




CITY OF STAR

LAND USE STAFF REPORT

TO: Mayor & Council

FROM: City of Star Planning Department 
MEETING DATE: December 5, 2023 – PUBLIC HEARING
FILE(S) #: CU-23-06 – Conditional Use Permit Milled Olive

OWNER/APPLICANT/REPRESENTATIVE

Applicant/Owner

Milled Olive Oil & Vinegar Co Inc.
12247 W. Pavo Street
Star, Idaho

Representative:

Jessica Heggie
Studio H. Architects
306 NE 2nd Street
Meridian, Idaho 83642

REQUEST

Request: The Applicant is requesting approval of a Conditional Use Permit for a mixed-commercial use to include a retail store, wine & beer lounge, retail storage area, outdoor concessions and an event space. The property is located at 1133 S. Main Street in Star, Ada County, Idaho, and consists of 2.0 acres in a central business district (CBD) zoning designation.

PROPERTY INFORMATION

Property Location: The subject property is generally located at the northeast corner of S. Star Road and S. Main Street. Ada County Parcel No. R1842701420.

Existing Site Characteristics: The property is currently vacant bare ground.

Irrigation/Drainage District(s): - Pioneer Ditch Company LTD
P.O. Box 70
Star, Idaho 83669

Flood Zone: A portion of this property is located in a Special Flood Hazard Area.

FEMA FIRM panel: 16001C0140J

FIRM effective date: 6/19/2020

Flood Zone: AE, X

Base Flood Elevation: 2468.9

Special On-Site Features:

- ✪ Areas of Critical Environmental Concern – No known areas.
- ✪ Evidence of Erosion – No known areas.
- ✪ Fish Habitat – No known areas.
- ✪ Mature Trees – Yes. Mature Trees
- ✪ Riparian Vegetation – None.
- ✪ Steep Slopes – None.
- ✪ Stream/Creek – None.
- ✪ Unique Animal Life – No unique animal life has been identified.
- ✪ Unique Plant Life – No unique plant life has been identified.
- ✪ Unstable Soils – No known issues.
- ✪ Wildlife Habitat – No wildlife habitat has been developed or will be destroyed.
- ✪ Historical Assets – No historical assets have been observed.

APPLICATION REQUIREMENTS

Pre-Application Meeting Held	August 3, 2023
Neighborhood Meeting Held	September 14, 2023
Application Submitted & Fees Paid	October 18, 2023
Application Accepted	October 20, 2023
Residents within 300' Notified	November 20, 2023
Agencies Notified	October 24, 2023
Legal Notice Published	November 19, 2023
Property Posted	, 2023

HISTORY

November 17, 2020 Council approved an application for Rezone and Development Agreement (RZ-20-10/DA-20-21) for the property to be rezoned Central Business District (CBD).

SURROUNDING ZONING/COMPREHENSIVE PLAN MAP/LAND USE DESIGNATIONS

	Zoning Designation	Comp Plan Designation	Land Use
Existing	Central Business District (CBD)	Central Business District	Vacant – Pasture
Proposed	Central Business District (CBD)	Central Business District	Commercial, Retail
North of site	Residential (R-1)	Central Business District	Single Family Residential
South of site	Rural Transitional (RT)	Central Business District	Vacant
East of site	Rural Transitional (RT)	Central Business District	Single Family Residential
West of site	Rural Urban Transition (RUT)	Central Business District	Single Family Residential/Agricultural

ZONING ORDINANCE STANDARDS / COMPREHENSIVE PLAN

UNIFIED DEVELOPMENT CODE:

8-3A-1: ZONING DISTRICTS AND PURPOSE ESTABLISHED:

The following zoning districts are hereby established for the interpretation of this title, the zoning districts have been formulated to realize the general purposes as set forth in this title. In addition, the specific purpose of each zoning district shall be as follows:

(CBD) CENTRAL BUSINESS DISTRICT: To provide for commercial, retail, civic, office, and entertainment uses. High density housing is encouraged on the upper floors of mixed-use buildings and may also be allowed at the fringes of the land use designation shown on the comprehensive plan. Live/work designed development is also encouraged in this district. Developments in this district are to place an emphasis on pedestrian and bicycle access and compatibility. Special emphasis shall be placed on development in the central downtown area to encourage and create a vibrant, walkable downtown community that incorporates the Boise River as an active amenity.

8-3A-3: USES WITHIN ZONING DISTRICTS

The following table lists principal permitted (P), accessory uses (A), conditional (C), or prohibited (N) uses.

ZONING DISTRICT USES	CBD
Events Center, public or private (indoor/outdoor)	C
Retail store/retail services	P

8-3A-4: ZONING DISTRICT DIMENSIONAL STANDARDS:

Zoning District	Maximum Height	Minimum Yard Setbacks			
	Note Conditions	Front ⁽¹⁾	Rear	Interior Side	Street Side
CBD	35'	0'	0'	0' ⁴	0'
C-2	35'	20'	5'	0' ⁴	20'
MU	35'	For MU and CBD - Unless otherwise approved by the Council as a part of a PUD or development agreement, all residential buildings shall follow the residential setbacks shown in this table based upon the project density and all other buildings shall follow setbacks for the C-2 zone ⁽³⁾ .			

Notes:

2. Zero-Lot-Line and reduced front and rear setback waivers may be requested through the Development Agreement process. All other side yard setback requests for detached structures shall not be granted waivers, unless as part of a Planned Unit Development.
3. All setbacks in the CBD, C-1, C-2, LO, IL, PS, RC and M-U zone shall maintain a minimum 15' when adjacent to a residential use or zone.
4. As approved by the Fire District.

8-1B-4: CONDITIONAL USES:

A. Purpose: The purpose of this section is to establish procedures that allow for a particular use on a particular property subject to specific terms and conditions of approval.

B. Applicability: The provisions of this section apply to all uses identified as conditional use in chapter 3, "District Regulations", of this title, and as otherwise required by specific development standards in chapter 5, "Specific Use Standards", of this title.

C. Process:

1. The applicant shall complete a preapplication conference with the administrator prior to submittal of an application for a conditional use.
 2. An application and appropriate application fees, in accord with article A, "General Provisions", of this chapter, shall be submitted to the administrator on forms provided by the planning department.
 3. The administrator may require additional information concerning the social, economic, fiscal or environmental effects of the proposed conditional use, prior to the scheduling of a public hearing.
- D. Standards: In approving any conditional use, the city council may prescribe appropriate conditions, bonds and safeguards in conformity with this title that:
1. Minimize adverse impact of the use on other property.
 2. Control the sequence and timing of the use.
 3. Control the duration of the use.
 4. Assure that the use and the property in which the use is located is maintained properly.
 5. Designate the exact location and nature of the use and the property development.
 6. Require the provision for on site or off-site public facilities or services.
 7. Require more restrictive standards than those generally required in this title.
 8. Require mitigation of adverse impacts of the proposed development upon service delivery by any political subdivision, including school districts, that provides services within the city.

8-1B-4E. FINDINGS: The council shall base its determination on the conditional use permit request upon the following:

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.
2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

7. 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 the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

COMPREHENSIVE PLAN:

8.2.3 Land Use Map Designations:

Central Business District

The Central Business District is planned to be a vibrant downtown center for the community. Uses encouraged are commercial, retail, civic, private offices, and entertainment. High density housing is encouraged on the upper floors of mixed-use buildings and at the fringes of the land use designation. Developments in this district are to place an emphasis on pedestrian and bicycle access and compatibility.

8.3 Goal:

Encourage the development of a diverse community that provides a mix of land uses, housing types, and a variety of employment options, social and recreational opportunities, and where possible, an assortment of amenities within walking distance of residential development.

8.4 Objectives:

- Implement the Land Use Map and associated policies as the official guide for development.
- Work to create a vibrant Central Business District.
- Manage urban sprawl in order to minimize costs of urban services and to protect rural areas.
- Encourage land uses that are in harmony with existing resources, scenic areas, natural wildlife areas, and surrounding land uses.
- Encourage commercial development that is consistent with a family friendly feel, not overburdening the community with big box and franchise uses and discourage the development of strip commercial areas.

8.5.5 Policies Related Mostly to the Central Business District Planning Areas:

- A. The CBD zoning district should allow for a mix of commercial, office, institutional, and civic type uses with specific provisions for residential use in appropriate locations with compatible densities.
- B. High density residential is suitable within the CBD in mixed use buildings with commercial or office type uses on the first floor and high density residential on upper floors.
- C. Main Street, generally south of Tempe Lane extended, consists of several lots which are about one acre in size created by "Dixon Subdivision" almost a century ago. Many of the existing home sites on these lots are rural in nature, including farm animals. As redevelopment of this area occurs, a transition consisting of a compatible mix of lower intensity commercial and office type uses mixed with residential should be encouraged. This Main Street area needs to be studied to provide for special care guiding future development understanding that the rights consisting of the existing rural use of residential lots are not to be infringed. Furthermore, Main Street is to be studied for the provision of traffic calming measures and to provide for a connection for horseback riders to access an equestrian trail which should be planned along the Boise River.
- D. The city should develop a street improvement plan for the CBD identifying drainage and street improvements with a functional grid system and use public private partnerships to assure the system is built and that "ad hoc" development of parcels within the CBD do not block good planning.
- E. The city should develop a downtown grid system, in part, planning for the easterly extension of Tempe Lane and easterly extension of West First Street to help provide better downtown access and parking facilities.
- F. The east west public road from the Heron River Development, south of the LDS Church on Main Street, should be extended to Star Road.

G. Implement, review, and update the 2011 Star Downtown Revitalization Plan for development strategies within the plan intended to stimulate development within the CBD.

H. As recommended in the 2011 Star Downtown Revitalization Plan, the city should create an Urban Renewal District to stimulate development within the CBD.

I. The city should encourage assemblage of the smaller properties where appropriate.

J. The “floodway” lands abutting the CBD land use designation, all as shown in the Comprehensive Plan Land Use Map, should continue to be developed as park space supporting activities integral to the economic and “Live, Work, Play” ambiance planned for the CBD.

K. Main city service facilities should be located in the CBD and should all be south of State Highway 44 clustered into a “City Services Campus”. That includes the City Hall, Library, Post Office, Emergency Services, Department of Motor Vehicles, and other related facilities.

L. Big Box commercial, generally a single-story single use building over 50,000 square feet, should not be permitted within the CBD and any single-story single use building which is large in scale, such as approaching the 50,000 square foot size, should be located to front on Highway 44 or Star Road.

8.5.9 Additional Land Use Component Policies:

- Encourage flexibility in site design and innovative land uses.
- Encourage landscaping to enhance the appearance of subdivisions, structures, and parking areas.
- Work with Ada County Highway District (ACHD), Canyon Highway District #4 (CHD4), and Idaho Department of Transportation (ITD) for better coordination of roadway and access needs.
- Support well-planned, pedestrian-friendly developments.
- Dark sky provision should be adopted within the code to assure down style lighting in all developments and Star should consider joining the International Dark Sky Association.
- The City should utilize the 2018 Treasure Valley Tree Selection Guide when requiring trees within developments.

PROJECT OVERVIEW

CONDITIONAL USE PERMIT:

The Applicant is requesting approval of a Conditional Use Permit for a mixed-commercial use to include a retail store, wine & beer lounge, retail storage area, outdoor concessions and an event space. The property contains approximately 2-acres. The proposed main structure that includes the retail sales, beer and wine lounge, warehouse and 2nd Floor event/meeting room is approximately 17,141 total square feet in size. The proposed accessory storage building is 1,450 square feet in size, and the proposed concessions building is 367 square feet in size. The proposed food truck and farmers market booth area, located in the southeast corner of project, will include temporary spaces for food trucks and retail booths to be used throughout the year and during community events.

The site will be improved with paved driving aisles and parking spaces, perimeter landscaping and fencing. Main site access will be on S. Main Street.

The Unified Development Code Section 8-4B-2 states that all drive aisles adjacent to a building shall be a minimum of 25'0" or as required by the fire code, unless the building is 30 feet in height or greater, at which point the drive aisle shall be 26'0" or as otherwise approved by the Fire District. **It appears that all proposed drive aisles will be able to meet the 25' and 26' widths throughout the project, as required.**

Section 8-4B-2 also states that parking stalls shall be 9' wide and 20' deep. The materials submitted with the application indicate compliance with the parking standards. The applicant is providing 2 ADA parking spaces in front of the main building. The site plan indicates a total of 51 on-site parking spaces, with an additional 17 on-street parking spaces along S. Main Street. ACHD will need to approve the allowance for parking in the public right of way. The parking calculations provided by the applicant appear to meet the required parking requirements within the CBD zone. The addition of approved on-street parking of 17 additional spaces will benefit the uses proposed.

The Applicant is proposing fencing along all boundaries of the property, including open, metal fencing along the Star Road and S. Main Street frontages, with a security gate along the entrance drive. A 6' solid wood and metal fence is proposed adjacent to the existing residential uses to the north and east of the proposed development.

The Applicant has not indicated the hours of operation for the project. Council may want to consider hours of operation for the food trucks and farmers market uses of the project.

The applicant has provided exterior elevations and color renderings of all of the structures within the development. The buildings appear to meet the intent of the architectural overlay, however, the site plan and elevations will need additional approval from the design review committee as part of the Certificate of Zoning Compliance process.

The applicant has requested a 10’ northern building setback for the main building and 5’ northern and southern setback for the storage building located in the northeast corner of the property. In addition, the concessions building has indicated a 5’ northern setback. Council should consider future CBD uses adjacent to this property. Staff believes the proposed setbacks are appropriate for the future build-out of the Central Business District.

Cross access to adjacent properties is critical for maintaining circulation between commercial uses, especially along Star Road, where access points are intended to be eliminated and combined where necessary as properties redevelop. Staff supports a requirement for a cross access easement to the north of the property in the event that the northern property were to redevelop. The easement would be located where the applicant is showing 3 parking spaces in the northeast corner of the project. Until a need for access is warranted, the applicant shall maintain the 3 parking spaces as shown.

The applicant has not indicated a location for restroom facilities near the concession building and food truck and farmers market area of the development. Facilities located in the main building may provide this service when open, however, bathroom facilities should be discussed by Council and the applicant.

A landscaping plan has been submitted with the application. Staff would like to see an additional landscaping buffer on the northern boundary of the development adjacent to the proposed parking lot and main building.

