroc and vision for Nampa

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Dear Mayor Kling (and City Council),

I am a resident of Nampa and my husband and I strongly oppose the Sunroc CUP.

We live down the street. We have lived here for 26 years.

I have watched our once peaceful residential ag area change drastically for the worse.

E. Victory, we call a super highway. Happy Valley we call apartment alley. The traffic is outrageous yet you keep approving more and more development.

I fear imminent domain is on the horizon and in our golden years we will be a victim of our irresponsible government and will see our dream home destroyed.

What is your vision for Nampa? Right now it looks more and more like the plan is to make it an industrial city with no care for the residents who have been here for years.

We have apartment Alley that is eating up blue sky and peering into backyards of homes, the Amazon industrial complex is ugly and adds no aesthetic value, the cheese factory and the sugar beet factory are unattractive and smell. We have a failed shopping complex off the Garrity exit that is an unattractive eyesore.

I understand we need industry, but there must also be balance. A great city needs beauty and safety as well. If it only focuses on money and not quality of life for its residents then the City is of no value.

The Meridian Village creators used vision to create that place. Caldwell and all that is being done at Indian Creek shows vision.

The one jewel we have is the Airport and Warhawk Museum. The Sunroc deal will kill that if our City officials don't listen to its citizens and tell Sunroc to find someplace else.

I was at the latest meeting and the Sunroc spokesperson said "we are trying to bring services closer so you can all build your dream homes." He missed the mark. We are all fighting to PROTECT our dream homes. G&B redi-mix is 3.7 miles away. We don't need an out of state company here when there is a locally owned one that close.

This is about money. Sunroc sees a chance to make a bundle. There are bigger issues here and the quality of life and property values of your constituents are more important. If Sunroc is granted their CUP you will devalue all the properties in the area.

We are all watching closely and Nampa residents want change. We want to see thoughtful development, vision, and officials to start putting the residents first. We want to see a plan and desire to make Nampa a safer more beautiful place to call home. One of the biggest safety issues in our area is traffic. We cannot ride our bikes, take walks or walk our dogs anymore for fear of being hit by a car.

Sunroc has a lot of money and many believe that will be the deciding factor. I pray this is not true.

Talk in our communities is we will watch what happens and start voting out officials who are not listening.

Please lead the charge and hear your constituents.

Sincerely,

Tina and Gary DeBoer

Get TypeApp for Android

From: [Office of the Mayor](#)
To: [Teri Friend](#); [Parker Bodily](#)
Subject: FW: Sunroc
Date: Friday, March 8, 2024 10:55:26 AM
Attachments: [image002.png](#)



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

From: Ruth DeHaven <ruthdehaven48@gmail.com>
Sent: Thursday, March 7, 2024 10:54 PM
To: Office of the Mayor <mayor@cityofnampa.us>
Subject: Sunroc

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Dear Mayor Kling,

I am one of the many people who attended the council meeting on Feb 27. I spoke about my concerns for health issues as I live 1/2 mile from the proposed sight. I have asthma, other lung damage and heart conditions.

I had to leave when the recess was called around 10 PM. The next day I read in the newspaper that the permit was denied. I called your office that day and left a message stating that I was pleased.

The following day I found out it was a 4 to 5 vote. I was appalled to think that anyone on the council after hearing all of the testimonies could even think of voting for it.

Maybe they weren't listening to the testimonies.

I would like to have you and each of the council members visit the proposed sight. It would be good for each to see how bad the traffic on East Victory is without adding 400 or more trucks a day.

If anyone needs a ride I would be happy to bring them to this area so they can see it for themselves.

I understand that Rubric has 14 days to respond.

I beg you, please do all you can to make sure they don't get a permit.

They could enlarge the Caldwell plant or set up near the land fill instead of in a residential neighborhood.

Thank you for Shari g this with all of the council members and doing all you can to prevent this from ruining thus part of our great city.

Ruth DeHaven

From: [Peter Fridel](#)
To: [Planning-Zoning Staff](#)
Subject: Stop the Concrete Plant
Date: Tuesday, February 27, 2024 8:13:31 PM

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Dear Planning and Zoning,

I wish to add my voice to those opposing the proposed concrete plant in Nampa. I urge you to deny the permit.

Peter Fridel
1111 E Washington Ave, Nampa ID 83686

From: [Char Tim](#)
To: [Planning-Zoning Staff](#)
Subject: FW: Concrete plant
Date: Monday, March 4, 2024 12:32:11 PM

From: Dale Reynolds <reynoldsd@cityofnampa.us>
Sent: Monday, March 4, 2024 11:27 AM
To: Char Tim <timc@cityofnampa.us>
Subject: Fwd: Concrete plant

Sent via the Samsung Galaxy S23 5G, an AT&T 5G smartphone
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From: Isabelle Ginestar <ginestar88@gmail.com>
Sent: Monday, March 4, 2024 11:21:37 AM
To: Victor Rodriguez <rodriguezv@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; Dale Reynolds <reynoldsd@cityofnampa.us>; Sebastian Griffin <griffins@cityofnampa.us>; Office of the Mayor <mayor@cityofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>
Subject: Concrete plant

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Dear Nampa Mayor,
First I want to say, along with my neighbors, that I hope you will vote in favor of our Nampa community in not allowing this Sunroc Concrete plant into our beautiful neighborhood. For so many reasons this is very wrong. This location in particular isn't suited for a concrete plant that will be emitting much dust & pollution, as well as noise and just the added traffic is a disaster waiting to happen! Many as you know are opposed to this now that it was brought to our attention. The first post was placed in a hidden area on this land which was a sneaky way to go about requesting to put this Concrete Plant without the public being aware. Now that the public is aware, we are opposed to this. This company as you know is known for multiple violations! This will be bad for children & older people & others who suffer health conditions, as well as interfere with traffic & there are schools nearby. It isn't a good place to have around airplanes as well.
Please consider our neighborhood and the people who were here before the Concrete plant requested to build when making a decision with this appeal to their expired permit.
Thank you for your time,
A concerned citizen,

Isabelle Ginestar

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From: [Char Tim](#)
To: [Planning-Zoning Staff](#)
Subject: FW: Sunroc Concrete Plant
Date: Friday, March 8, 2024 12:59:02 PM

From: Dale Reynolds <reynoldsd@cityofnampa.us>
Sent: Friday, March 8, 2024 12:43 PM
To: Char Tim <timc@cityofnampa.us>
Subject: Fwd: Sunroc Concrete Plant

Sent via the Samsung Galaxy S23 5G, an AT&T 5G smartphone
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From: Melody <mellohdee@aol.com>
Sent: Friday, March 8, 2024 12:26:10 PM
To: Office of the Mayor <mayor@cityofnampa.us>
Cc: Victor Rodriguez <rodriguezv@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; Dale Reynolds <reynoldsd@cityofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>; Sebastian Griffin <griffins@cityofnampa.us>
Subject: Sunroc Concrete Plant

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Good morning,

I hope you will deny this appeal by Sunroc to place this monstrosity inside our neighborhoods, next to our airport, across the street from HOMES. If SUNROC wants to build a polluting, noisy CONCRETE PLANT, let them do so OUT OF TOWN!!!

They are sneaky and underhanded, acting like a child that doesn't get permission from mom, so they go to dad and lie about why mom said no. DO NOT LET THEM GET AWAY WITH THIS! They are not a reliable company, with EPA violations, and have incorrectly stated where the plant is to be located, stating incorrect facts about the neighborhood. Gather the facts before you allow this to be built! Don't be BOUGHT OFF by them! NO one builds something like this right next to an airport that is expanding its business, or in the middle of homes and businesses that are within a mile of it. There are many people who will be negatively impacted by the pollution created by this plant.

DO YOUR RESEARCH!

Believe me, WE, THE PEOPLE, DO NOT WANT THIS IN OUR NEIGHBORHOOD, and we WILL remember who TRULY speaks for us when it comes time for reelection.

Melody Greer

Nampa, ID

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From: [Christa Hale](#)
To: [Planning-Zoning Staff](#)
Subject: SunRoc is bad for Nampa!!!
Date: Thursday, February 29, 2024 12:55:38 PM

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Hello to who it may concern at the Planning and Zoning Department,

This a concrete company trying to put a concrete plant across the street from many neighborhoods where children live near the airport. When you look at pollution research there are countless studies showing that these plants are horrible for the surrounding areas. It would also be placed right on top of the irrigation canal bringing water to these homes making the water unusable!!! This particular company has SEVERAL epa violations at each of its plants. My family and I are adamantly opposed to this plant being built!!!

Thank you,
Christa Hale
208-697-9975
2615 San Marco Way
Nampa, ID 83686

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



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

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

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Mayor Debbie Kling,

Thank you for your service to Nampa.

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

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

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

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

Thank you for your time and consideration,

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

From: [Office of the Mayor](#)
To: [Teri Friend](#); [Parker Bodily](#)
Subject: FW: SunRoc batch plant CUP
Date: Monday, March 11, 2024 8:20:03 AM
Attachments: [image002.png](#)



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

From: Justin Harrison <justin@idahowatersports.com>
Sent: Monday, March 11, 2024 8:14 AM
To: Office of the Mayor <mayor@cityofnampa.us>
Subject: SunRoc batch plant CUP

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Mayor, SunRoc has admitted to 24 hour a day operation. The noise ordinance only allows noise 7am to 11pm.

Please deny any appeal.

Thanks ,

Justin 208-695-4471

The best memories are made in a boat.

From: [Office of the Mayor](#)
To: [Teri Friend](#); [Parker Bodily](#)
Subject: FW: Sunroc item
Date: Tuesday, March 12, 2024 12:43:41 PM

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

From: Nancy Hook <nancyellenhook@yahoo.com>
Sent: Saturday, March 2, 2024 9:04 AM
To: Office of the Mayor <mayor@cityofnampa.us>
Subject: Sunroc item

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Dear Mr. Mayor,

You had my vote & trust when we elected you, and we continue to believe you will make choices to protect the welfare of Nampa's residents by promoting healthy neighborhoods within the city limits, be the voice of caring for our school children and school employees, overseeing our airport's improvements and keeping our beloved air museum as a main attraction to our city. Please consider the many businesses just north and west of our airport... and the negative issues involved in being in close proximity to a concrete batch plant. We ask you, the mayor, who we believe in to do what's best for your city (and our city) and it's residents and businesses to deny the concrete business to build within the Nampa city limits.... Specifically near our airport!

I appreciate having a concrete batch plant in existence, but not in a highly populated area where noise, traffic, destruction of our roads, air quality, our water systems, family's economic situations and our health will be greatly and negatively affected. Our Nampa will suffer in so many ways if you allow this particular business to become our next door neighbor, putting us in a high industrial community on this side of our city.

Please deny it's existence at the current location by our airport.

Thank you. May God give you wisdom and guide your decision making processes to serve our people well in respecting our long term needs and guiding our city's grow in positive ways.

Nancy Hook
419 S Blue Heron Way
Nampa, ID 83687

Sent from my iPhone

From: [Char Tim](#)
To: [Planning-Zoning Staff](#)
Subject: FW: 3/18 city council meeting / SUNROC
Date: Tuesday, March 5, 2024 10:46:53 AM

From: Victor Rodriguez <rodriguezv@cityofnampa.us>
Sent: Tuesday, March 5, 2024 10:00 AM
To: Joyanna Keith <joyanna.keith@icloud.com>
Cc: Char Tim <timc@cityofnampa.us>
Subject: RE: 3/18 city council meeting / SUNROC

Hello Joyanna, Thank You for your information.

Have a nice day

Councilman Victor Rodriguez
City of Nampa

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

Sent from [Mail](#) for Windows

From: Joyanna Keith <joyanna.keith@icloud.com>
Sent: Tuesday, March 5, 2024 1:40:03 AM
To: Office of the Mayor <mayor@cityofnampa.us>; Victor Rodriguez <rodriguezv@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; Dale Reynolds <reynoldsd@cityofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>; Sebastian Griffin <griffins@cityofnampa.us>
Cc: My Hubby Troy Keith <tkeith9821@live.com>
Subject: 3/18 city council meeting / SUNROC

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Greetings Madam Mayor and Council Members,

I am writing to you today about a matter that is personally relevant to my life, and the lives of my family. Sunroc is trying to get a conditional use permit to build a cement batch processing plant in a location just barely outside of a residential neighborhood. Not just any residential neighborhood mind you, but MY residential neighborhood. I estimate their proposed build site is less than 1 mile from my home.

You may recall at a recent city council meeting, public outcry was overwhelmingly opposed to this and as a result the project was defeated. Well now we have learned that Sunroc will be approaching city council on 3/18 to try and revive a previous permit that was granted, expired, and revoked by zoning. CUP-00303-2022.

(Please note this is an old permit and not the one that was just defeated.)

An expired permit is considered a business item rather than a public hearing item so people like myself will not be able to offer public comment at the meeting and no notification to the public is required. It will all be in your hands (as City Council) to approve or reject Sunroc's request. That is why I am asking you please, for the sake of myself and my family and our health and safety, please, deny their requests, keep the revoked status of their EXPIRED permit. They know this is the only way to circumvent the process and get their way. They have already violated EPA laws in Caldwell and Boise. Don't let them do it here in Nampa too!

Our community is Pheasant Meadows and is a new subdivision built in 2019-present. One of our many homeowners against this cement plant organized these arguments against their appeal for your further consideration:

One of the guys at Sunroc complained, "neighbors should have been more involved in the process in the beginning "

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

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

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

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

condition of the conditional use permit.

<https://nampaid-energovpub.tylerhost.net/Apps/SelfService#/search>

parcel # R3174500000

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

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

I implore you ladies and gentlemen, please, deny Sunroc's upcoming request to revive their old permit, rather keep the revoked status of the old CUP-00303-2022 permit so the Concrete Batch Plant can NOT be built.

Sincerely,
Joyanna Keith

Sent from my iPhone

From: [Char Tim](#)
To: [Planning-Zoning Staff](#)
Subject: FW: Sunroc Concrete Mixing Plant - City Council Meeting - March 18
Date: Monday, March 4, 2024 9:57:32 AM

From: Dale Reynolds <reynoldsd@cityofnampa.us>
Sent: Monday, March 4, 2024 7:37 AM
To: Char Tim <timc@cityofnampa.us>
Subject: Fwd: Sunroc Concrete Mixing Plant - City Council Meeting - March 18

Sent via the Samsung Galaxy S23 5G, an AT&T 5G smartphone
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From: Todd King <toddking@hotmail.com>
Sent: Sunday, March 3, 2024 9:35:48 PM
To: Office of the Mayor <mayor@cityofnampa.us>; Victor Rodriguez <rodriguezv@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; Dale Reynolds <reynoldsd@cityofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>; Sebastian Griffin <griffins@cityofnampa.us>
Subject: Sunroc Concrete Mixing Plant - City Council Meeting - March 18

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Dear City Council Members and Mayor Kling

I'm certain that by this point, your email inboxes are inundated with messages detailing the proceedings of the Planning and Zoning (P&Z) meeting, including attendance figures, the number of signatures gathered in opposition to the Concrete Batch Plant, and reiterated concerns from those of us residing near the location.

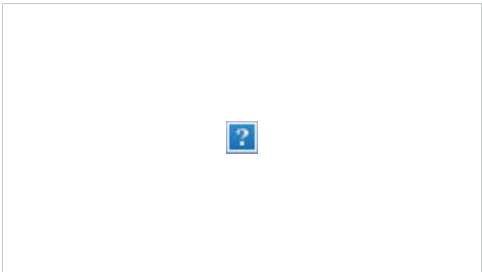
If not, here is a recap of those points:

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

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

- Sunroc did not appeal when the permit expired after 6 months but instead applied for a new permit which received a public zoning hearing and was denied.
- Sunroc did not pull for any permit until JANUARY 2024, after applying for a second permit and long after the expiration of the original CUP permit when they realized the second CUP permit was being widely opposed. Any modifications or demolition that were done to the property prior to the issuance of this January 2024 permit were done in violation of city ordinances, a violation of the first condition of the conditional use permit.
- The second CUP permit request was denied by zoning because public testimony brought forward new information including:
 - Past EPA violations by Sunroc in Idaho.
 - Economic impact on the airport and surrounding businesses.
 - Warhawk Air Museum may not be able to continue hosting the Warbird Roundup if they cannot acquire volunteers and pilots
 - Safety issues for pilots and planes.
 - Noise and traffic impact on surrounding community from 24/7 operation.
 - Health issues to surrounding community.
 - Drop in surrounding property values due to perceptions of concrete plant. As found in 2/27/24 zoning meeting when second CUP permit was denied.

[Nampa Planning & Zoning Meeting](#) - Feb 27th, 2024 - Item 3 (Sunroc)



[Planning & Zoning -
Regular Meeting -
02/27/2024](#)

www.youtube.com

The P&Z meeting extended beyond a normal duration. Attendance was notably robust. The community diligently adhered to the directives of the P&Z Board Chairperson, demonstrating respect throughout. While the decision reached by the P&Z board may not have been entirely

unanimous, it was deemed justified, warranted, and received with considerable appreciation by the community. The message received by the decision was one which supported the P&Z vision: ***To guide the use and development of land to support the health, safety and welfare of our citizens.***

Like P&Z, the City of Nampa also has a similar mission statement: "***The City of Nampa desires to be a safe and healthy community where people prosper.***". If you genuinely stand behind that mission, then I believe you're already aware of the correct choice to make. If you wouldn't personally endorse the construction and operation of a Concrete Batch Plant in your own residential neighborhood, I implore you not to approve its establishment in ours. As our leaders, we rely on you to take steps to ensure our safety and well-being.

Thank you for your time and services.

Sincerely,

Todd and Chrstine King
4110 E Hayseed Court
Nampa, Idaho 83687
208-409-4684

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From: [Office of the Mayor](#)
To: [Teri Friend](#); [Parker Bodily](#)
Subject: FW: March 18 city council meeting-Cement Plant
Date: Wednesday, March 13, 2024 1:11:52 PM
Attachments: [image002.png](#)



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

From: Matt Lara <MLara@my.nnu.edu>
Sent: Wednesday, March 13, 2024 12:43 PM
To: Office of the Mayor <mayor@cityofnampa.us>
Subject: March 18 city council meeting-Cement Plant

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Mayor Kling,

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

This issue probably would have not gone this far had the city properly notified the residents in the affected area on SunRoc's first request for a conditional use permit. We discovered at the recent meeting that the city placed the public hearing notice sign from their first issuance of a CUP on the property in question. That property is over 500 feet from a public highway (Victory Ln) and is on a private lane. NOBODY could have possibly seen the sign, so we had no idea about there being a public hearing. One citizen raised hell about this, so the city has supposedly changed their policy to make sure the sign is visible from a public road.

I suspect that had we all been aware of this plan the first time they requested the CUP it would not have ever been issued in the first place because the public would have been able to voice their concerns. SunRoc seems to think that since they were initially issued a CUP that they are automatically entitled to another one. That is absolutely not true. This is OUR city and we the people

decide what we want in our city, not some out of state corporation. We demand that the city council listen to its constituents and flat out deny SunRoc the ability to build their hazardous plant near our homes, schools, and airport!