AGENCY RESPONSES	
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Star Fire District	Pending
ACHD	Pending
ITD	October 25, 2023

PUBLIC RESPONSES	
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None

STAFF ANALYSIS & RECOMMENDATIONS

Based upon the information provided to staff in the applications and agency comments received to date, staff finds that the proposed conditional use permit meets the requirements, standards and intent for development as they relate to the Unified Development Code and Comprehensive Plan.

The Council should consider the entire record and testimony presented at their scheduled public hearing prior to rendering its decision on the matter. Should the Council vote to approve the applications, either as presented or with added or revised conditions of approval, Council shall direct staff to draft findings of fact and conclusions of law for the Council to consider at a future date.

Items for Council Review and Discussion:

- **Building Setbacks along northern property lines**
- **Cross Access Easement**
- **Fencing**
- **Food Trucks and Farmers Market Use**
- **Restroom Facilities near Food Trucks and Farmers Market Area**
- **Additional landscaping along northern boundary**
- **Hours of Operation**

FINDINGS

The Council may **approve**, **conditionally approve**, **deny** or **table** this request. In order to approve these applications, the Unified Development Code requires that Council must find the following:

Findings for Conditional Use Permits (UDC §8-6B-6):

1. That the site is large enough to accommodate the proposed use and meet all the dimensional and development regulations in the district in which the use is located.

The Council must find that the site of the proposed use would be large enough to accommodate the proposed use or meet all of the dimensional and development regulations in the district in which the use would be located.

2. That the proposed use will be harmonious with the Star comprehensive plan and in accord with the requirements of this title.

The Council must find that the proposed use request is harmonious with the Star

Comprehensive Plan and is in accord with the requirements of this Title. The proposed development should meet the intent or purpose of the Central Business District.

3. That the design, construction, operation and maintenance will be compatible with other uses in the general neighborhood and with the existing or intended character of the general vicinity and that such use will not adversely change the essential character of the same area.

The Council must find that the operation of the proposed use would be compatible with the other uses in the general area.

4. That the proposed use, if it complies with all conditions of the approval imposed, will not adversely affect other property in the vicinity.

The Council must find that the proposed use, with imposed conditions of approval, would not adversely affect other property in the vicinity.

5. That the proposed use will be served adequately by essential public facilities and services such as highways, streets, schools, parks, police and fire protection, drainage structures, refuse disposal, water, and sewer.

The Council must find that the proposed use be adequately served by essential public facilities and services.

6. That the proposed use will not create excessive additional costs for public facilities and services and will not be detrimental to the economic welfare of the community.

The Council must find that the proposed use would not create excessive additional costs for public facilities and would not be detrimental to the economic welfare of the community.

7. 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 the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The Council must find that the proposed use would involve activities that would not be detrimental to any person, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

8. That the proposed use will not result in the destruction, loss or damage of a natural, scenic or historic feature considered to be of major importance.

The Council must find that the proposed use would not result in the destruction, loss or damage of natural, scenic or historic feature of major importance since none are apparent on this site.

CONDITIONS OF APPROVAL

1. The approved Conditional Use shall comply with all statutory requirements of applicable agencies and districts having jurisdiction in the City of Star.
2. Streetlights/Parking Lot lights shall comply with the Star City Code. Design shall follow Code with requirements for light trespass and "Dark Skies" lighting. **Applicant/Owner shall work with staff and submit a site and streetlight design at Zoning Certificate that meets city standards.**
3. **A detailed fencing plan with specific building materials shall be submitted at Zoning Certificate for approval by Design Review Committee.**
4. **The Applicant shall provide an updated site plan that has the dimensions of all drive aisles and parking spots clearly marked and meeting code. Drive aisles shall be a minimum of 25' & 26' feet wide and parking spots shall be 9 feet wide and 20 feet deep. A note shall be placed on the site plan showing the cross access easement location in the northeast corner and onto the adjacent northern property.**
5. **The Applicant shall provide a revised landscape plan for review and approval showing a landscape buffer along the northern boundary of the development. This shall be submitted with the Zoning Certificate application.**
6. **Hours of Operation for the food truck and farmers market area shall be determined by Council.**
7. **All food trucks shall obtain a vendors license from the City prior to operation.**
8. **A cross access easement shall be provided to the City for future access to the north.**
9. Pressurized irrigation systems shall comply with the Irrigation District(s) and the City of Star Codes. Plans for pressurized irrigation systems shall be submitted to, and approved by the City of Star Engineer, prior to installation.
10. A form signed by the Star Sewer & Water District shall be submitted to the City prior to issuance of building permit stating that all conditions of the District have been met, including annexation into the District.
11. The applicant shall provide a sign, to be located at all construction entrances, indicating the rules for all contractors that will be working on the property starting at grading and running through occupancy that addresses items including but not limited to dust, music, dogs, starting/stopping hours for contractors (7a.m. start time). **Sign shall be approved by the City prior to start of any construction.**
12. The applicant shall obtain all the proper building permits from the City Building Department prior to occupancy or the unit.
13. The Conditional Use Permit may be revoked or modified by the City Council for any violation of any Condition of Approval.
14. The applicant shall obtain a separate sign permit prior to any signage being placed on the site or building.
15. A Certificate of Zoning Compliance will be required prior to the start of construction.
16. Any additional Condition of Approval as required by Staff and City Council.

17. Any Conditions of Approval as required by Star Fire Protection District.

COUNCIL DECISION

The Star City Council _____ File Number CUP-23-06, for Milled Olive on
_____, _____, 2023.



**PROPOSED MILLED
OLIVE DEVELOPMENT
1133 S. MAIN ST.
STAR, ID 83669
PARCEL R1842701420**

DAN AND ANGIE MCGETRICK

THE MILLED OLIVE

09/18/2023

VICINITY MAP

by: Studio H Architects



Studio H
ARCHITECTS



Studio H Architects, PLLC.

306 NE 2nd St.

Meridian, ID 83642

208-283-4593 | jessica@studioharchitects.com

Project Narrative

October 6, 2023

PROJECT:

The Milled Olive

1133 S. Main Street

Star, ID 83669

We are proposing a new commercial development on 2 acres on the northeast corner of S Star Road and S Main Street. The new development consists of 51 parking spaces serving 3 separate buildings, outdoor patio area to serve a beer & wine lounge, outdoor food truck/farmers market area with seating near the River side of the site, trash enclosure, water feature, and landscaping throughout.

The main building will comprise of a wine & beer lounge, Milled Olive retail store, and retail storage area on the main floor, and an event space on the second floor. The second floor event space will be utilized at a minimal capacity during retail hours and mostly in use while the retail space is closed.

Additional buildings on the site include a storage building for site and maintenance items and a concessions stand for the River recreational users. Please do not hesitate to reach out for additional information or clarifications for the new development.

Thank you,

Jessica Heggie, NCARB

Principal Architect, Studio H Architects

jessica@studioharchitects.com

208-283-4593



CONDITIONAL USE PERMIT APPLICATION

***All applicable information must be filled out to be processed.

FILE NO.:	_____
Date Application Received:	_____ Fee Paid: _____
Processed by: City:	_____

Applicant Information:

PRIMARY CONTACT IS: Applicant ___ Owner ___ Representative

Applicant Name: The Milled Olive
 Applicant Address: 9776 W. State St, Star, ID Zip: 83669
 Phone: 208-250-9030 Email: shop@themilledolive.com

Owner Name: Milled Olive Oil & Vinegar Co, Inc.
 Owner Address: 12247 W. Pavo St, Star, ID Zip: 83669
 Phone: 208-250-9030 Email: shop@themilledolive.com

Representative (e.g., architect, engineer, developer):

Contact: Jessica Haggie Firm Name: Studio H Architects
 Address: 306 NE 2nd St, Mendota, ID Zip: 83642
 Phone: 208-283-4593 Email: jessica@studioharchitects.com

Property Information:

Site Address: 1133 S. Main St, Star, ID 83669 Parcel Number: 21842701420
 Requested Condition(s) for Conditional Use: Extend Space

	Zoning Designation	Comp Plan Designation
Existing	<u>CPD-DA</u>	<u>CENTRAL BUS. DISTRICT</u>
Proposed	<u>CPD-DA</u>	<u>CENTRAL BUS. DISTRICT</u>
North of site	<u>R-1</u>	<u>CENTRAL BUS. DISTRICT</u>
South of site	<u>RT</u>	<u>PARKS + OPEN SPACE</u>
East of site	<u>RT</u>	<u>CENTRAL BUS. DISTRICT</u>
West of site	<u>RUT</u>	<u>CENTRAL BUS. DISTRICT</u>

Site Data:

Total Acreage of Site: 2.00
Proposed Percentage of Site Devoted to Bldg Coverage: 15.8%
Proposed Percentage of Site Devoted to Landscaping: _____
Number of Parking spaces: Proposed 51 Required 50
Requested Front Setback: Ø Requested Rear Setback: _____
Requested Side Setback: Ø Requested Side Setback: Ø
Requested Side Setback: Ø
Existing Site Characteristics: Vacant land

Number and Uses of Proposed Buildings: (3) Retail, Concessions, Storage
Location of Buildings: West Pl. along Star Rd. at entry, and back corner
Gross Floor Area of Proposed Buildings: 18,750
Describe Proposed On and Off-Site Traffic Circulation: Single ingress/egress off Main Street to private 24'-26' wide access road with fire apparatus turn around at back of parking area.
Proposed Signs - number, type, location: (2) Monument, (1) Building
(include draft drawing) Monument - Water tower look, Building - See elevations
Public Services (state what services are available and what agency is providing the service):
Potable Water - City of Star
Irrigation Water - City of Star
Sanitary Sewer - City of Star
Schools - West Ada School District
Fire Protection - Star Fire
Roads - Ada County Highway District

Flood Zone Data (This Info Must Be Filled Out Completely Prior to Acceptance):

Subdivision/Project Name: The Milled Olive Phase: N/A
Special Flood Hazard Area: total acreage 2 number of homes/structures 3

- a. A note must be provided on the site plan documenting the current flood zone in which the property or properties are located. The boundary line must be drawn on the plan in situations where two or more flood zones intersect over the property or properties being surveyed.
- b. FEMA FIRM panel(s): #160xxxxxC, 160xxxxxE, etc.: 16001C0142S
FIRM effective date(s): mm/dd/year 06/19/2020
Flood Zone(s): Zone X, Zone A, Zone AE, Zone AH, etc.: AE, X
Base Flood Elevation(s): AE ____ .0 ft., etc.: 2468.9
- c. Flood Zones are subject to change by FEMA and all land within a floodplain is regulated by Chapter 10 of the Star City Code.

Application Requirements:

(Applications are required to contain one copy of the following unless otherwise noted.)

Applicant (√)	Description	Staff (√)
✓	Pre-application meeting with Planning Department required prior to neighborhood meeting.	
✓	Copy of neighborhood meeting notice sent to property owners within 300 feet and meeting sign-in sheet. (Please contact the City for addresses & labels) (Applicants are required to hold a neighborhood meeting to provide an opportunity for public review of the proposed project prior to the submittal of an application.)	
✓	Completed and signed Conditional Use Application	
✓	Fee: Please contact the City for current fee. Fees may be paid in person with check or electronically with credit card. Please call City for electronic payment. Additional service fee will apply to all electronic payments.	
✓	Narrative fully describing the existing use, and the proposed project. (must be signed by applicant)	
✓	Legal description of the property (word.doc and electronic version with engineer's seal):	
✓	Copy of recorded warranty deed.	
MA	If the signature on this application is not the owner of the property, an original notarized statement (affidavit of legal interest) from the owner stating the applicant is authorized to submit this application.	
✓	One (1) copy of names and addresses printed on address labels, of property owners within three hundred feet (300') of the external boundaries of the property being considered as shown on record in the County Assessor's office. Please contact the City to request addresses and labels.	
	List of names(s) and address(es) of all canal or irrigation ditches within or contiguous to the proposed development.	
✓	Vicinity map showing the location of the subject property	
✓	One (1) full-size copy and One (1) 11"x 17" reduction of the Site Plan	
✓	One (1) full-size copy and One (1) 11"x 17" reduction of the landscape plan (if applicable)	
	Building elevations showing construction materials	
	Two (2) copies electronic versions of submitted application including signed application, narrative, legal description, warranty deed, vicinity map, site plan, landscape plan, building elevations, shall be submitted in original pdf format (no scans) on a thumb drive only (no discs) with the files named with project name and plan type. We encourage you to also submit at least one (1) color version for presentation purposes.	
	Signed Certification of Posting with pictures. (see attached posting requirements and certification form) – To be completed by application after acceptance of application. Staff will notify applicant of hearing and posting date.	

Site Plan (If applicable):

	The following items must be included on the site plan:	
✓	<ul style="list-style-type: none"> Date, scale, north arrow, and project name 	
✓	<ul style="list-style-type: none"> Names, addresses, and phone number of owner(s), applicant, and engineer, surveyor or planner who prepared the site plan 	
✓	<ul style="list-style-type: none"> Existing boundaries, property lines, and dimensions of the lot 	
✓	<ul style="list-style-type: none"> Relationship to adjacent properties, streets, and private lanes 	
✓	<ul style="list-style-type: none"> Easements and right-of-way lines on or adjacent to the lot 	
✓	<ul style="list-style-type: none"> Existing and proposed zoning of the lot, and the zoning and land use of all adjacent properties 	
✓	<ul style="list-style-type: none"> Building locations(s) (including dimensions to property lines) 	
✓	<ul style="list-style-type: none"> Parking and loading areas (dimensioned) 	
✓	<ul style="list-style-type: none"> Traffic access drives and traffic circulation (dimensioned) 	

✓	• Open/common spaces	
✓	• Refuse and service areas	
✓	• Utilities plan, including the following: Sewer, water, irrigation, and storm drainage (existing & proposed)	
✓	• All on-site lighting proposed – Must Meet City “Dark Sky” Ordinances	

Landscape Plan (If applicable):

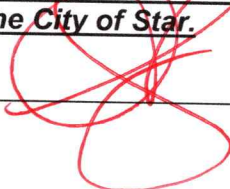
	The following items must be included on the landscape plan:	
✓	• Date, scale, north arrow, and project name	
✓	• Names, addresses, and phone numbers of the developer and the person and/or firm preparing the plan	
✓	• Existing natural features such as canals, creeks, drains, ponds, wetlands, floodplains, high groundwater areas, and rock outcroppings	
✓	• Location, size, and species of all existing trees on site with trunks 4 inches or greater in diameter, measured 6 inches above the ground. Indicate whether the tree will be retained or removed.	
✓	• Existing buildings, structures, planting areas, light poles, power poles, walls, fences, berms, parking and loading areas, vehicular drives, trash areas, sidewalks, pathways, storm water detention areas, signs, street furniture, and other man-made elements	
✓	• Existing and proposed contours for all areas steeper than 20% slope. Berms shall be shown with one-foot contours	
✓	• Sight Triangles as defined in 8-4 A-7 of this Ordinance	
✓	• Location and labels for all proposed plants, including trees, shrubs, and groundcovers (trees must not be planted in City water or sewer easements). Scale shown for plant materials shall reflect approximate mature size	
✓	• Proposed screening structures	
✓	• Design drawings(s) of all fencing proposed	
✓	• Calculations of project components to demonstrate compliance with requirements of this ordinance, including: <ul style="list-style-type: none"> ➤ Number of street trees and lineal feet of street frontage ➤ Width of street buffers (exclusive of right-of-way) ➤ Width of parking lot perimeter landscape strip ➤ Buffer width between different land uses ➤ Number of parking stalls and percent of parking area with internal landscaping ➤ Total number of trees and tree species mix ➤ Mitigation for removal of existing trees, including number of caliper inches being removed 	

SIGNS (If applicable):

All signs will require separate submittal of a sign application.