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

Matthew Lara
94 S Greenscape Ln, Nampa

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From: [Char Tim](#)
To: [Planning-Zoning Staff](#)
Subject: FW: Urgent Appeal: Opposing the Building of the Concrete Batch Plan Appeal
Date: Friday, March 1, 2024 1:26:47 PM
Attachments: [Outlook-t1vin2xy.png](#)

From: Natalie Jangula <jangulan@cityofnampa.us>
Sent: Friday, March 1, 2024 12:52 PM
To: Char Tim <timc@cityofnampa.us>
Subject: Fw: Urgent Appeal: Opposing the Building of the Concrete Batch Plan Appeal



From: Kristin Livingstone <kristinliving@gmail.com>
Sent: Thursday, February 29, 2024 1:36 PM
To: Natalie Jangula <jangulan@cityofnampa.us>
Cc: Victor Rodriguez <rodriguezv@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; reynolds@cityofnampa.us <reynolds@cityofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>; Sebastian Griffin <griffins@cityofnampa.us>
Subject: Urgent Appeal: Opposing the Building of the Concrete Batch Plan Appeal

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Dear Councilwoman Jangula and all Councilors,

I hope this email finds you well. I am a homeowner in District 2. I am writing to express my strong opposition to the proposed construction of a concrete batch plant by Sunroc in close proximity to our residential neighborhoods and schools. This project poses significant risks to the health, safety, and wellbeing of our community and I urge you to carefully consider the detrimental impact it would

have on our town.

As you may be aware, the Planning and Zoning Committee's decision to deny the conditional use permit for this project reflects the concerns shared by many residents. The proposed location is central to town and surrounded by numerous subdivisions and schools. The potential consequences of locating a concrete batch plant in such a densely populated area are alarming.

First and foremost, the operation of a concrete batch plant would introduce air pollution and noise pollution into our neighborhood. The emissions from the plant, including dust and particulate matter, can pose serious health risks, especially to children and the elderly- which is the majority of my subdivision. Additionally, the constant noise generated by the plant's machinery would disrupt the peaceful environment of our community and interfere with the learning environment in nearby schools.

Furthermore, the increased truck traffic associated with the transportation of raw materials and finished concrete products would exacerbate congestion on our roads, posing safety hazards to pedestrians and motorists alike. This is particularly concerning given the proximity of schools, where children walk or bike to and from classes on roads that do not have safe pathways for them. Every morning when I drive my young daughter to daycare, I pass elementary children running and biking to school on the road as there isn't a sidewalk from their homes to the schools. It is already a terrible safety issue that must be addressed in our community and the traffic associated with this plant will make the unsafe pathways to school worse!

Moreover, the aesthetic impact of a concrete batch plant in our neighborhood cannot be overlooked. It will diminish property values, adversely affecting the quality of life for residents. Residents who have worked so hard to purchase their land and houses so that they may call Nampa home for generations.

In light of these concerns, I urge you to reject Sunroc's appeal and uphold the decision of the Planning and Zoning Committee to deny the conditional use permit for the construction of the concrete batch plant. Our community deserves to be protected from the negative consequences of this project, and it is incumbent upon our elected representatives to prioritize the well-being of residents over corporate interests.

Thank you for considering my perspective on this important issue. I trust that you will make the right decision for the future of our town and its residents.

Sincerely,
Kristin Livingstone
3319 E Friar Tuck Ct. Nampa, ID

From: [Char Tim](#)
To: [Planning-Zoning Staff](#)
Subject: FW: Reject Sunroc's request to revive revoked permit
Date: Monday, March 4, 2024 9:57:45 AM

From: Dale Reynolds <reynoldsd@cityofnampa.us>
Sent: Monday, March 4, 2024 7:37 AM
To: Char Tim <timc@cityofnampa.us>
Subject: Fwd: Reject Sunroc's request to revive revoked permit

Sent via the Samsung Galaxy S23 5G, an AT&T 5G smartphone
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From: kam326@aol.com <kam326@aol.com>
Sent: Sunday, March 3, 2024 7:38:29 PM
To: Office of the Mayor <mayor@cityofnampa.us>; Victor Rodriguez <rodriguezv@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; Dale Reynolds <reynoldsd@cityofnampa.us>; Sebastian Griffin <griffins@cityofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>
Subject: Reject Sunroc's request to revive revoked permit

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To the Mayor of Nampa and the Nampa City Council,

I am writing to you to ask you to respectively deny Sunroc's potential request to revive the revoked status of Sunroc's CUP-00303-2023 permit that they allowed to expire, involving the building of a Concrete Batch Plant near E. Victory Road and S. Grays Lane in Nampa should they request s status change.

Please do not revive and reinstate this permit thus allowing Sunroc to build a concrete batch plan so close to residents, schools, and nearby businesses. My reasons for this request are to help ensure the safety and wellbeing of the Nampa citizens and businesses that live and work near this proposed site. These citizens and businesses that will be negatively impacted by the operation of this plant feel so strongly about their opposition that they took the time to show up and oppose Sunroc at the recent Planning & Zoning Commission meetings on January 23rd and again on February 27th as well as a meeting held by the Warhawk Museum on February 13th. The

Planning and Zoning Commission agreed with the citizens and denied Sunroc's proposed conditional use permit at the conclusion of the meeting on February 27th. The potentially negative impact on nearby residents, school, and businesses: Air Health Issues, Water Safety Issues, Traffic Issues, and Property Value Issues. Sunroc has addressed these issues and stated that they would not be a problem, however, Sunroc's past operations have shown that they have been a problem. Past behavior is often a predictor of future behavior and should be considered when making a decision about this permit reinstatement request. The quality of life and the wellbeing of our citizens are important to the future of the City of Nampa.

Thank you for taking the time to review my request.

Kathie Marr
68 S Sorrel Ave
Nampa, ID 83687

kam326@aol.com

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From: [Char Tim](#)
To: [Planning-Zoning Staff](#)
Subject: FW: Objection to the appeal by Sunroc
Date: Friday, March 8, 2024 3:47:03 PM

From: Dale Reynolds <reynoldsd@cityofnampa.us>
Sent: Friday, March 8, 2024 3:45 PM
To: Char Tim <timc@cityofnampa.us>
Subject: Fwd: Objection to the appeal by Sunroc

Sent via the Samsung Galaxy S23 5G, an AT&T 5G smartphone
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From: James Martin <jim_a_martin@yahoo.com>
Sent: Friday, March 8, 2024 3:13:02 PM
To: Office of the Mayor <mayor@cityofnampa.us>; Victor Rodriguez <rodriguezv@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; Dale Reynolds <reynoldsd@cityofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>; griffens@cityofnampa.us <griffens@cityofnampa.us>
Subject: Objection to the appeal by Sunroc

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To whom it may concern,

I am writing you to file my objection to Sunroc's appeal of the Conditional use Permit denial by Planning and Zoning to allow a concrete batch plant to be constructed at Grays Ln and Victory Rd. Victory Rd and Grays Ln are both light duty roadways that will not be able to handle the excess weight of large concrete laden trucks. Grays lane is a direct route to Amity Rd and would cause extensive damage to it with the heavy truck traffic that is likely to happen since it is a straight shot from the batch plant site. With the construction now going on on Amity Rd between Happy Valley Rd and Kings Rd it is apparent that the traffic will increase dramatically in our area.

As for the concrete batch plant itself, it will be located way too close to residential areas. For health and safety reasons there are 2 elementary schools and a high school very close to the proposed construction site. The dust created is a definite health concern not considering the noise of a facility like this running 24/7 in residential neighborhoods. Just look at the aerial view of this area and you will see a large amount of homes built in the subdivisions nearby.

The airport and Warhawk Museum plus the air museum in the MAF area have all spoken of their concerns and objection to this batch plant being built so close to the area. For the record, the main reason there was no objections when Sunroc for applied for a CUP was because of the positioning of the

Public Notice sign. Yes, we know the law was followed but the sign was placed on a private road that is not traveled by the public and it also has a gate that is closed much of the time. Nobody even saw this notice. Once they missed their deadline and reapplied for the CUP a second time it became known and residents requested the Public Notice sign be placed on the corner of Victory Rd and the private road. Once that happened and the communities saw what was happening we showed up in force to Planning and Zoning to try to show our concern and prevent the approval of the CUP for Sunroc.

I see no reason why such a facility cannot be built away from residential areas as to not affect the health of ours and any other residential community. There is plenty of land available outside of the city in Canyon County. I hope that the city council and the mayor will respect the peoples objections to the construction of this concrete batch plant in an area that is mainly residential and also occupied by the municipal airport. We love our area and we love the WW2 airplanes that arrive every summer in our little airport for shows and aerial displays. We want that to continue.

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

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From: [Office of the Mayor](#)
To: [Teri Friend](#); [Parker Bodily](#)
Subject: FW: Sunrocks request to reverse denial of CUP 00303-2022 for concrete batch plant
Date: Tuesday, March 12, 2024 12:44:51 PM
Attachments: [image002.png](#)



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

From: Margaret Mccown <palotennwalker@att.net>
Sent: Friday, March 1, 2024 12:28 PM
To: Office of the Mayor <mayor@cityofnampa.us>
Subject: Sunrocks request to reverse denial of CUP 00303-2022 for concrete batch plant

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Madam Mayor,

I am writing to request that the city council not approve reinstatement of Sunrocks original CUP 00303-2022 for the Concrete Batch Plant at 39 N Picard (Victory & Grays)

As brought out in the Planning and Zoning meeting of the 27th, this was opposed by hundreds of residents, including students from Columbia High school and the Warhawk. This location is right next to neighborhoods with elementary schools about a quarter of a mile away, plus the high school. The dust from such a plant has been proven to be a major health concern for children, the elderly and lung and heart compromised individuals, not to mention the general health of other residents. The quality of life will be greatly impacted in many ways.