FEE REQUIREMENT:

**** I have read and understand the above requirements. I further understand fees will be collected at the time of filing an application. I understand that there may be other fees associated with this application incurred by the City in obtaining reviews or referrals by architect, engineering, or other professionals necessary to enable the City to expedite this application. I understand that I, as the applicant, am responsible for all payments to the City of Star.**



9/14/23



306 NE 2nd Street
Meridian, ID 83642
208-283-4593
www.studioharchitects.com

STAMP:

CONSULTANT:

REVISIONS

No.	Description	Date



2 | MAIN + STAR



3 | FRONT ENTRY

CUP SUBMITTAL PACKAGE

10.06.2023

OWNER
DAN AND ANGIE MCGETTRICK

PROJECT
THE MILLED OLIVE

PROJECT ADDRESS
1133 S MAIN ST
STAR, ID 83669

SHEET NAME

COVER SHEET AND GENERAL INFORMATION

PROJECT NUMBER	23-050
SHEET ISSUE DATE	10/06/23
SUBMITTAL	CUP SUBMITTAL

SHEET

A0.00

SHEET INFORMATION	
SITE: 2.00 ACRES	
PARCEL #: R1842701420	
ZONING: C6D-04	
MAX. HEIGHT: 35'-0"	
SETBACKS: 0' ON ALL SIDES	
PARKING: 9x20' STALLS: 26' DRIVE AISLE AT BLDG.	
24' ELSEWHERE:	1:250 GSF
RETAIL	1:150 GSF
WINE TASTING	1:150 GSF
EVENT CENTER (PER CUP)	1:150 GSF
CONCESSIONS	1:250 GSF
BICYCLE	1:250 GSF
*PARKING IN CBD MAY BE REDUCED BY COUNCIL. IN ADDITION ON-STREET PARKING MAY BE COUNTED	
PROPOSED USES:	
RETAIL STORE	
WINE/BEER TASTING	
STORAGE	
CONCESSIONS STAND	
EVENT SPACE (ACCESSORY USE)	

PARKING CALCULATIONS	
RETAIL/OFFICE	1:250 GSF
7,056 / 250 = 28.3 SPACES REQ'D	
WINE/BEER TASTING	1:150 GSF
2,071 / 150 = 13.8 SPACES REQ'D	
STORAGE	4,855 / 1000 = 4.9 SPACES REQ'D
CONCESSIONS	2,071 / 150 = 13.8 SPACES REQ'D
EVENT SPACE (PER CUP)	367 / 150 = 2.4 SPACES REQ'D
*SPACE TO BE USED DURING RETAIL OFF HOURS	
BICYCLE	1:250 SPACES
50 TOTAL SPACES REQ'D =	
2 BICYCLE SPACES	
51 ON-SITE VEHICULAR SPACES PROVIDED	
17 OFF-SITE VEHICULAR SPACES PROVIDED	

- SHEET NOTES - SITE PLAN**
- SLOPE AWAY FROM DWELLING MIN. 5% FOR 10'-0" AND 2% THEREAFTER
 - CONTRACTOR TO VERIFY ALL SETBACKS AND EASEMENTS.

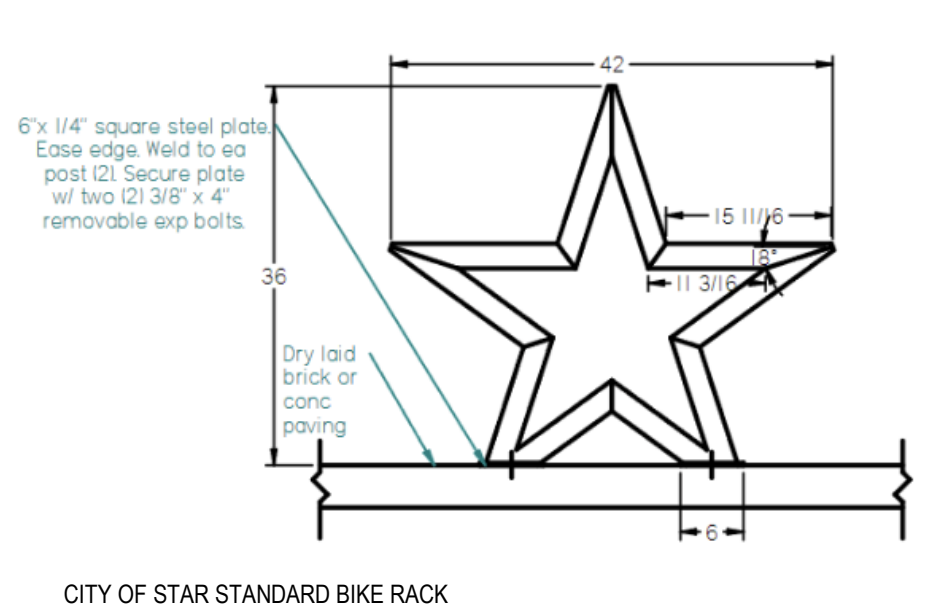
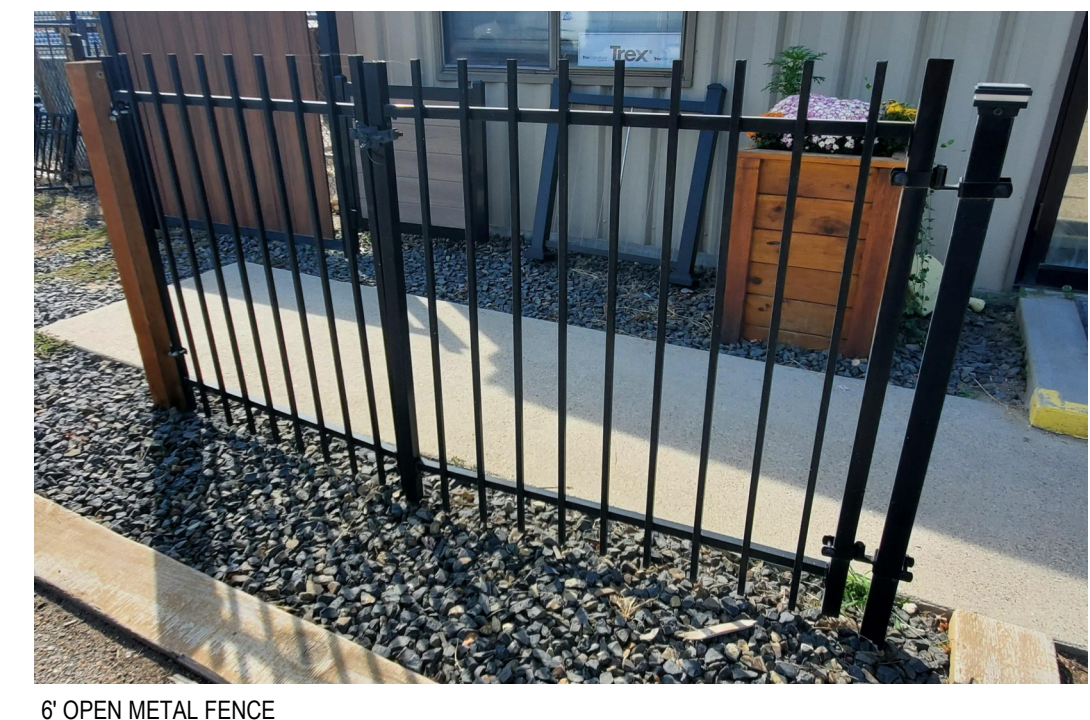
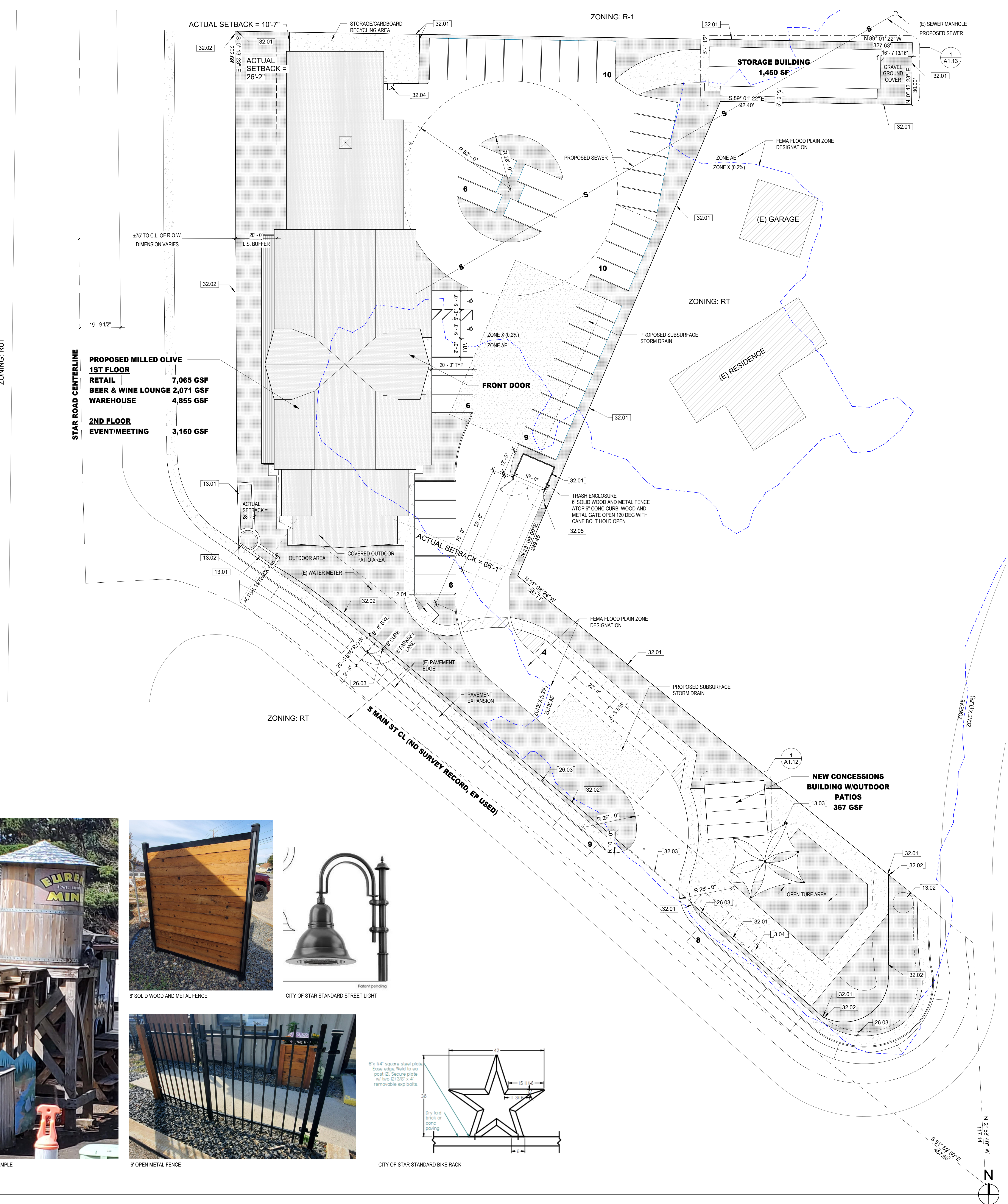
SHEET KEYNOTE LEGEND	
NO.	KEYNOTE / REFERENCE NOTE
3.04	FOOD TRUCK AND FARMERS MARKET BOOTH AREA
12.01	CITY OF STAR STANDARD BIKE RACK
13.01	STONE PILLAR WATER FEATURE
13.02	WATERTOWER MONUMENT SIGN
13.03	SHADE SAILS
26.03	CITY OF STAR STANDARD STREET LIGHTS
32.01	6H SOLID WOOD AND METAL FENCE
32.02	6H OPEN METAL FENCE
32.03	METAL AND WOOD AUTOMATIC ROLLING VEHICULAR GATE WITH MILLED OLIVE LOGO. GATE TO BE CLOSED DURING OFF HOURS
32.04	METAL AND WOOD LOCKING SWING GATE
32.05	METAL AND WOOD SWING GATE TO OPEN 120 DEG WITH CANE BOLT HOLD OPEN

STAMP:

CONSULTANT:

REVISIONS

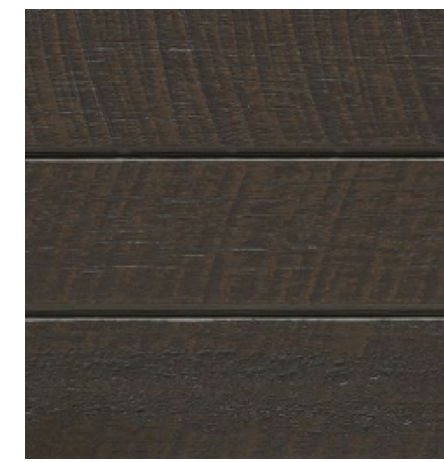
No.	Description	Date



EXTERIOR MATERIALS



S-4 COMMON BRICK SIDING
ELDORADO TUNDRABRICK CHALK DUST



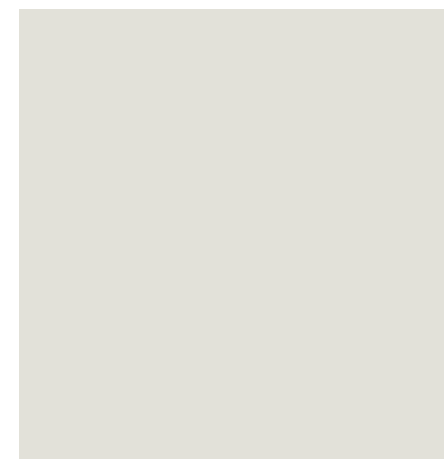
S-1 FIBER CEMENT BOARD PANELS
NICHHA ROUGHSAWN ESPRESSO



S-5 VERTICAL WOOD SIDING
RUSTIC BARN WOOD



P-1 TRIM PAINT
SHERWIN WILLIAMS SW 9175 DEEP FOREST BROWN



P-2 SIDING PAINT
SHERWIN WILLIAMS SW 6182 ETHEREAL WHITE



P-3 SIDING AND BARN DOOR PAINT
SHERWIN WILLIAMS SW 6335 FIRED BRICK

MATERIAL SCHEDULE				
MARK	DESCRIPTION	MANUFACTURER	COLOR	COMMENTS
P-1	PAINT	SHERWIN WILLIAMS	SW 9175 DEEP FOREST BROWN	
P-2	PAINT	SHERWIN WILLIAMS	SW 6182 ETHEREAL WHITE	
R-1	30 YEAR ASPHALT SHINGLES	TBD	BLACK	
S-1	FIBER CEMENT BOARD PANELS	NICHHA OR EQUAL	ROUGHSAWN ESPRESSO	
S-2	BOARD AND BATTEN FIBER CEMENT PANELS	JAMES HARDIE OR EQUAL	FACTORY PRIMED FINISH	PAINT P-2
S-3	BOARD AND BATTEN FIBER CEMENT PANELS	JAMES HARDIE OR EQUAL	FACTORY PRIMED FINISH	PAINT P-3
S-4	COMMON BRICK SIDING	EL DORADO OR EQUAL	TUNDRABRICK CHALK DUST	
S-5	VERTICAL WOOD SIDING	TBD	RUSTIC BARN WOOD	PROVIDE SAMPLE FOR APPROVAL

KITCHEN EQUIPMENT SCHEDULE							
Room Number	Room Name	MARK	QTY.	DESCRIPTION	MANUFACTURER	MODEL	COMMENTS
300	CONCESSIONS	K-3	1	MICROWAVE	PANASONIC	NE-1054F	
		K-13	1	SINGLE RACK DISHWASHER	OMA	AH	
300	CONCESSIONS	K-15	1	FRYER	COOK RITE	ATSF-50	
300	CONCESSIONS	K-15	1	HANDWASH SINK	MIX RITE	MRS-HS-14(W)	
300	CONCESSIONS	K-19	1	THERMOSTATIC GRIDDLE	COOK RITE	ATTG-36	
300	CONCESSIONS	K-20	1	SHELVING, EPOXY COATED FLOOR	REGENCY	36x24x74	GREEN EPOXY, 5 SHELF
300	CONCESSIONS	K-20	1	SHELVING, EPOXY COATED FLOOR	REGENCY	36x24x74	GREEN EPOXY, 5 SHELF
300	CONCESSIONS	K-20	1	SHELVING, EPOXY COATED FLOOR	REGENCY	36x24x74	GREEN EPOXY, 5 SHELF
300	CONCESSIONS	K-26	1	1 COMPARTMENT SINK	ADVANCE TABCO	FC-1-1824-24R	
300	CONCESSIONS	K-27	1	REFRIGERATOR, REACH IN	Beverage-Air	R18HC	
300	CONCESSIONS	K-28	1	REFRIGERATOR, GLASS FRONT REACH IN	Beverage-Air	R18HC	
300	CONCESSIONS	K-29	1	COMBI OVEN	Vulcan	ABC7G-NATP	
300	CONCESSIONS	K-30	1	Ice Cream Storage Cabinet	Master-Bilt	DC-4D	
300	CONCESSIONS	K-31	1	WORK TABLE	MIX RITE	SSTW-3030	
300	CONCESSIONS	K-32	1	3 COMPARTMENT CORNER SINK	REGENCY	600S32323XC	

SHEET KEYNOTE LEGEND	
NO.	KEYNOTE / REFERENCE NOTE
6.03	1x WOOD TRIM PAINTED P-1
6.04	DECORATIVE WOOD TRUSS AND POSTS
8.05	ROLLING COUNTER DOOR
10.1	WALL MOUNTED SIGNAGE UNDER SEPARATE PERMIT
13.03	SHADE SAILS
32.01	6H SOLID WOOD AND METAL FENCE