Many businesses, shopping, senior housing and St Al's are also within 2-3 miles. It is also directly adjacent to the Nampa Municipal Airport where MAF and the Warhawk are both located. The corrosive dust raised by such a plant is damaging to aircraft and engines and the proximity of four 85 ft towers could present a very dangerous situation given the right circumstances that could result in injury or fatality. In my opinion placing the plant there is a foreseeable liability. It's just not the right place for such a plant.

Major new housing construction is occurring at the other end of Greys Lane, how

marketable will all those new homes be located within a couple of miles of a cement plant? Plus, the home values of the hundreds of existing homes will be greatly decreased. Who would want to buy there?

The road directly involved, Victory, is old, beat up and not adequate to support the truck traffic proposed, around 400 trucks a day. Greys is two lane, as is Happy Valley and Kings Rd. There are also multiple bus stops in the area and since this operation will be running 24/7, this poses a safety risk to the kids.

There is also a noise pollution issue as it will be very noisy day and night which effects quality of life dramatically.

What will be the effect of this toxic dust be on peoples edibles gardens? The dairy maybe 3 miles away? Will what they produce be safe to drink or eat?

As you can see, the list is long (sorry), but each item is important to those that live in this area.

I ask that you consider these items carefully as you deliberate this issue.

Respectfully,

Peg McCown
4119 E Lanager CT
Nampa
208-467-3278

[Sent from AT&T Yahoo Mail on Android](#)

From: [Char Tim](#)
To: [Planning-Zoning Staff](#)
Subject: FW: SAY NO TO SUNROC // BE THE VOICE OF THE PEOPLE THAT VOTED FOR YOU!
Date: Thursday, March 7, 2024 8:24:14 AM

From: Victor Rodriguez <rodriguezv@cityofnampa.us>
Sent: Wednesday, March 6, 2024 7:17 PM
To: Trish Meaden <trishmeaden@gmail.com>
Cc: Char Tim <timc@cityofnampa.us>
Subject: Re: SAY NO TO SUNROC // BE THE VOICE OF THE PEOPLE THAT VOTED FOR YOU!

Hello Trish, Thank You for your information.

Have a nice day

Councilman Victor Rodriguez
City of Nampa

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

On Mar 6, 2024, at 18:30, Trish Meaden <trishmeaden@gmail.com> wrote:

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Hello,

My family and I have lived in The Meadows at Park Ridge for over 20 years. We are already experiencing a large amount of growth/growing pains in our once quiet neighborhood.

Please, I beg you to do what is right for the people in our area and deny Sunroc's previous permit that has already been revoked and they are trying to revive on 3/18/24. We defeated their request for a permit at the planning and zoning meeting on 2/27/24. We do not want to be their neighbor! The last planning and zoning meeting was very apparent that we Do Not want Sunroc so close to all the homes and schools in our area.

I'm concerned about the amount of heavy truck traffic on an already busy road. I have a brand new driver, our precious daughter, that takes that road every day to and from Columbia. The road is already in terrible shape, maybe one of the worst in Nampa. Grays will be even worse than that if they start driving on it.

I'm concerned about noise from their hours of operation as they have already admitted at the last meeting that they will be operating 24/7. I believe this is already a violation as they should not be operating outside of 7am to 11pm hours per their original permit. Nor should 24/7 operation be allowed so close to homes. They need to find a better location where they can be welcomed.

I'm concerned about dust and pollutants going into the air and our children and us breathing them in. Columbia HS hosts many events outside with high school athletes and spectators. Two Columbia HS students even spoke at the last meeting Against Sunroc.

I'm concerned that the particles will end up in our organic garden that we have worked very hard for and have had for almost 20 years,

I'm concerned about the impact it will have on our property value.

I'm concerned for the Warhawk Museum and planes/pilots safety and worried they may not be willing to host the air shows that we all love and cherish. I'm also concerned for the safety of all the pilots from the Nampa airport.

I ask you again, please do what is right and stand with the people of Nampa that have voted for you and say NO to Sunroc.

I know in my heart of hearts that if this was your neighborhood you would VOTE NO.

Sincerely,

Trish Meaden
4217 E Indigo Ct
Nampa, ID 83687
208 409-8497

From: [Office of the Mayor](#)
To: [Teri Friend](#); [Parker Bodily](#)
Subject: FW: Opposed to Sunroc concrete batch plant
Date: Monday, March 11, 2024 10:34:42 AM
Attachments: [image002.png](#)



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

From: Pat <pat.nettleton@hotmail.com>
Sent: Friday, March 8, 2024 4:11 PM
To: Office of the Mayor <mayor@cityofnampa.us>; Rodriguez@cityofnampa; Natalie Jangula <jangulan@cityofnampa.us>; reynolds@cityofnampa.us; haverfield@cityofnampa.us; Sebastian Griffin <griffins@cityofnampa.us>
Subject: Opposed to Sunroc concrete batch plant

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Dear Mayor Kling and
Council,

I am writing today to encourage City Council to deny Sunroc's request at the upcoming 3/18/24 meeting and to keep the revoked status of the old CUP-00303-2022 permit so the plant cannot be built.

This property is zoned light industrial and is less than 1,000 feet from a medium density residential zone. thousands of homes,2 elementary schools and Columbia High School. This will have negative impacts on air quality, noise levels, odor, vibrations and more. Particulate emissions have been linked to asthma ,bronchitis, lung and heart disease and cancer.I How will Sunroc utilize water and could it have a negative impact on our city water, including personal wells ,city wells or agricultural wells? Sunroc has said they want to be good neighbors but have already been fined for discharging toxic waste water into the Boise River for years. They have stated they plan to run 24/7. What about noise ordinances? Victory is a 2 lane road and traffic will become a nightmare. There are 6 bus stops between Happy Valley and Kings Rd. A danger for our children.

The War Hawk Museum is very opposed to a plant being built in this location, as well as the airport. Pilots spoke out about the dangers and said some pilots will not use the airport and will fly to Caldwell.

Planning and Zoning received 900 letters against Sunroc and many testimonials were heard at the hearing on February 27th. People have signed petitions, put out signs and spread the word against the plant. The vote being 5 to 4 against Sunroc.

Nampa's Comprehensive Zoning Ordinance states in 10-1-1 that "The purpose is: To promote the interest of health, safety and general welfare. The subdivisions in this area were developed with an expectation of there NOT being heavy industrial development nearby.

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. My plan is for this to be my forever home and worry that the plant could affect property values. Many neighbors with health issues have said they will be forced to move.

Please take all this in mind and keep the revoked status in place.

Nampa is a wonderful place and the location is all wrong for the area. Thank you.

Sincerely,

Pat Nettleton

61 South Ravine Way

Nampa, Idaho 83687

From: [Jordan Perdue](#)
To: [Victor Rodriguez](#)
Cc: [Natalie Jangula](#); [David Bills](#); reynolds@cityofnampa.us; [Randy Haverfield](#); [Sebastian Griffin](#); [Planning-Zoning Staff](#)
Subject: Concrete Plant
Date: Thursday, February 29, 2024 2:29:35 PM

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Hello Nampa Representatives,

I am writing to you all about my concerns about the proposed concrete plant about to be built in Nampa. This is a concrete company that has SEVERAL EPA violations at each of its plants. They are trying to put a concrete plant across the street from many neighborhoods where children live; additionally, this plant would also be placed right on top of the irrigation canal bringing water to these homes, making the water unusable. When you look at pollution research, there are countless studies showing that these plants are horrible for the surrounding areas. My family and I are adamantly opposed to this plant being built.

Thank you,
Jordan Perdue
10563 Ice Springs St., Nampa, ID 83687
(208) 559-3523

From: [Office of the Mayor](#)
To: [Teri Friend](#); [Parker Bodily](#)
Subject: FW: Revoked Concrete Plant Permit
Date: Tuesday, March 12, 2024 10:41:03 AM
Attachments: [image002.png](#)



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

From: Christina <cmrholdes60@gmail.com>
Sent: Tuesday, March 12, 2024 10:40 AM
To: Office of the Mayor <mayor@cityofnampa.us>; Victor Rodriguez <rodriguezv@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; Dale Reynolds <reynoldsd@cityofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>; Sebastian Griffin <griffins@cityofnampa.us>
Subject: Revoked Concrete Plant Permit

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Mayor Kling
Nampa City Council
Nampa City Planning & Zoning Committee

I live on Victory road and am in complete opposition to building the Sunroc concrete plant in city limits.

The CUP permit revocation being appealed on the 3/18 city council agenda expired back in 2023, was recently revoked, and has passed the 12 month maximum limit to be extended according to city code.

Please keep the revoked status of this permit so Sunroc would not be allowed to build a concrete batch plant at Victory & Grays.

The plant is a detriment to the area;

1).**ECONOMIC and CULTURAL LOSS:** The airport and Warhawk Air Museum: Nampa stand a good chance of losing the wonderful air shows we now enjoy. The dirt and concrete dust pose a risk to the valuable vintage planes.

2) **AVIATION SAFETY HAZARD:** The 75-80 foot towers to be built are a potential hazard to aviation. Ask the family of the pilot killed at the Burley airport because Gem State Processing was allowed to build towers in close proximity to the airport !! How many deaths does it take before action is taken?

We have flying clubs and many private planes using our airport. Why put them at risk?

3) **NOISE ORDINANCE VIOLATION:** The plant plans to operate 24/7 as they stated at the P&Z meeting 2/27/24. They will be crushing rock and, in time, crushing cement at night crushing so concrete can be mixed and dispatched during the day. Rock crushing runs from 85.6+Db.

An A10 fighter is 91 Db at take off!

At least a jet isn't constant.

Backup alarms in equipment must be audible and distinguishable from surrounding noise. Therefore those alarms must be louder than the operating crusher.

This is all in complete violation of Nampa City Noise Ordinance!!

Do you plan on ignoring this for the benefit of Sunroc?

4) **HEALTH HAZARD:** We can all agree breathing particulate matter is a health hazard. Can we measure the impact Sunroc will have on the school children or families living in the area? Probably not at this time. By the time the lung issues are diagnosed, it's too late!

We are all familiar with the mesothelioma ad on TV. How long before we hear : "If you or a loved one lived near the NAMPA IDAHO SUNROC CONCRETE PLANT you may be entitled to financial compensation".

Do we need to have these issues before action is taken?

5) **TRAFFIC HAZARD:** Sunroc stated they will run approximately 40 trucks making 5-6 trips per day($6 \times 40 = 240 \times 2 = 480$ trips) plus 60 employees (120 trips in & out) plus incoming semis at 1 per 4 concrete loads ($60 \times 2 = 120$ trips). So approximately 720 vehicles traveling in and out of that plant and onto the pathetic existing roads.

Millions of dollars have been spent installing four roundabouts from Ten Mile Rd to Kings Rd to move traffic. When people asked the city engineer at the 2/27/24 meeting how they were supposed to get out on Grays Lane onto Victory, once 250-350 cement trucks (66,000-90,000 lbs each), 40-50 loaded semi dump trucks, and Sunroc workers are added to Victory Rd daily, the answer was "a stop sign could be put on Victory Rd". SERIOUSLY?!!

Now the traffic is stopped and backed up again to satisfy Sunroc?

Garrity exit is already a mess and major traffic congestion . The main interstate exit with one access for a major hospital, multiple fast food restaurants, CWI college, The Idaho Center, huge auto malls, Walmart, Amazon, multiple huge distribution centers, Lactalis Cheese Factory, extensive apartment complexes, residential subdivisions. And now you allow the concrete plant to add 720 trips per day in this area? This is absurd !!

6) **ROAD CONDITIONS:** Victory Rd, the main access to the proposed plant, is a two lane road with hardly any shoulder and in very poor condition. Add 720 extremely heavy trips daily to this road and what are the results? Again, when asked, the engineer stated "there are no plans in the near future to improve Victory Rd".

7) **ECONOMIC IMPACT**: Property values will definitely be affected in a negative way. Residents purchased their homes, in city limits, without a concrete plant next door. And now you are allowing this to happen? This is unconscionable!! You have a responsibility to the residents of Nampa Idaho, not to the bottom line of Sunroc of Utah!!

8) **LIGHT INDUSTRIAL USE**: Apparently there is no criteria to define light industrial production in the City of Nampa. So this leads me to believe it was purposely not defined so each case can be determined by its own operation. Does potentially 720 trips by heavy trucks in and out of a business, 24/7 operation of loud and heavy construction equipment, large towers and piles of materials on site, emitting dust and noise into the surrounding areas really sound like LIGHT INDUSTRIAL USE? I think not!!

The list can go on and on because everything about this proposed plant is negative to this area! It's unreasonable to think Sunroc can't find a more suitable location. They already have multiple locations in the Treasure Valley. I don't think the residents of the City of Nampa should suffer to enhance Sunrocs profits.

I know there are many Californians now living in the Treasure Valley (I was born and raised in TV) Nampa is quickly becoming to Boise the same as Oakland is to San Francisco. San Francisco is the place of high entertainment and elite while Oakland is the place of refineries and high crime. Nampa will soon be the home of concrete plants, warehouses and high crime as Boise is kept as high entertainment and elite. Is this the vision of our leadership?

Christina Rhoades
6101 E Victory Rd
Nampa Id. 83687.

From: [Char Tim](#)
To: [Planning-Zoning Staff](#)
Subject: FW: Sunroc Conditional User Permit at Grays and Victory
Date: Wednesday, March 6, 2024 8:35:27 AM
Attachments: [Outlook-zk2nnbca.png](#)

From: Natalie Jangula <jangulan@cityofnampa.us>
Sent: Tuesday, March 5, 2024 4:58 PM
To: Char Tim <timc@cityofnampa.us>
Subject: Fw: Sunroc Conditional User Permit at Grays and Victory



From: Casey Richardson <richardson_casey@hotmail.com>
Sent: Sunday, March 3, 2024 8:17 PM
To: Office of the Mayor <mayor@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>
Subject: Sunroc Conditional User Permit at Grays and Victory

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Ma'am,

Please do not override P&Z by approving the renewal of the expired conditional use permit for the Sunroc heavy industrial plant in the light industrial zone near the airport. This plant does not belong at the proposed sight. This site is simply the wrong location for a heavy industrial facility. The notification to the surrounding residents of the original CUP in January 2023 was done very poorly. The public notice sign was hidden at the end of a non-descript road out of plain view. I drove by the location every day for a year and never saw it. I look for these public

hearing signs and pay attention to them carefully. The original signage for Sunroc's Jan 2023 CUP was done inappropriately. Even so, their CUP expired. P&Z has documented their expiration and publicly available information shows Sunroc failed to keep their permit active. Their CUP expired and their application for a new permit was properly denied on 27 Feb 2024.

Furthermore, on 27 Feb 2024, one of the members of P&Z that voted in favor of renewing Sunroc's expired CUP stated to the large dissenting crowd that interested property owners should have been aware of the development plan surrounding this area at the time of their individual purchases. However, I don't think this is a fair statement. When we bought our property across the street from the proposed sight several years ago, I don't see how we could have been aware that there would be waivers issued to the development plan and surrounding zoning. The site across the street was/is zoned Light industrial, and so we expected light industrial uses of the land. It seems a reasonable expectation that the city would approve the size/scope of uses to match the published zoning description. The surrounding zoning was part of our consideration at the time of our purchase. If you now approve the building of a Heavy industrial in a Light industrial area, then it is the City of Nampa that is changing the terms of the advertised development plan, not the citizens.

The concrete plant is a Heavy industrial facility that doesn't belong in a Light industrial zone. I don't see how the average citizen is supposed to have the foresight that waivers would be issued to advertised zoning categorization. If we had known the city planned to allow heavy industrial at Grays and Victory, we would not have bought land there for a residence. Based on the buildup of residential sites in that area, it appeared that the city's plan was to prioritize residential development. There are even more residential sites under consideration at this moment along Victory just west of Grays. So, it seems very out of place to put a heavy industrial facility nearby. As of this moment, the traffic in and out of the existing light industrial sites are causing severe stress to Victory lane between Happy Valley Rd and Grays Ln. The road is buckling, grooved, and falling apart already. It doesn't seem plausible that the road can handle the addition of heavy industrial trucks. I understand the need for industry and growth, but it seems odd to approve residential and heavy industry side-by-side on an already failing road. There has to be a better location for this facility.

I assume you have many examples of the cons of this project, but I would like to add one that you may not have heard mentioned yet: My son and I currently volunteer at the Nampa Civil Air Patrol (CAP) squadron, <https://nampa.cap.gov/>, and we participate in physical fitness and marching drills on-site at the airport. These activities must inherently occur outdoors. The CAP squadron is a prize jewel in Idaho, and it is by far the best CAP squadron in the state. I believe it is also the largest. We are approaching 200 volunteers of cadets and adults that selflessly give their time in support of this auxiliary arm of the U.S. Air Force. We provide emergency search and rescue, community service, and develop youth in the leaders of tomorrow. If this

plant is built, the CAP building and site won't be safe for the kids to perform drill and physical fitness activities anymore. I think this may effectively end the Nampa Civil Air Patrol squadron.

Please consider moving this facility to a more appropriate location that can properly support heavy industrial facilities. Victory and Grays Ln is just not the correct site.

Thank you for your time,
Casey Richardson

From: [Office of the Mayor](#)
To: [Teri Friend](#); [Parker Bodily](#)
Subject: FW: Sunroc Plant on Gray's Ln
Date: Tuesday, March 12, 2024 10:30:54 AM
Attachments: [image002.png](#)



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

From: Randolph Scott <fishncarpet@msn.com>
Sent: Tuesday, March 12, 2024 9:07 AM
To: Office of the Mayor <mayor@cityofnampa.us>; Victor Rodriguez <rodriguezv@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; Dale Reynolds <reynoldsd@cityofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>; Sebastian Griffin <griffins@cityofnampa.us>
Subject: Sunroc Plant on Gray's Ln

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This is what I think;

- It is too close to schools and new housing going in.
- The roads won't be able to handle the traffic, they are too small and can't handle the heavy roads.
- Put it out in the desert somewhere, and they pay for the reinforced roadway from the freeway to their plant.
- No breaks on property taxes either.
- Remember some years we have atmospheric inversion layer problems in this valley we don't need a major new air pollution source.

Randy fishncarpet@msn.com

March 7, 2024

✓ Mayor Debbie Kling

Nampa City Council Members:

Victor Rodriguez, Natalie Jangula, David Bills, Dale Reynolds, Randy Haverfield, and Sebastian Griffin

SUBJECT: Requesting you disapprove Sunrock Concrete Batch Plant request for building a concrete batch plant at 39 N. Picard)(Victory & Grays) in Nampa, (original CUP 00303-2022)

=====

The proposed plant was opposed by a huge number of residents attending both planning meetings, once the information about the plant was made common knowledge. The opposition by citizens included and continues to include high school students, parents who have children with major health issues, residents living along Victory and Grays, Nampa Airport pilots and airport commission personnel, as well as others, for a multiplicity of excellent reasons.

1. The proposed plant represents a real and present danger to pilots flying into and out of Nampa Airport. Wind-shear issues, fog issues, strong wind current issues, corrosive particulate matter spewing from the 4-85 foot high proposed towers.

2. There are multiple housing developments and schools well within the 5 mile radius of the proposed plant.

The close proximity poses a real and present health risk for the residents, both adults and children.

Property values for the residents in that area will plummet, as they have in other cities around the country where this type of plant has been allowed to be built. The decrease in property values will DECREASE taxes coming in from home owners, as they ask and expect their DECREASED property values to be mirrored by DECREASED property TAXES!