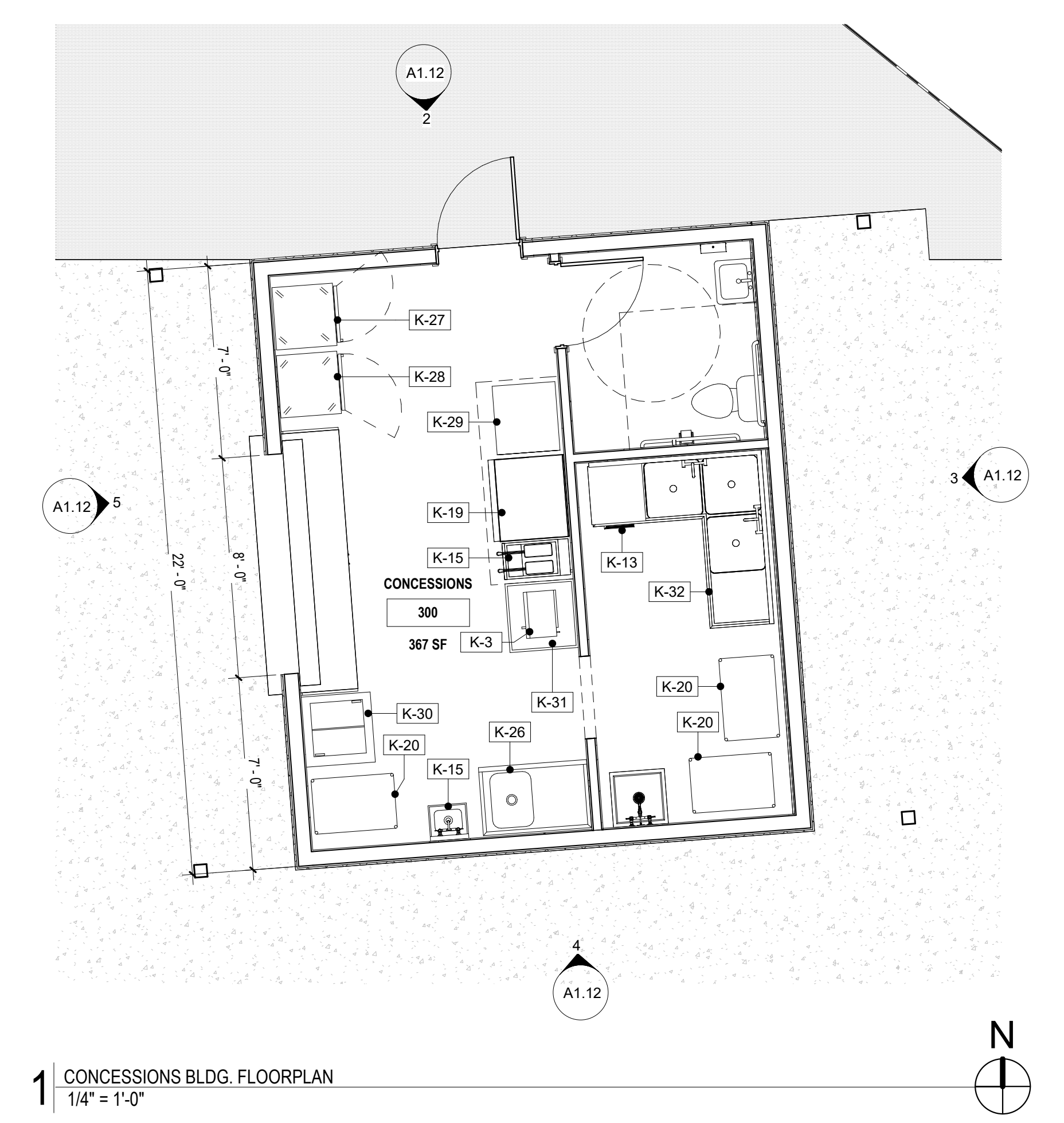
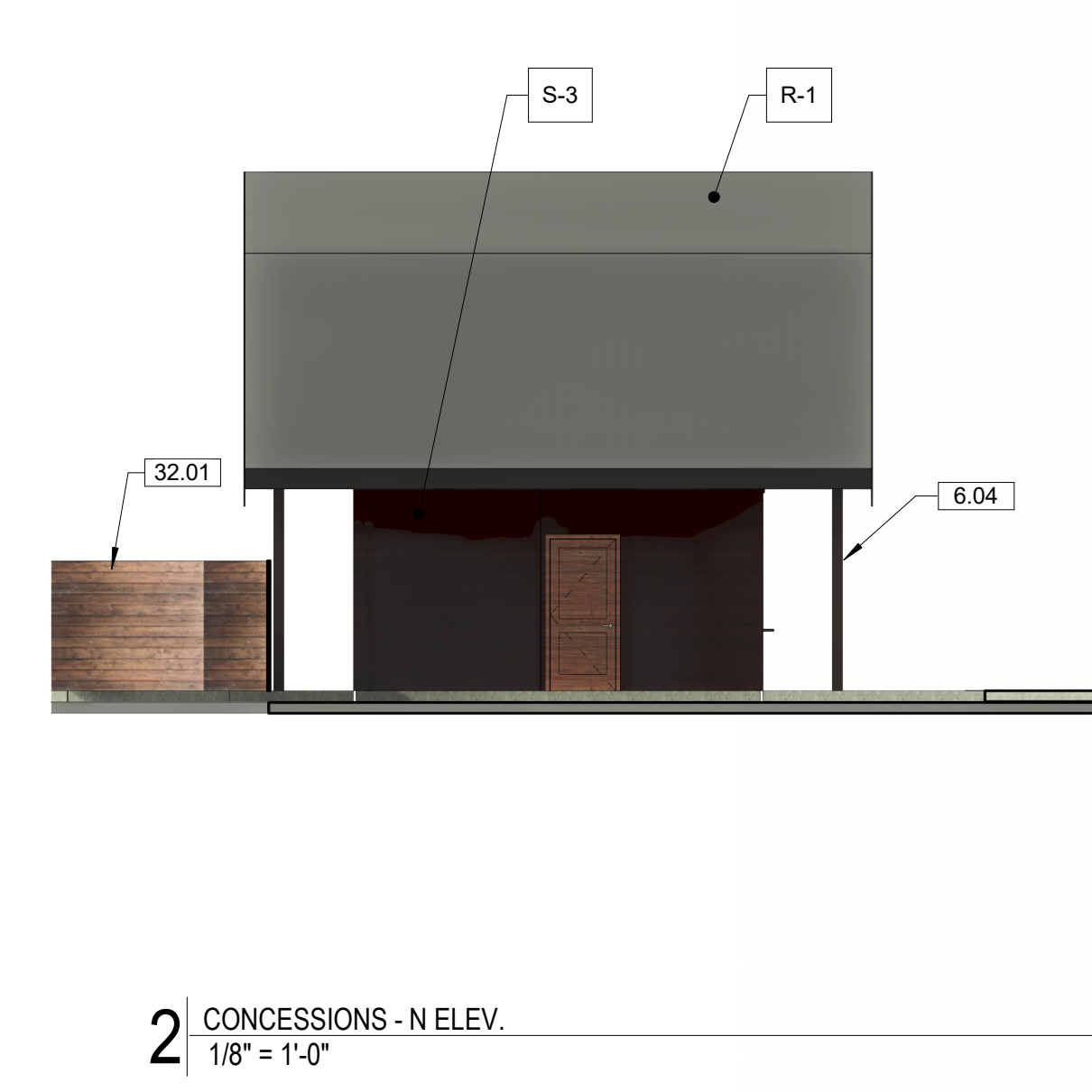
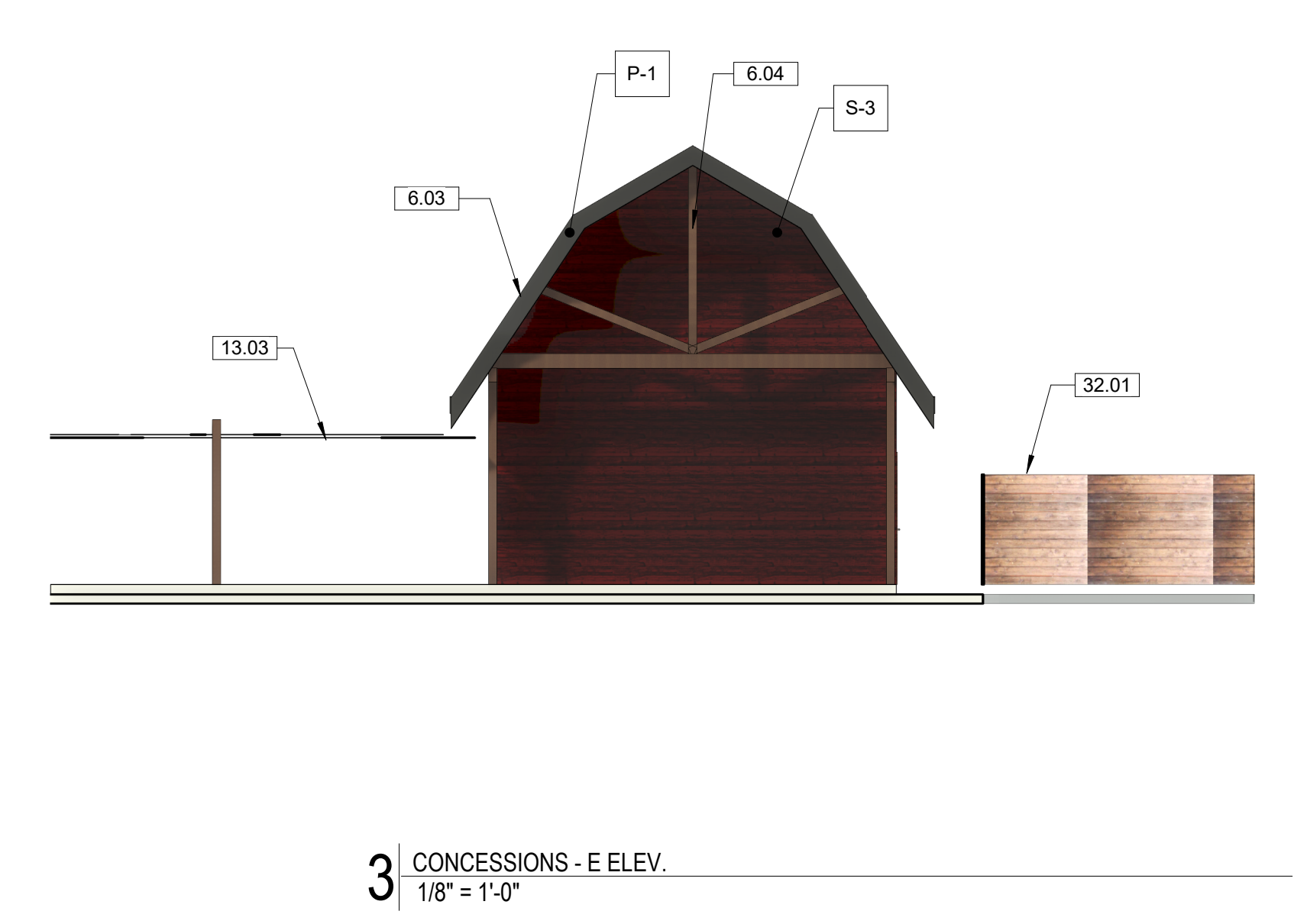
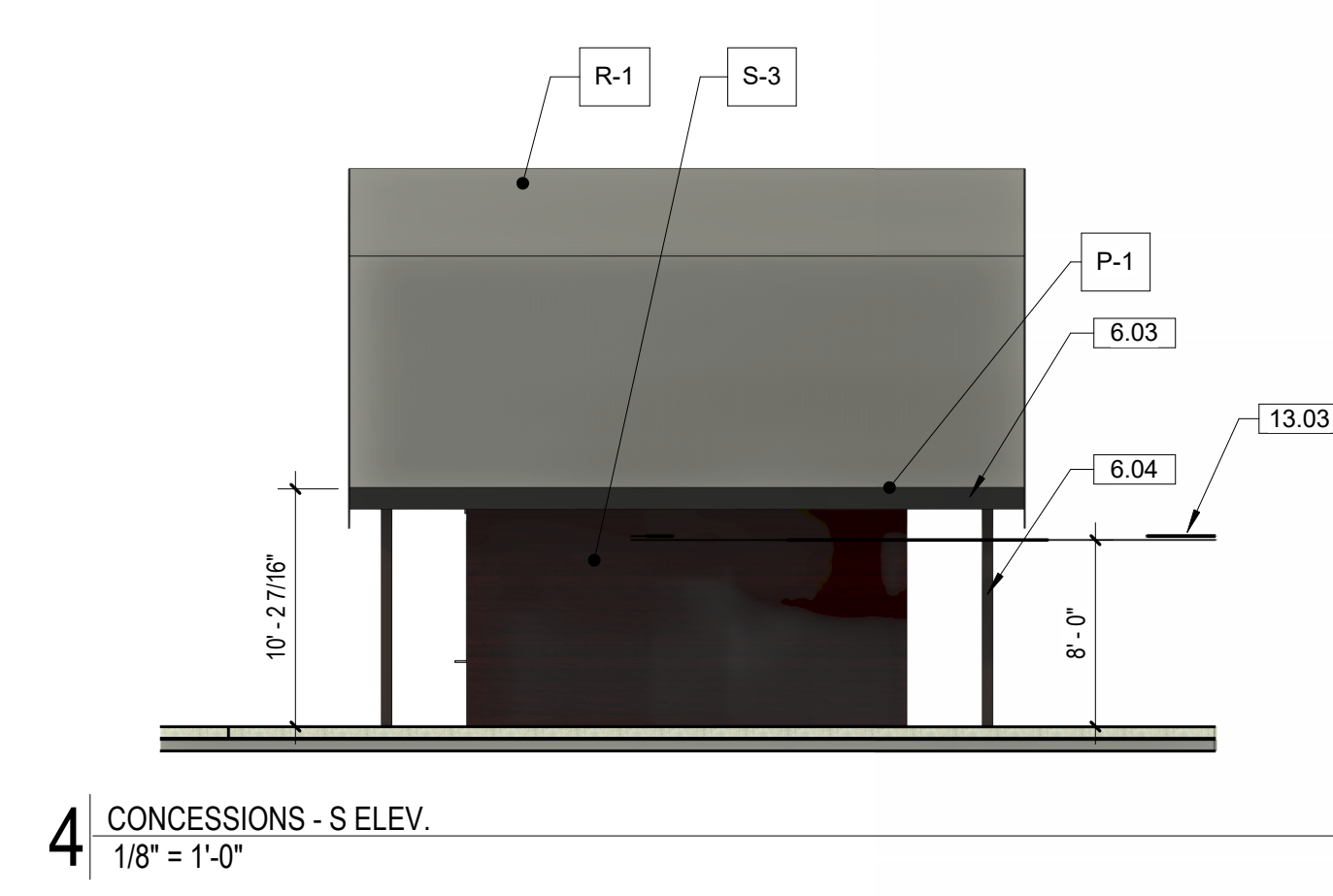
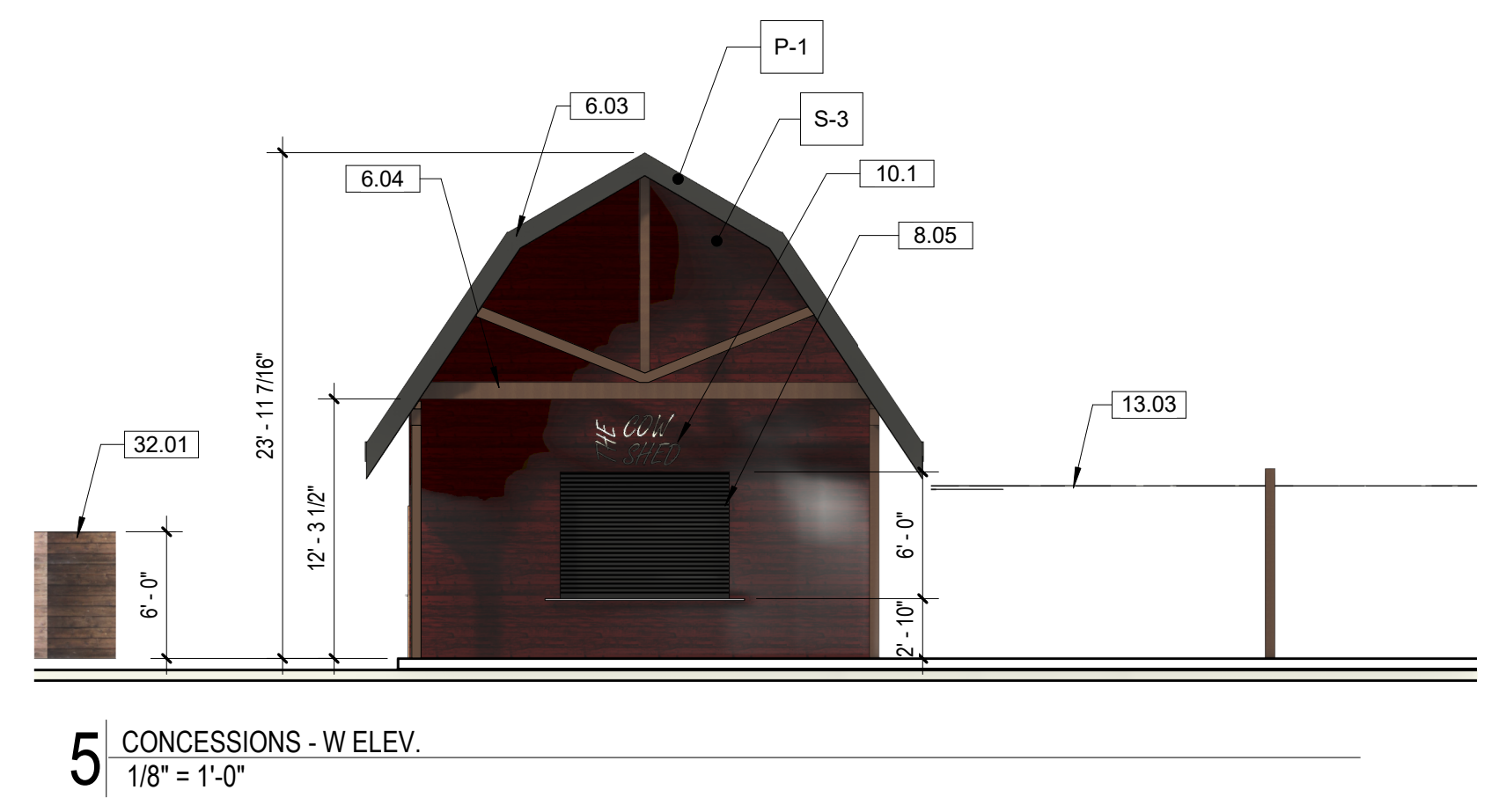


STAMP:

CONSULTANT:

REVISIONS

No.	Description	Date

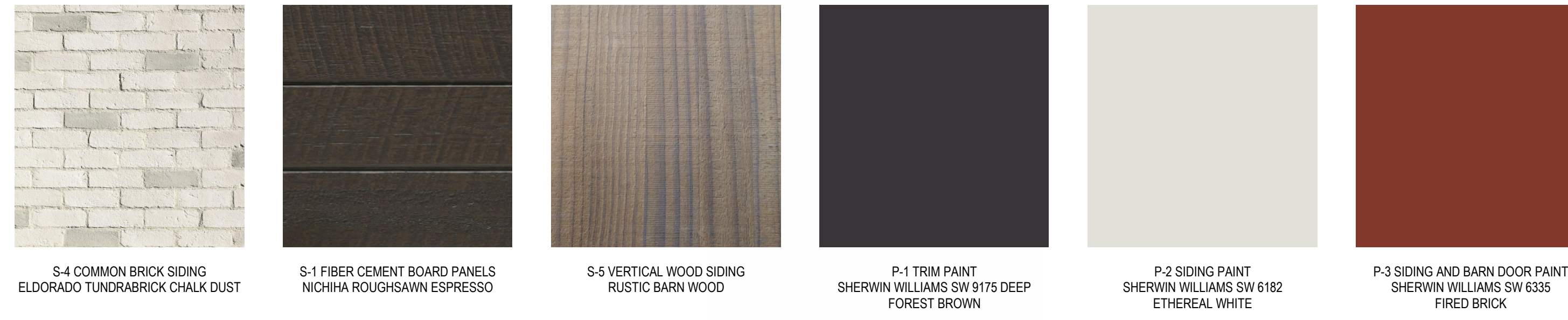


OWNER: DAN AND ANGIE MCGETRICK
PROJECT: THE MILLED OLIVE
PROJECT ADDRESS: 1133 S MAIN ST STAR, ID 83669
SHEET NAME: CONCESSIONS BUILDING PLANS