No matter what Sunrock representatives say, they have shown that they have polluted various other locations where they have been allowed to build similar facilities. They are NOT good at policing themselves, which would be the case if you approved their plant. That means that ground water and well water in these existing and other proposed new developments will most likely also become polluted and unusable for the general population living in the areas.

Toxic chemicals will be an unstoppable and unavoidable offshoot literally raining down on all residents, making their home vegetable gardens and chickens (where raised) die from the pollutants.

3. Road Destruction: The roads that would be used are old, never designed nor built to withstand the weight and constant use by the 24/7 truck bombardment which will be lining up to drop off and pick up loads of the materials. This will:

Cause a huge expense for the city to rebuild the roads within a very short time period, caused by the estimated 400 trucks a day going to/coming from the plant. This, in turn, would lead to increased property taxes for the residential areas affected due to road rebuilding which would become necessary.

Become a danger to citizens wishing to simply walk along the roadsides as the roads were never designed wide enough to handle such huge trucks on a constant basis.

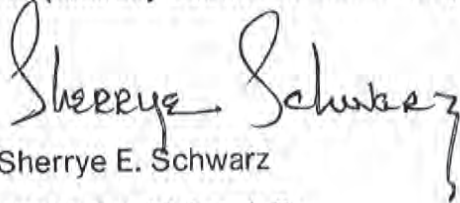
Be a 24/7 noise pollution problem for all living within the vicinity of the proposed plant, because the trucks run both day and night.

There are clearly a multitude of reasons to NOT ALLOW THE CONSTRUCTION of this plant. At both public planning meetings which were held (January 2024 and February 2024) there was absolutely NO support by citizens for this plant. NONE.

I respectfully ask you, Mayor Kling, and each member of the City Council to VOTE DOWN this ILL PLANNED, ILL SUITED and DANGEROUS facility for the proposed area. A plant of this type should NOT be allowed within 20 miles of the city limits due to the unhealthy particulates it will spew out, ground pollution, general health problems, as well as the noise and traffic congestion it will cause.

Thank you for considering this request to vote NO on the Sunrock Concrete Batch Plant at your March 18, 2024 meeting.

Respectfully submitted this 7th day of March,

A handwritten signature in black ink, reading "Sherrye Schwarz". The signature is fluid and cursive, with a large, stylized "S" at the beginning and a long, sweeping tail at the end.

Sherrye E. Schwarz

17595 Stiehl Creek Dr.

Nampa, Id 83687

Ses4855@aol.com

From: [Amber Sichulailuck](#)
To: [Planning-Zoning Staff](#); [Office of the Mayor](#); [Natalie Jangula](#)
Subject: Sunroc Concrete Processing Permit
Date: Wednesday, February 28, 2024 8:46:30 AM

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To whom it may concern:

My name is Amber Sichulailuck. I am a lifelong Idaho and resident, and have lived in Nampa for nearly a decade. I was only recently informed that sunroc Corp. plans to run a concrete processing plant on Picard Ln. and unfortunately was unable to attend the meeting last night to oppose the permit in person.

My husband, my children, and I live just under a mile away from where the proposed concrete batch plant is supposed to be built. There are also 3 schools within roughly a mile of where this plant will be, 2 of them elementary schools.

It sickens me that the city of Nampa would even entertain the idea of something like this being built so close to residential and school zones. The horrid impact something like concrete processing has on the surrounding environment, water, and air quality should be enough to stop this permit dead in it's tracks, not to mention the noise and waste it will create, and traffic it will surely bring about.

Our community has suffered enough health issues with the pandemic and already has to fight the horrible air quality brought about by the sugar beat factory. We should not be subjected to the colossal number of respiratory and cardiovascular issues this plant will absolutely cause. It is the duty of our city representatives to protect our community from things that would bring about more harm.

Concrete processing belongs miles away from people's homes, schools, and any agriculture. It does nothing but poison the water, air, and land around it.

Please, PLEASE reconsider allowing something like this to take over this side our beautiful city. All residents, including YOU, deserve a clean, safe, and healthy community. Help us keep it that way by denying the conditional use permit for the operation of a concrete batch plant at 39 N. Pickard Lane, or anywhere within the city of Nampa.

Thank you.

Amber Sichulailuck
Nampa Resident
Ph. (208) 860-7566

From: [Carson Spear](#)
To: [Planning-Zoning Staff](#); [Office of the Mayor](#); [Victor Rodriguez](#); [Natalie Jangula](#); [David Bills](#); [Dale Reynolds](#); [Randy Haverfield](#); [Sebastian Griffin](#)
Cc: [Becky Hager](#); [Sue Paul](#); [Heather Moore](#); [Brand Lindsey](#); [Lou Bauman](#); [Museum Membership](#); [Carson Spear](#); [Aubree J. Miller \(External Email\)](#); [Nate@thetowergrill.com](#); [Gordon Page](#); [mark.larsonmiller.com](#); [Monte Hasl](#); [Lynsey Johnson](#); [Crystal Craig](#); [Reed Lindsey](#)
Subject: Warhawk Air Museum Letter of Opposition to Sunroc Concrete Plant
Date: Tuesday, March 12, 2024 9:41:09 AM
Attachments: [image001.png](#)
[image004.png](#)
[image005.png](#)

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Hello Nampa City Council,

First, I want to extend a note of thanks to the courageous Nampa Planning and Zoning team. Sue and I spoke at their hearing, along with numerous other concerned citizens, and we were very impressed and moved by both the testimony of our community that showed up that night unanimously in opposition to Sunroc's proposed 39 N Picard location, but we were even more moved by the fair and thoughtful deliberation of the P&Z team. That took true courage for P&Z to state publicly that they had made a mistake, and after learning much more about the potential for future safety and public welfare concerns, it was such a relief and an incredibly powerful and memorable moment for our community when at 11:41pm that night they rightfully denied Sunroc's permit. For an all-volunteer team to spend so much time away from their families just listening, I believe that was a moment we will look back on in Nampa for many years with pride. Thank you, Nampa P&Z, for having the courage to do what is right and putting your community first.

As the Nampa City Council prepares to gather for the 18 MAY City Council Meeting, we understand no public testimony will be heard as this deliberation centers on the legality of the appeal, however, the Warhawk Air Museum would still appreciate your consideration of our below listed concerns, and we are sending this letter in hopes that a similar decision will be made to P&Z's, and that Sunroc's original CUP revocation appeal will be denied, and that the city will work with Sunroc to identify a more suitable location for them..

We are not opposed to Sunroc, concrete, or responsible growth, but we are opposed to Sunroc building their concrete batch plant at that proposed location next to the airport for the following reasons:

1. Potential corrosive effects on airport infrastructure and on the tenants/users significant investments made here from fugitive concrete dust.
2. Potential negative financial impact due to people staying away from the airport due to

said concerns (perception of noise, dust, traffic, air, water concerns).

3. We heard testimony from private pilots suggesting the plant could also potentially stop commercial jets from coming here as pilots would not want to damage their \$20 million dollar planes or constantly having to clean the fine layer of dust, they could potentially just choose to land at Caldwell instead.
4. View of the beautiful new Nampa Airport Tower being planned to be built would be staring directly at a concrete plant.
5. Potential dangers posed to pilots on the field. We heard from many aviators at the neighborhood meeting we hosted (with Sunroc in attendance), and they shared the numerous situations where that plant could potentially directly impact our pilots in a catastrophic way.
6. Potential that if pilots in the Warbird Community learn of these concerns, they may refuse to bring their WWII era planes into Nampa and we would potentially not be able to have our Memorial Day flights, the B-17 and B-25 flights, and most concerning is we may not be able to have our beloved Warbird Roundup due to fear of having WW2 airplane engines being damaged by concrete dust.
7. The Warhawk generated \$6.8 mil in economic impact to the Nampa Airport and the City of Nampa- this could potentially decline if people became concerned with visiting here due to a perception of fugitive dust and the perceived health risks.
8. We are in process of building a Multi-million-dollar Global War on Terror Tribute honoring the men and women in uniform's sacrifices and military aviation history in Iraq and Afghanistan and we plan for this to truly be a state-of-the-art facility where people will travel from all over the world to Nampa to visit. We are concerned people will stay away if they know there is a loud concrete plant potentially generating noise pollution, air pollution, water pollution, etc a short distance away/literally adjacent to the runway. It already is a challenge to keep the aircraft displays and cabinets clean with the wind and normal dust as it is.
9. We attended the Airport Commissioners meeting when the Nampa Airport Commission and MAF both cited their opposition to the plant's location so close to the airfield.
10. AOPA is against this plant going into next to our airport and is helping us further inform the FAA of concerns from users on the field.

Potential solution- there was a commercial real estate broker at the 2/13 meeting who also spoke at the P&Z hearing, and he said he could easily re-sell the property and make Sunroc money on the deal setting them up for success by easily finding another location that is much more suitable.

We are really asking for your help on this issue. Please work with Sunroc on 3/18/24 to identify an alternate location without so many concerning factors to the airport users.

Thank you so very much- we love Nampa, we love our Nampa city officials, and we believe in you!