PROJECT NUMBER	23-050
SHEET ISSUE DATE	10/06/23
SUBMITTAL	CIP SUBMITTAL

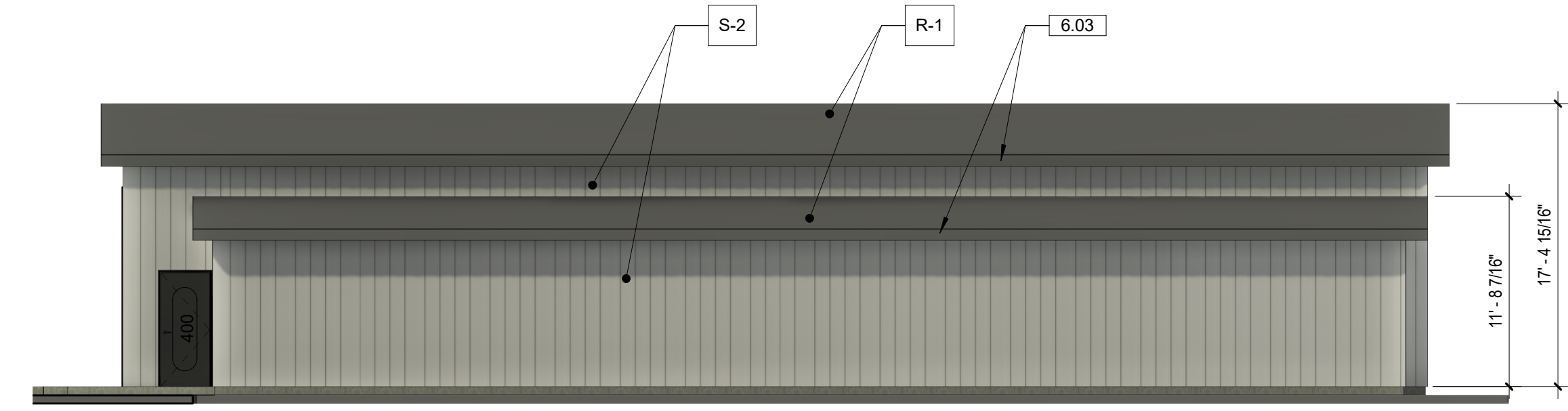
SHEET A1.12

EXTERIOR MATERIALS

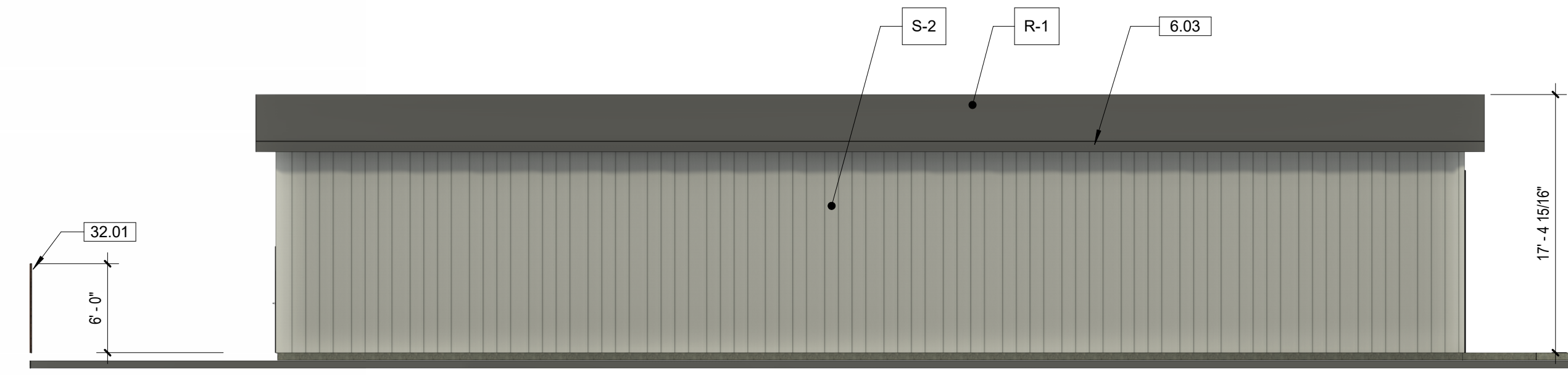


MATERIAL SCHEDULE				
MARK	DESCRIPTION	MANUFACTURER	COLOR	COMMENTS
P-1	PAINT	SHERWIN WILLIAMS	SW 9175 DEEP FOREST BROWN	
P-2	PAINT	SHERWIN WILLIAMS	SW 6182 ETHEREAL WHITE	
R-1	30 YEAR ASPHALT SHINGLES	TBD	BLACK	
S-1	FIBER CEMENT BOARD PANELS	NICHHA OR EQUAL	ROUGHSAWN ESPRESSO	
S-2	BOARD AND BATTEN FIBER CEMENT PANELS	JAMES HARDIE OR EQUAL	FACTORY PRIMED FINISH	PAINT P-2
S-3	BOARD AND BATTEN FIBER CEMENT PANELS	JAMES HARDIE OR EQUAL	FACTORY PRIMED FINISH	PAINT P-3
S-4	COMMON BRICK SIDING	EL DORADO OR EQUAL	TUNDRABRICK CHALK DUST	
S-5	VERTICAL WOOD SIDING	TBD	RUSTIC BARN WOOD	PROVIDE SAMPLE FOR APPROVAL

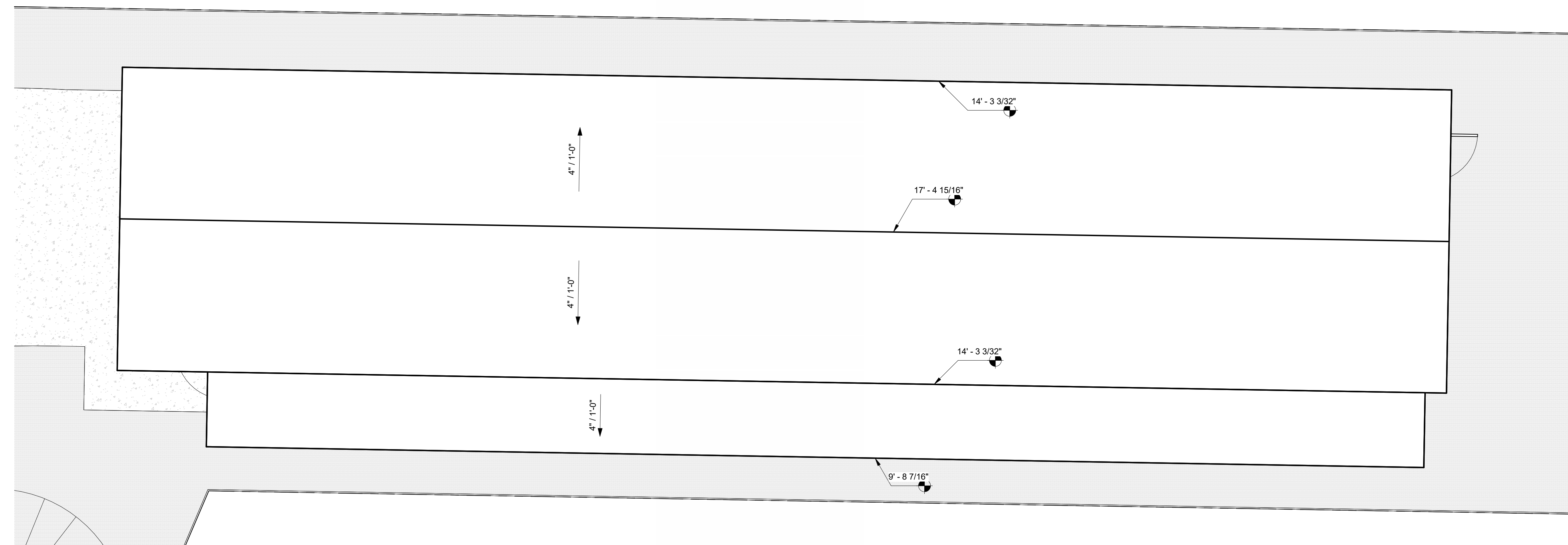
SHEET KEYNOTE LEGEND	
NO.	KEYNOTE / REFERENCE NOTE
6.03	1x WOOD TRIM PAINTED P-1
8.04	OVERHEAD GARAGE DOOR WITH FULL VISION SECTION
32.01	6H SOLID WOOD AND METAL FENCE



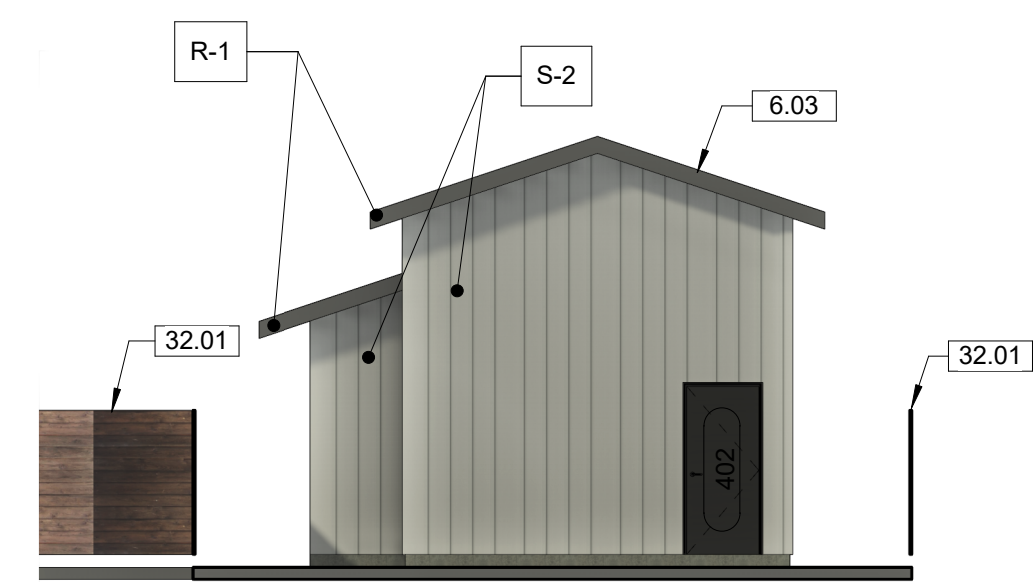
6 STOR. BLDG. - S ELEV.
1/8" = 1'-0"



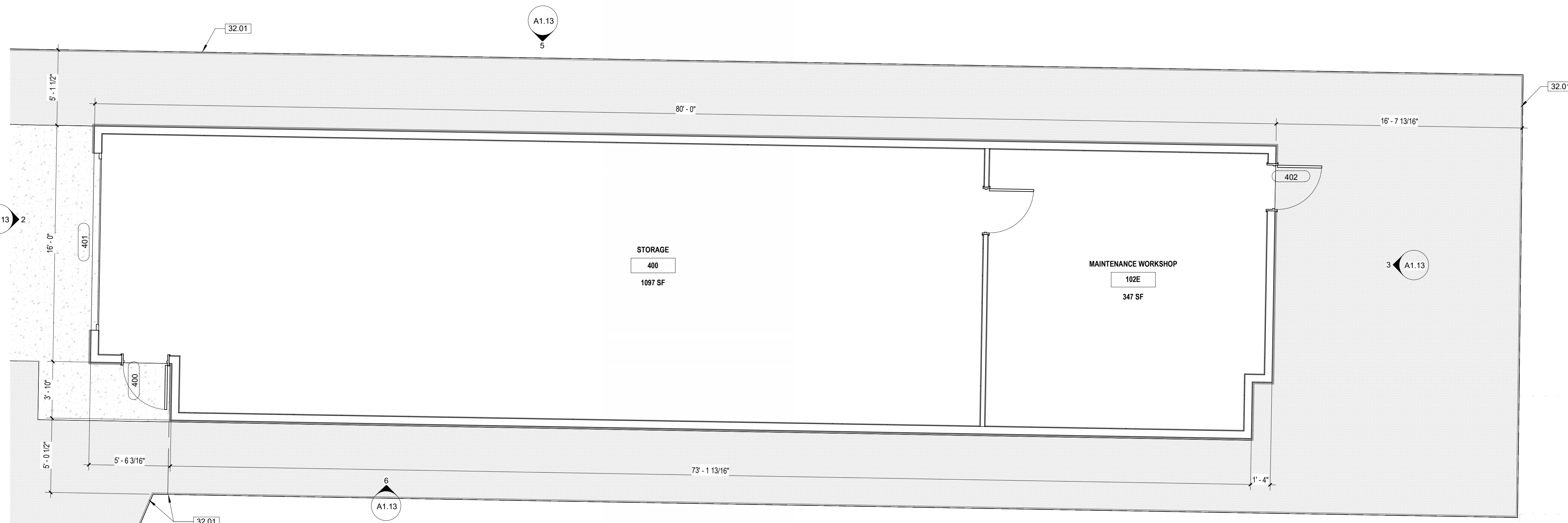
5 STOR. BLDG. - N ELEV.
1/8" = 1'-0"



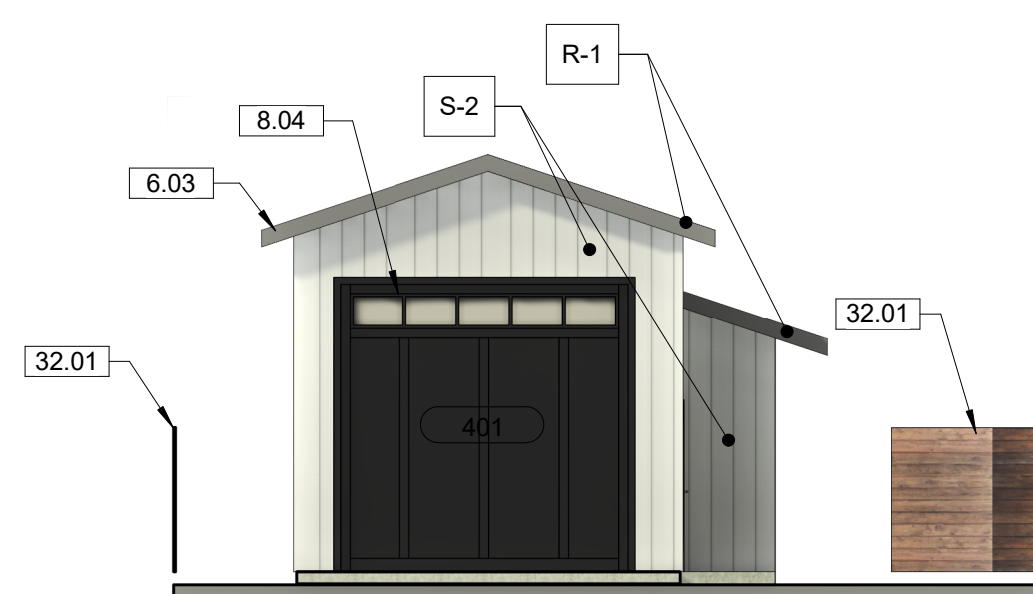
4 STOR BLDG ROOF PLAN
1/4" = 1'-0"



3 STOR. BLDG. - E ELEV.
1/8" = 1'-0"



1 STORAGE BLDG. FLOORPLAN
1/4" = 1'-0"



2 STOR. BLDG. - W ELEV.
1/8" = 1'-0"

STAMP:

CONSULTANT:

REVISIONS

No.	Description	Date

OWNER
DAN AND ANGIE MCGETTRICK

PROJECT
THE MILLED OLIVE

PROJECT ADDRESS
1133 S MAIN ST
STAR, ID 83669

SHEET NAME
STORAGE BUILDING PLANS

PROJECT NUMBER	23-050
SHEET ISSUE DATE	10/06/23
SUBMITTAL	CIP SUBMITTAL

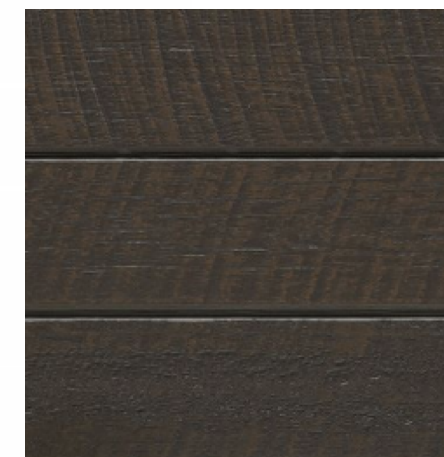
SHEET

A1.13

EXTERIOR MATERIALS



S-4 COMMON BRICK SIDING
ELDORADO TUNDRABRICK CHALK DUST



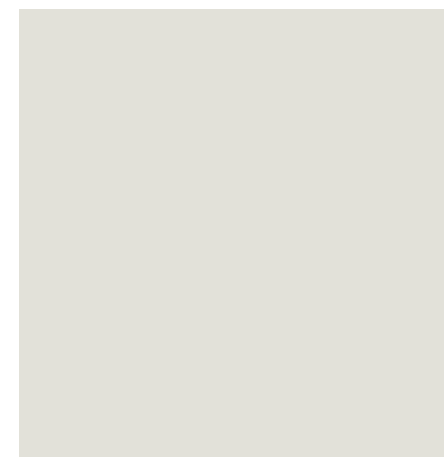
S-1 FIBER CEMENT BOARD PANELS
NICHHA ROUGHSAWN ESPRESSO



S-5 VERTICAL WOOD SIDING
RUSTIC BARN WOOD



P-1 TRIM PAINT
SHERWIN WILLIAMS SW 9175 DEEP FOREST BROWN



P-2 SIDING PAINT
SHERWIN WILLIAMS SW 6182 ETHEREAL WHITE



P-3 SIDING AND BARN DOOR PAINT
SHERWIN WILLIAMS SW 6335 FIRED BRICK

MATERIAL SCHEDULE				
MARK	DESCRIPTION	MANUFACTURER	COLOR	COMMENTS
P-1	PAINT	SHERWIN WILLIAMS	SW 9175 DEEP FOREST BROWN	
P-2	PAINT	SHERWIN WILLIAMS	SW 6182 ETHEREAL WHITE	
R-1	30 YEAR ASPHALT SHINGLES	TBD	BLACK	
S-1	FIBER CEMENT BOARD PANELS	NICHHA OR EQUAL	ROUGHSAWN ESPRESSO	
S-2	BOARD AND BATTEN FIBER CEMENT PANELS	JAMES HARDIE OR EQUAL	FACTORY PRIMED FINISH	PAINT P-2
S-3	BOARD AND BATTEN FIBER CEMENT PANELS	JAMES HARDIE OR EQUAL	FACTORY PRIMED FINISH	PAINT P-3
S-4	COMMON BRICK SIDING	EL DORADO OR EQUAL	TUNDRABRICK CHALK DUST	
S-5	VERTICAL WOOD SIDING	TBD	RUSTIC BARN WOOD	PROVIDE SAMPLE FOR APPROVAL

SHEET KEYNOTE LEGEND	
NO.	KEYNOTE / REFERENCE NOTE
3.05	PRECAST CONCRETE BOLLARDS
5.01	EXTERIOR BALCONY WITH METAL RAILINGS
6.01	EXTERIOR FIXED WOOD SHUTTERS TO MATCH S-5 WITH METAL BANDS PAINTED P-1
6.02	EXTERIOR FIXED BARN DOORS PAINTED P-3
6.03	1x WOOD TRIM PAINTED P-1
6.04	DECORATIVE WOOD TRUSS AND POSTS
8.04	OVERHEAD GARAGE DOOR WITH FULL VISION SECTION
8.06	GLASS ROLLING COUNTER DOOR
10.1	WALL MOUNTED SIGNAGE UNDER SEPARATE PERMIT
13.01	STONE PILLAR WATER FEATURE
13.02	WATERTOWER MONUMENT SIGN
32.01	6H SOLID WOOD AND METAL FENCE
32.02	6H OPEN METAL FENCE



4 MAIN ELEV B
1/8" = 1'-0"



3 S ELEV B
1/8" = 1'-0"



2 N ELEV B
1/8" = 1'-0"



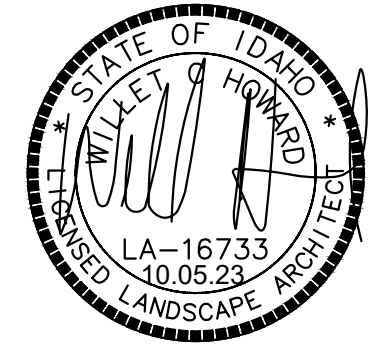
1 STAR RD ELEV B
1/8" = 1'-0"

STAMP:

CONSULTANT:

REVISIONS		
No.	Description	Date

PROJECT NUMBER	23-050
SHEET ISSUE DATE	10/06/23
SUBMITTAL	CIP SUBMITTAL



REVISIONS		
MRK	DATE	Description
▲	**	**

JOB NO:	23-2767
DATE:	09.18.2023
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 1

SHEET NUMBER

L100

LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER CITY CODE

STREET BUFFER:

*1 TREE PER #LF, # SHRUBS PER #LF

STREET NAME	LENGTH (LF)	TREES/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
STAR RD	195	6	6
S MAIN ST	458	13	13

PERIMETER BUFFER:

*1 TREE PER #LF, # SHRUBS PER #LF

BUFFER LOCATION/LENGTH	ADJACENCY	TREES/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
BUFFER A	RESIDENTIAL	##	##

PARKING LOT:

*1 TREE PER PARKING ISLAND/TERMINAL PLANTER

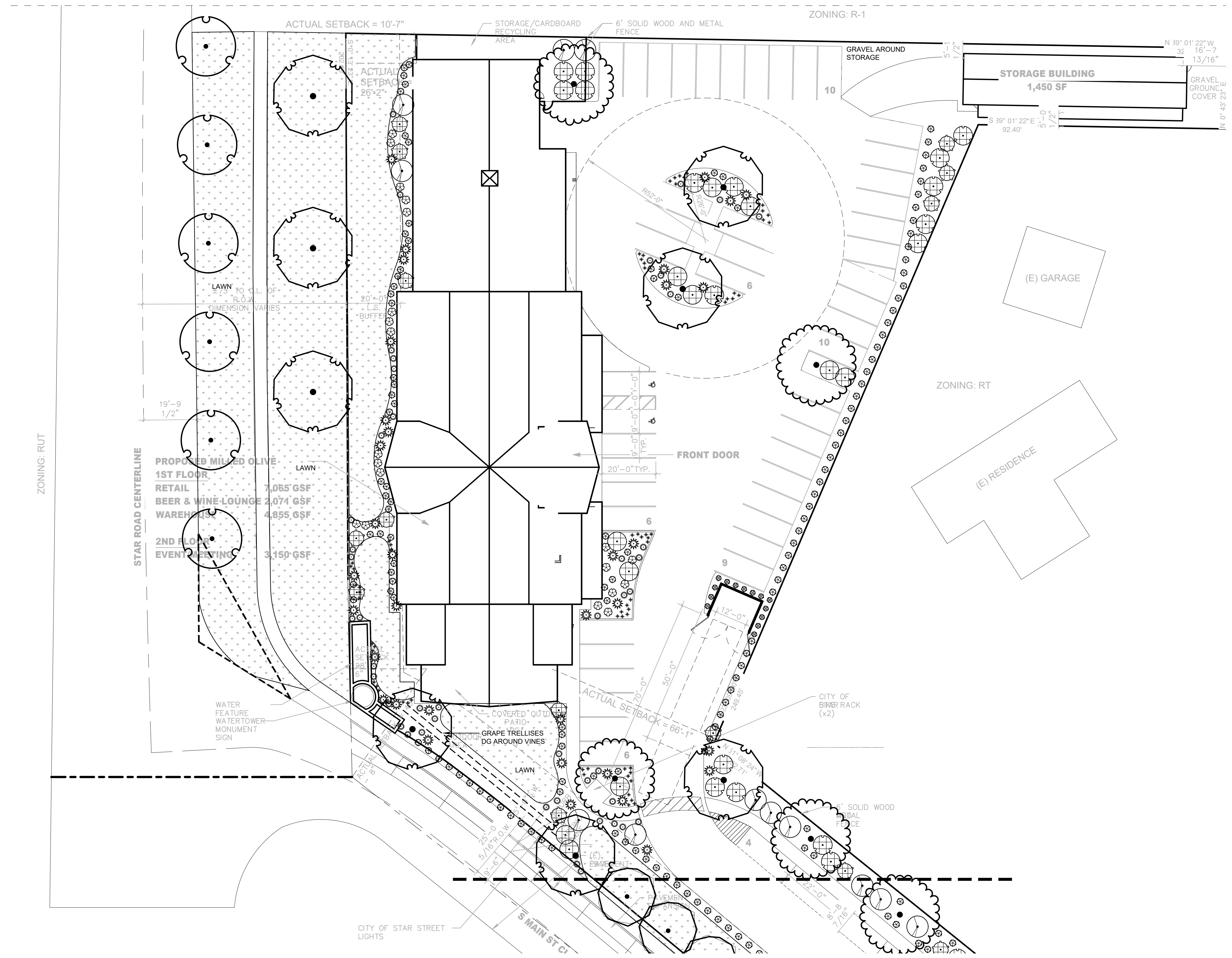
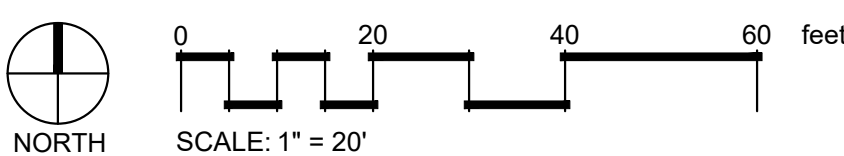
PLANTERS	TREES REQUIRED	TREES PROVIDED
#	#	#

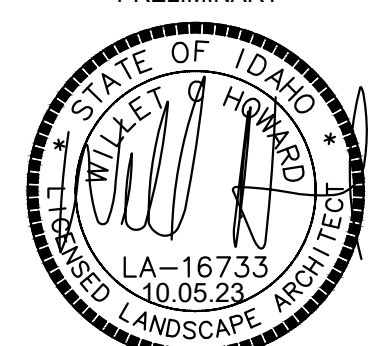
MINIMUM PLANT SIZES:

PLANT TYPE	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
*ORNAMENTAL TREES:	2" CALIPER MIN.
*SHADE TREES:	2" CALIPER MIN.
*WOODY SHRUBS:	2 GAL. MIN.

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS
	Acer platanoides 'Parkway' / Norway Maple	B&B	3"	9	25'H x 25'W, CLASS II
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"	10	35'H x 30'W, CLASS II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"	5	35'H x 35'W, CLASS II
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"	6	35'H x 25'W, Class II
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal		189	30"H x 3'W
	Caryopteris x clandonensis 'Worcester Gold' / Worcester Gold Bluebeard	2 gal		26	4'H x 5'W
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	2 gal		60	30"H x 30"W
	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	2 gal		17	8" h & 8" w
	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	2 gal		14	15" h & 3" w
	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass	1 gal		65	24" h x 18" w
	Physocarpus opulifolius 'Monio' TM / Diabolo Purple Ninebark	2 gal		17	6'H x 10'W
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal		20	2.5'H x 6'W+
	Rhus typhina 'Lacinata' / Cutleaf Staghorn Sumac	2 gal		22	6-12' h & 6-10' w
	Yucca filamentosa 'Color Guard' / Adam's Needle	2 gal		42	3'h x 4'w





REVISIONS		
MRK	DATE	Description
▲	**	**

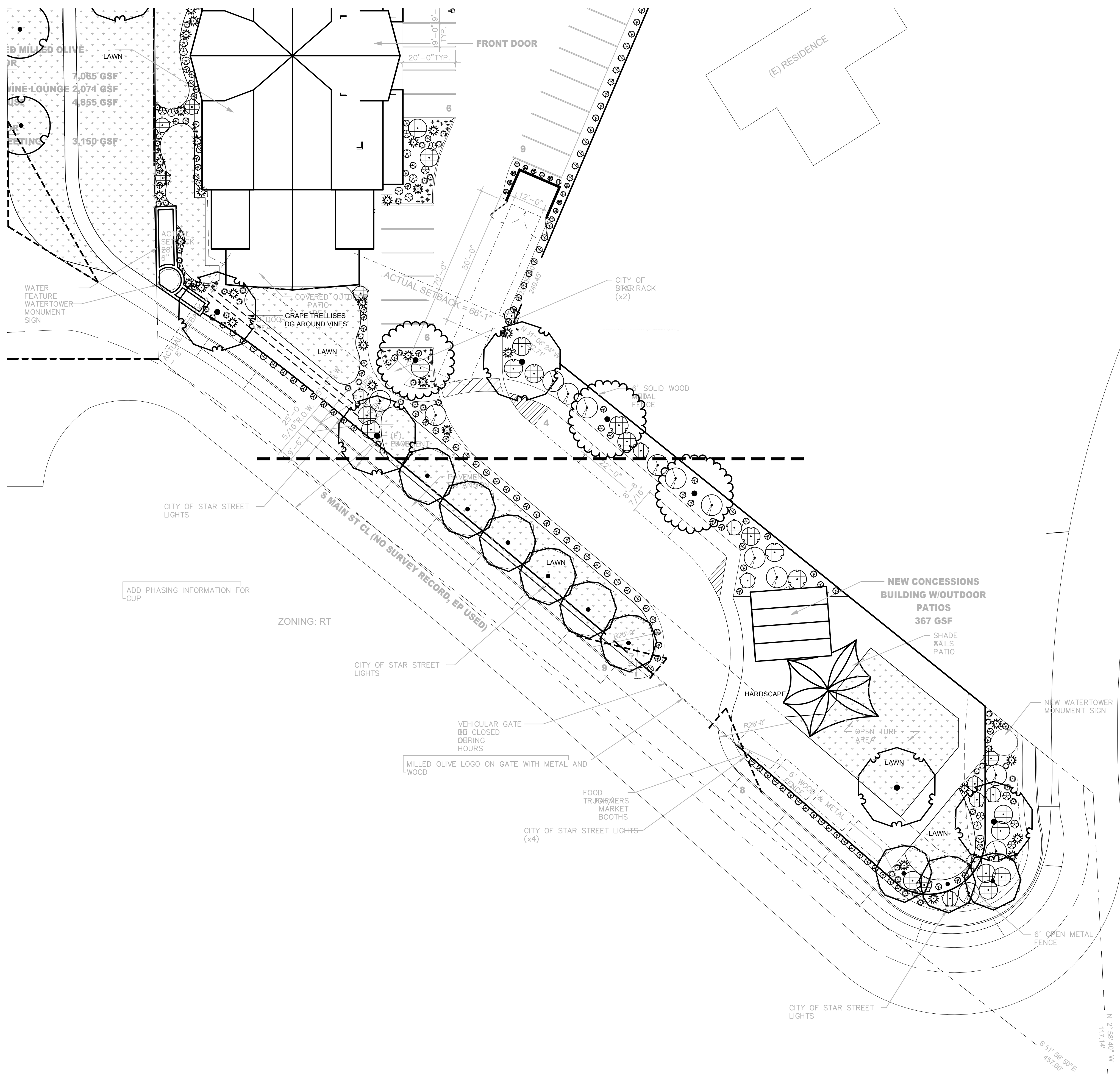
JOB NO:	23-2767
DATE:	09.18.2023
DRAWN BY:	JB
CHECKED BY:	JB

DRAWING TITLE

LANDSCAPE PLAN - AREA 2

SHEET NUMBER

L101



LANDSCAPE REQUIREMENTS:

CODE REQUIREMENTS PER CITY CODE

STREET BUFFER:

*1 TREE PER #LF, # SHRUBS PER #LF

STREET NAME	LENGTH (LF)	TREES/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
STAR RD	195	6	6
S MAIN ST	458	13	13

PERIMETER BUFFER:

*1 TREE PER #LF, # SHRUBS PER #LF

BUFFER LOCATION/LENGTH	ADJACENCY	TREES/SHRUBS REQUIRED	TREES/SHRUBS PROVIDED
BUFFER A	RESIDENTIAL	##	##

PARKING LOT:

*1 TREE PER PARKING ISLAND/TERMINAL PLANTER

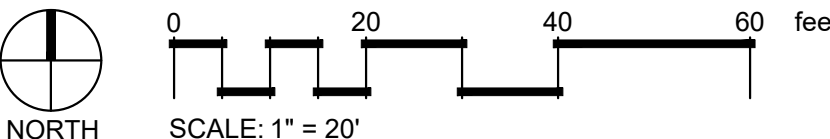
PLANTERS	TREES REQUIRED	TREES PROVIDED
#	#	#

MINIMUM PLANT SIZES:

PLANT TYPE	MINIMUM SIZE
*EVERGREEN TREES:	6'-0" HT. MIN.
*ORNAMENTAL TREES:	2" CALIPER MIN.
*SHADE TREES:	2" CALIPER MIN.
*WOODY SHRUBS:	2 GAL. MIN.