Carson Spear
Executive Director

Email: carsonspear@warhawkairmuseum.org
Cell: 254-319-4468 | Office: 208-780-5472

[201 Municipal Drive, Nampa, ID 83687](https://www.warhawkairmuseum.org)

www.warhawkairmuseum.org

EDUCATE | HONOR | PRESERVE



From: [Char Tim](#)
To: [Planning-Zoning Staff](#)
Subject: FW: Sunroc CUP permit
Date: Wednesday, March 13, 2024 8:41:41 AM

From: Dale Reynolds <reynoldsd@cityofnampa.us>
Sent: Wednesday, March 13, 2024 8:34 AM
To: Char Tim <timc@cityofnampa.us>
Subject: Fwd: Sunroc CUP permit

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

From: Christina Swenson <cyswenson6819@gmail.com>
Sent: Wednesday, March 13, 2024 7:59:44 AM
To: Office of the Mayor <[mayor@cityofnampa.us](#)>; Victor Rodriguez <[rodriguezv@cityofnampa.us](#)>; Natalie Jangula <[jangulan@cityofnampa.us](#)>; David Bills <[billsd@cityofnampa.us](#)>; Dale Reynolds <[reynoldsd@cityofnampa.us](#)>; Randy Haverfield <[haverfieldr@cityofnampa.us](#)>; Sebastian Griffin <[griffins@cityofnampa.us](#)>
Subject: Sunroc CUP permit

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Dear Mayor Kling and City Council,

My name is Christina Swenson, and I live at 322 Buckskin Ct. in Nampa. I am writing to ask that you support Nampa's Planning and Zoning Commissions' decision to revoke the original CUP permit granted to Sunroc in 2023 and to keep the CUP expired and revoked. Sunroc clearly violated the first term of the CUP when they demolished structures on the property without first obtaining the necessary permits from the city. If Sunroc begins business in Nampa this way from the very beginning, can we really trust they will adhere to the remaining conditions of the CUP as well as follow the requirements of the DEQ permits in the future?

Also, if Sunroc truly believed their original permit had not expired, why did they go through the effort of applying for a second permit? It appears they are only doing this after the second CUP application was denied and are looking for a "work around."

One could argue that the original CUP was null as the public was never properly notified. A

commissioner from P&Z said at the public hearing on 2/27/2024 that state laws were followed when posting the public hearing in 2023 and that the public hearing notice sign only had to be placed on the property. He also admitted it was not visible to the public. The property where the sign was placed is off a private road. It's a narrow dirt drive that is gated off. The road is not marked off Victory. Even if the public did have the address of where to find the sign, you could not locate it using GPS, and you would not know where to turn off Victory to locate it. The implication of placing a notice on the property is for the public to be made aware. If the announcement is not visible to the public, is it truly valid?

There are many, many Nampa residents that do not want this concrete batch plant to be built in our neighborhood. That was made apparent at the second hearing on 2/27/2024 after the public had been properly notified by a sign being placed in public view off Victory. Concrete batch plants belong in heavy industrial zones and not light industrial zones. When Nampa annexed that area and zoned it light industrial, residents trusted that Nampa would only allow for light industrial to build and develop on that property; we trusted the city to hold true to those plans. It's appalling that the city would allow for a heavy industrial plant to be built so close to our homes and schools. Regardless of how many permits Sunroc has from the DEQ, FAA, etc. the fact is a concrete plant will release particulate matter into the air. The permit from the DEQ only gives them a limit of how much they can release. Combined with the increased traffic from concrete trucks as well as the noise this plant will produce operating 24/7, it will inevitably have an adverse effect on our community's health as well as negatively impact the beauty of our neighborhoods and lower the value of our properties.

Please, I ask that you come visit our area, and you will understand how beautiful and desirable this area has developed with lovely neighborhoods, schools, and parks. You'll see the pride residents take in their homes and how much they enjoy living here. Take a walk down Grays Lane and you'll soon see that 80' silos at the end of Grays Lane along with concrete trucks driving down Grays do not belong in this area. I even invite you to come to our home; my family and I would be happy to take that walk with you.

Finally, I understand there may be concern with Sunroc taking legal action and the cost to taxpayers. If it does unfortunately go that far, the city has our support in using our tax dollars to prevent this plant from being built in our neighborhood. It should have never been approved to begin with, and the planning and zoning commission made the right decision the second time after hearing testimony from the public. I understand the need for concrete batch plants and Sunroc's desire to build in Nampa, however, they should build in a properly zoned heavy industrial location.

Thank you Mayor and Council Members. I appreciate you taking the time to read my email. If you are interested in visiting our home and neighborhoods, please let me know. We'd be happy to have you over. You can email me or give me a call; my number is 208-391-8738.

Sincerely,

Christina Swenson

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From: [Office of the Mayor](#)
To: [Parker Bodily](#); [Teri Friend](#)
Subject: FW:
Date: Tuesday, March 12, 2024 10:38:10 AM
Attachments: [image002.png](#)



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

From: Robert Wade <waderobert030@gmail.com>
Sent: Monday, March 11, 2024 6:19 PM
To: Office of the Mayor <mayor@cityofnampa.us>
Subject:

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This permit does not need to be reinstated to sunrock because the road interstructure cannot handle the traffic it already has. With all the traffic already on these roads you cann't hardly get on these roads out here. If you put all these trucks on these roads some one is going to end up dead. I don't think you would want this in your back yard.

From: [Char Tim](#)
To: [Planning-Zoning Staff](#)
Subject: FW: SUNROC plant near Nampa Airport
Date: Monday, March 11, 2024 8:31:13 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)

From: Victor Rodriguez <rodriguezv@cityofnampa.us>
Sent: Friday, March 8, 2024 9:16 PM
To: Dan Whitehead <dwhitehead@maf.org>
Cc: Char Tim <timc@cityofnampa.us>
Subject: RE: SUNROC plant near Nampa Airport

Hello Dan, Thank You for the information, very helpful.

Have a nice day

Councilman Victor Rodriguez
City of Nampa

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

Sent from [Mail](#) for Windows

From: Dan Whitehead <dwhitehead@maf.org>
Sent: Friday, March 8, 2024 4:03:19 PM
To: Sebastian Griffin <griffins@cityofnampa.us>; Office of the Mayor <mayor@cityofnampa.us>; Victor Rodriguez <rodriguezv@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; Dale Reynolds <reynoldsd@cityofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>
Subject: SUNROC plant near Nampa Airport

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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.

Esteemed Mayor and city council members,

Undoubtedly the issue of the proposed concrete-batch plant adjacent to the Nampa airport has received much of your attention in recent days. As a tenant and heavy user of the Nampa airport, Mission Aviation Fellowship would like to add our voice to the others who have expressed their valid concerns about this project. Specifically, we would endorse the attached communications from the Airport Owners and Pilots Association, the Idaho Transportation Dept. (Division of Aeronautics), and the Nampa Airport Commissioner.

These communications serve to express our concerns about the proposed location of the SUNROC plant and its effects on the airport environment. Thank you for giving this issue due consideration and thank you for your service to our community.

Sincerely,

Daniel Whitehead VP of Aviation

Email: dwhitehead@maf.org

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

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



Mission Aviation Fellowship

P.O. Box 47, Nampa, Idaho 83653

Website: www.maf.org





IDAHO TRANSPORTATION DEPARTMENT

Division of Aeronautics
1390 W Gowen Road, Boise ID 83705

(208) 334-8775
itd.idaho.gov/aero

February 23, 2024

Monte Hasl
Nampa Airport Director
Delivered Via Email

RE: SUNROC plant near airport

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

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

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

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

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



IDAHO TRANSPORTATION DEPARTMENT

Division of Aeronautics
1390 W Gowen Road, Boise ID 83705

(208) 334-8775
itd.idaho.gov/aero

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

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

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

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

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

AIRSPACE

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

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



IDAHO TRANSPORTATION DEPARTMENT

Division of Aeronautics
1390 W Gowen Road, Boise ID 83705

(208) 334-8775
itd.idaho.gov/aero

COMPATIBLE LAND USE

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

FAA Grant Assurance #6 - Local Plans

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

State Grant Assurance #23

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

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

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

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

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

Jennifer L. Schildgen

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

Attachments:
Airport Economic Impact Brochure
ACRP Planning Brochure



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

T. 202-509-9670
www.aopa.org

February 16, 2024

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

TRANSMITTED VIA ELECTRONIC MAIL TO:

bodilyp@cityofnampa.us
pzall@cityofnampa.us

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

Dear Commissioners,

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

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

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

Proposed Concrete Plant Near Nampa Municipal Airport (MAN)

February 16, 2024

Page 2 of 2

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

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

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

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

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

Sincerely,



Brad Schuster, AOPA
Northwest Mountain Regional Manager

Cc:

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

AIRCRAFT OWNERS AND PILOTS ASSOCIATION

March 5, 2024

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

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

Dear Mayor and City Council Men and Women,

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

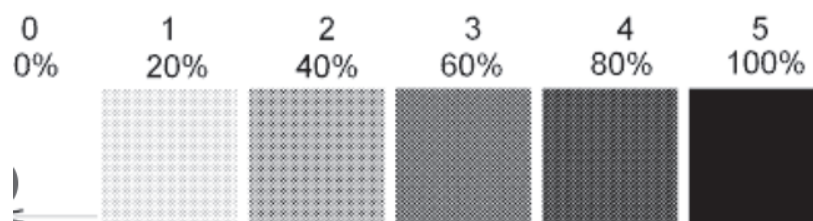
The Planning and Zoning Committee packet for Feb 14, 2023, includes Sunroc's (CUP-00328-2023) plans (PDF p 158-152). These plans are significantly different than what was proposed for January 23, 2024 (PDF p 134-216), at which time Sunroc requested a continuance. The February 27, 2024 (PDF p 209-end),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

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

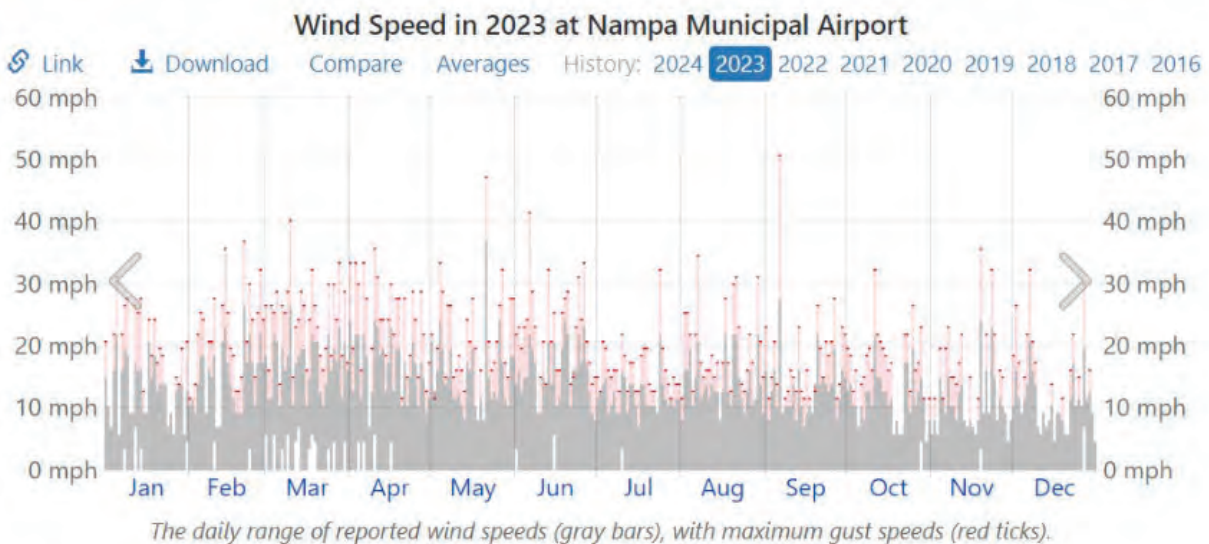
On behalf of the airport commission, I gave live testimony on February 23, 2024, as to the safety concerns to the airport. I was limited to two minutes and gave an abbreviated

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

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



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



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

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

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

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

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

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

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

“... A Conditional Use Permit may be granted only if the proposal conforms to all the following conditional use permit criteria, provisions of the zoning ordinance unless lawfully waived or modified by authorization of the Commission...” and “10-25-4.A.5: That the proposed use will not involve activities or processes, materials, equipment and conditions of operation that will be detrimental to any persons, property or general welfare by reason of excessive traffic, noise, smoke, fumes, glare or odors.”

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

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

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

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

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

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

Kind regards,

Aubree Miller
Nampa Airport Commissioner

From: [Office of the Mayor](#)
To: [Teri Friend](#); [Parker Bodily](#)
Subject: FW: Sunroc Concrete Batch Plant Appeal Concerns
Date: Wednesday, March 13, 2024 2:58:14 PM
Attachments: [image002.png](#)



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

From: Zach Williams <zwilliams_25@yahoo.com>
Sent: Wednesday, March 13, 2024 2:50 PM
To: Office of the Mayor <mayor@cityofnampa.us>; Victor Rodriguez <rodriguezv@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; Dale Reynolds <reynoldsd@cityofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>; Sebastian Griffin <griffins@cityofnampa.us>
Subject: Sunroc Concrete Batch Plant Appeal Concerns

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Good afternoon,

Hello my name is Zachary Williams. I live at 504 Knights Circle in Nampa Idaho, which is approximately 1 mile away from the proposed Sunroc Concrete batch plant. I was one of many in attendance to the recent public hearing concerning Sunroc on February 27th. The turnout that night speaks volumes on how the locals feel about the issue. The decision to deny their reapplication for Conditional Use Permit was the right choice and makes us feel heard, which we greatly appreciate. It also makes us feel safe and protected by the City of Nampa.

I am concerned about the recent appeal by Sunroc who instead of hearing the public's stance on health and safety concerns has also decided to undermine the City of Nampa and betray public trust by trying to circumvent the decisions already made. The proposed site is next to multiple schools, an airport, and neighborhoods. It will disrupt the quality of life for those of us living in the area.

Sunroc's batch plant directly violates the CUP Criteria 10-25-4.A.5. which states:

"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."

It also violates the Light Industrial performance standard 10-1-9:

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

If you read google reviews of Sunroc in our area, you'll read how reckless their drivers have been. Considering the numerous amount of school bus stops in this area, our children will be put in danger. Not only will the facility cause excessive noise, the cement trucks are also an extension of their operations, which takes the noise, hazards, and fumes outside of the property lines and right through those neighborhoods.

The pilots mentioned multiple times at the meeting that this plant being right next to the runway will be a huge safety issue for them and their planes. How many kids and pilots need to be put in danger? Sunroc also has a history of fines in the Treasure Valley for pollution. The health hazards it presents will have long term health effects for the population in the surrounding area. We are the ones who would have to live with the excessive noise and problems it will create, destroying our sense of peace and safety.

"The City of Nampa desires to be a safe and healthy community where people prosper". This is the opening statement of Mayor Kling's message on the City of Nampa's website. The community in my area has spoken, we would like to keep our schools, pilots, and families near the proposed site safe and healthy. Having a cement batch processing plant in that spot takes all of that away from us. We are begging you to please deny Sunroc and think about us, the community. Please put yourselves in our shoes, you wouldn't want to live right near a cement batch processing plant, why should

we?

Thank you for your time.

Zachary Williams

From: [Char Tim](#)
To: [Planning-Zoning Staff](#)
Subject: FW: Proposed batch plant
Date: Friday, March 1, 2024 1:26:20 PM
Attachments: [Outlook-qgvq1z5w.png](#)

From: Natalie Jangula <jangulan@cityofnampa.us>
Sent: Friday, March 1, 2024 1:02 PM
To: Char Tim <timc@cityofnampa.us>
Subject: Fw: Proposed batch plant



From: flhsmytym <flhsmytym@gmail.com>
Sent: Friday, March 1, 2024 11:37 AM
To: Office of the Mayor <mayor@cityofnampa.us>
Cc: Sebastian Griffin <griffins@cityofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>; Dale Reynolds <reynoldsd@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; Victor Rodriguez <rodriguezv@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>
Subject: Proposed batch plant

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I'm writing to oppose any appeal Sunroc may make about the decision of the Nampa P&Z. commission.
Under city code #2,
Yes, the construction of the 80 ft. towers and the 400 daily concrete trips by trucks would adversely

impact the intended character and appearance of the area.

Under city code#4,

I have already been told that the value of my home and property will surely be negatively impacted and be detrimental to the economic welfare of the community if this project proceeds. Traffic, noise, and dust will be excessive 24/7, not to mention the health implications created.

One commissioner stated that Victory road could be upgraded. Does the city already have a plan for that, and before the plant is built?

We live within 1/4 mile of the proposed site. Sunroc has basically said it wants to be a good neighbor. I'm sure you're aware, the surrounding communities don't believe this is the proper area for this plant. Shouldn't Sunroc then withdraw their application? Shouldn't you as the city council protect us and deny any appeal?

Sincerely,

John and Sandra Wonderly

Sent from my Galaxy

From: [Office of the Mayor](#)
To: [Teri Friend](#); [Parker Bodily](#)
Subject: FW: Please Say NO to Nampa Concrete Plant
Date: Wednesday, March 13, 2024 8:08:40 AM
Attachments: [image002.png](#)



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

From: Nicolle Williams <nicollewilliams1625@gmail.com>
Sent: Tuesday, March 12, 2024 8:45 PM
To: Office of the Mayor <mayor@cityofnampa.us>; Victor Rodriguez <rodriguezv@cityofnampa.us>; Natalie Jangula <jangulan@cityofnampa.us>; David Bills <billsd@cityofnampa.us>; Dale Reynolds <reynoldsd@cityofnampa.us>; Randy Haverfield <haverfieldr@cityofnampa.us>; Sebastian Griffin <griffins@cityofnampa.us>
Subject: Please Say NO to Nampa Concrete Plant

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Dear Nampa Council Member,

My name is Nicolle Williams and I am a Nampa resident. I have lived in Idaho for 28 years and have lived in Nampa for a decade, going to college here as well as teaching at Snake River Elementary for years before settling down to have a family.

I live 1.1 miles away from the proposed Sunroc Concrete Batch plant. I am emailing today to express my vehement opposition to this batch plant and to state why the city should not reinstate the original CUP permit.

According to Nampa's Conditional Use Permit criteria code 10-25-4.5 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 noise, smoke, fumes, glares, or odors."

I, along with hundreds of other families, as well as multiple schools and an airport are located within very close proximity to the proposed plant. The smoke and particulate emissions produced from this plant could lead to countless health problems for the citizens in this area such as asthma, bronchitis, lung and heart disease, and cancer.

The increased traffic and the addition of multiple Sunroc concrete trucks poses a risk to our school children walking to and from school.

The Warhawk Air Museum's pilots have also voiced their concerns about their own safety while flying, citing a possible increased risk to the accuracy of their precision instruments as well as visibility issues due to the particulate emissions that would be emitted from Sunroc Concrete Batch Plant.

These issues can not be ignored. We are talking about the safety of Nampa Citizens.

The Sunroc plant in Kuna (2017) has already faced violations in regards to their air filters which were torn and released dangerous particulates. Sunroc has also had violations, fines, and lawsuits from their Caldwell and Boise plants in regards to water pollution and lack of maintenance.

Please remember this amazing quote by civil rights activist Maya Angelou, **"When someone shows you who they are, believe them the first time."**

They have proven they are a company that does not care about the people and land around them. Their disregard is evident by their own multiple rule violations. They have shown you who they are as a company, please believe them.

Sunroc should not be permitted to build a plant at this location

so close to homes, families, schools, and many health facilities. They "will be detriment[al] to any persons, property, or general welfare by reason of noise, smoke, fumes, glares, or odors." According to this very line of code, this original CUP should never have been approved and CAN NOT be reinstated since it is in violation of the CUP criteria.

We can not trust this company to care about Nampa. Please do not reinstate an old, expired permit for Sunroc. Please listen to the citizens of Nampa. Please say NO.

You said NO at the February 27th city council meeting. Please say NO again.

Thank you for reading
Most Sincerely,

Nicolle Williams