PLANT SCHEDULE

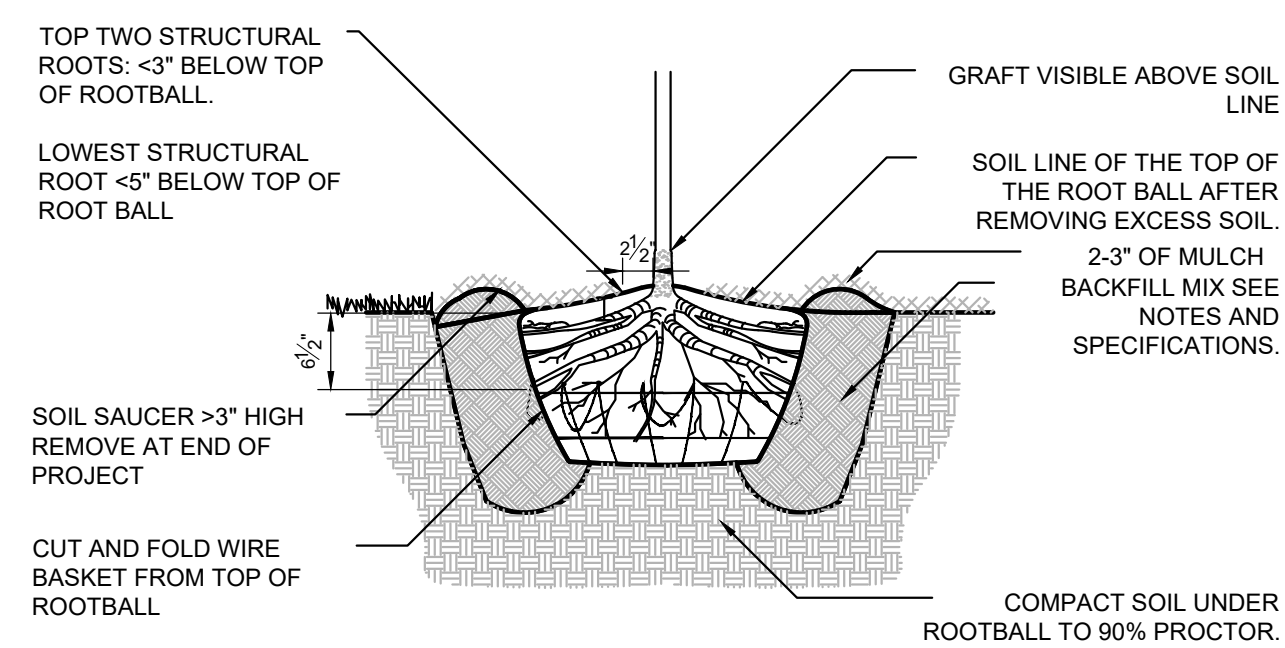
TREES	BOTANICAL / COMMON NAME	CONT	CAL	QTY	REMARKS
	Acer platanoides 'Parkway' / Norway Maple	B&B	3"	9	25'H x 25'W, CLASS II
	Betula nigra 'BNMTF' TM / Dura Heat River Birch	B&B	2"	10	35'H x 30'W, CLASS II
	Gleditsia triacanthos inermis 'Shademaster' TM / Shademaster Locust	B&B	2"	5	35'H x 35'W, CLASS II
	Tilia cordata 'Greenspire' / Greenspire Littleleaf Linden	B & B	2"	6	35'H x 25'W, Class II
SHRUBS	BOTANICAL / COMMON NAME	CONT	FIELD2	QTY	REMARKS
	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	2 gal		189	30"H x 3'W
	Caryopteris x clandonensis 'Worcester Gold' / Worcester Gold Bluebeard	2 gal		26	4'H x 5'W
	Helictotrichon sempervirens 'Blue Oats' / Blue Oat Grass	2 gal		60	30"H x 30"W
	Juniperus horizontalis 'Blue Rug' / Blue Rug Juniper	2 gal		17	8" h & 8" w
	Juniperus scopulorum 'Skyrocket' / Skyrocket Juniper	2 gal		14	15' h & 3' w
	Nassella tenuissima 'Pony Tails' / Mexican Feathergrass	1 gal		65	24"h x 18"w
	Physocarpus opulifolius 'Monlo' TM / Diabolo Purple Ninebark	2 gal		17	6'H x 10'W
	Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac	2 gal		20	2.5'H x 6'W+
	Rhus typhina 'Lacinata' / Cutleaf Staghorn Sumac	2 gal		22	6-12' h & 6-10' w
	Yucca filamentosa 'Color Guard' / Adam's Needle	2 gal		42	3'h x 4'w



LANDSCAPE NOTES:

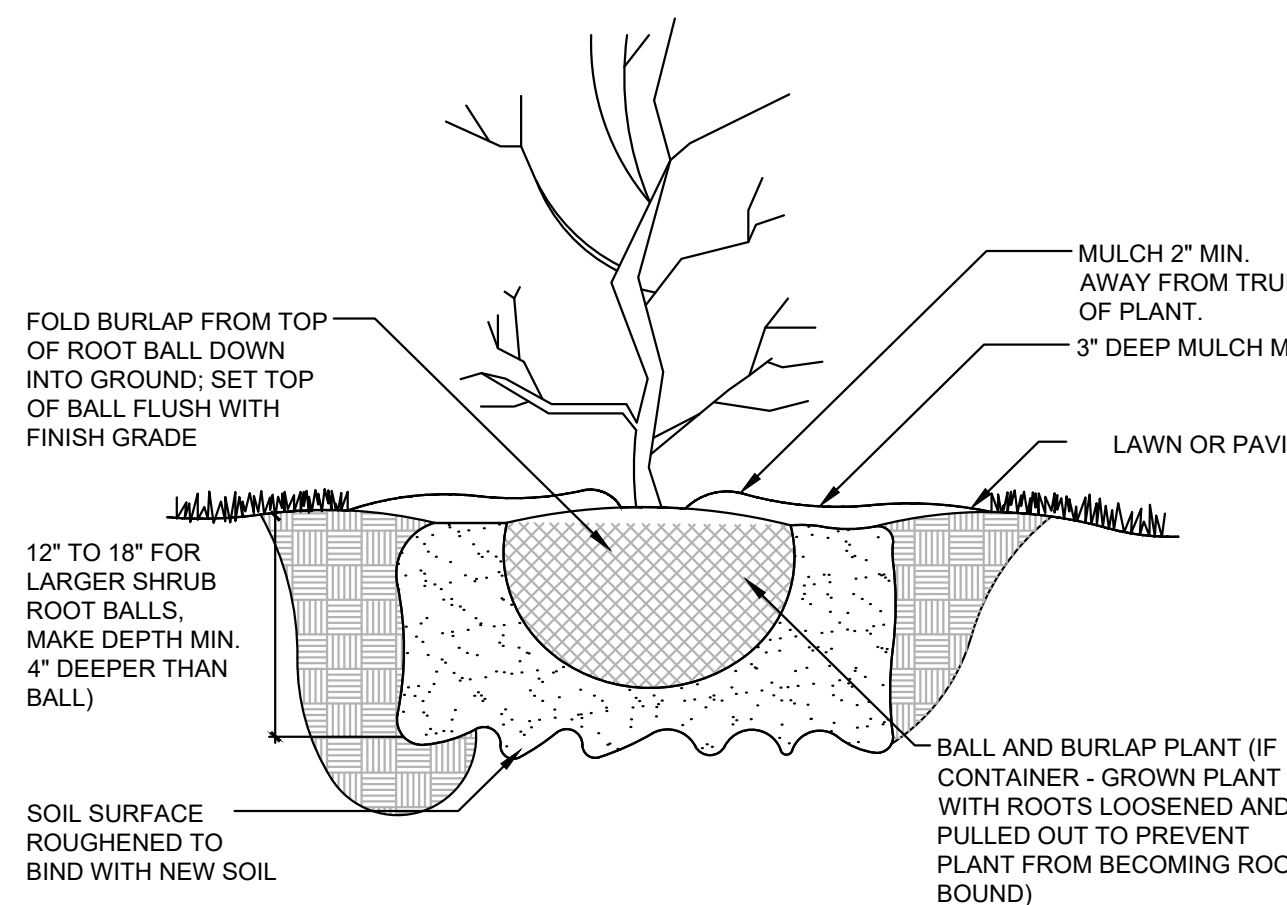
1. REGULATIONS & STANDARDS
 - 1.1. All contractor work shall be conducted in accordance with ISPWC (Idaho Standard Public Works Construction), 2020 (or most recent published); and City of STAR, ID codes, standards and state and local regulations.
2. EXISTING CONDITIONS
 - 2.1. All utilities shall be located prior to construction and protected. Any damage to structures, utilities or concrete will be replaced at contractor's expense.
 - 2.2. The site has many existing improvements such as underground utilities, curb and gutter, light poles and sidewalks.
 - 2.3. See Engineer's plans for information about existing features.
 - 2.3.1. Refer to civil plans for all existing and/or proposed drainage pipes & locations, utilities. Protect all drainage at all times, protect all utilities at all times.
3. GRADING & SITE PREPARATION
 - 3.1. Prepare finish grades for planting by grubbing and removing weeds. If necessary apply Round-Up (or equivalent herbicide), using a certified applicator. Remove rocks and other materials over 2".
 - 3.2. All gravel overprep to be removed and disposed of off site.
 - 3.3. Finish grade to be smooth transition to allow for entire site to be a natural flowing space.
 - 3.4. Fine grade lawn areas to elevations set by Engineer's plans with positive drainage away from structures.
 - 3.5. Refer to Engineer's plans for grading information & for all drainage pipes and locations. Protect and retain drainage at all times.
 - 3.6. No pooling or standing water will be accepted per industry standards.
4. SOILS
 - 4.1. Lawn areas shall receive 12" min depth of screened topsoil.
 - 4.2. All planter beds shall receive 18" min depth of screened topsoil.
 - 4.3. Reuse of existing topsoil that has been stockpiled on site is permitted if:
 - 4.3.1. Topsoil is tested and analyzed to ensure a proper growing medium. Provide additional amendments as determined by soil tests.
 - 4.3.2. Topsoil is to be loose, friable sandy loam that is clean and free of toxic materials, noxious weeds, weed seeds, rocks, grass or other foreign materials.
 - 4.3.3. Topsoil shall have a pH of 6.5 to 8.0.
 - 4.3.4. If on site topsoil does not meet these minimum standards contractor is responsible for providing approved imported topsoil or improving onsite topsoil per the approval of the project manager.
 - 4.4. If imported topsoil is used it must be from a local source and be screened free of any debris or foreign matter. Topsoil must not contain rocks, sticks, lumps, or toxic matter and has a pH of 6.5-8.0.
 - 4.5. Smooth, compact, and fine grade topsoil in lawn areas to smooth and uniform grade 5" below adjacent surfaces.
 - 4.6. Amend all new plantings with 2 parts topsoil, 1 part compost.
5. LAWN AREAS
 - 5.1. Sodded lawn to be tall turf-type fescue, or approved other.
 - 5.2. Sodded lawn to be regionally/locally harvested, lay sod within 24 hours of harvesting.
 - 5.3. Lay sod to form a solid mass with offset, tightly fitted joints on even grades.
 - 5.4. Any existing lawn that is damaged shall be replaced with sodded lawn of the same type of existing lawn.
 - 5.5. All lawn areas adjacent to planter beds, gravel areas, or aggregate pathways shall have 4" black steel edging installed per manufacturer recommendations. Other applications to be approved by owner and landscape architect.
 - 5.6. Lawn adjacent to buildings, structures shall be a minimum of 18" away from foundations. Lawn adjacent to fences or other screening elements shall be a minimum of 9" away.
 - 5.6.1. Install 3/4" chips or other approved gravel mulch type in mow strip at a depth of 3" over commercial grade weed barrier fabric installed per manufacturer recommendations.
 - 5.7. Provide tree rings with a minimum 3' diameter around all trees located in lawn, mulch type & installation/application to match all other planter beds.
6. PLANTER BED MULCH
 - 6.1. All planter beds to receive 3" depth of black & tan mini rock mulch or approved equal, submit for approval prior to placement. Install over commercial grade weed barrier fabric per manufacturer recommendations.
7. PLANTS
 - 7.1. All plant material shall be installed per industry standards.
 - 7.2. All plant material shall meet or exceed the minimum federal standards as regulated by ANSI z60.1, American Standard for Nursery Stock. Plants not meeting these standards for quality, or plants determined to be unhealthy by Owner's representative, will be rejected.
 - 7.3. All Ball and Burlap trees to be installed per Balled and Burlapped planting detail. All shrubs to be installed per detail.
 - 7.4. Trees and shrubs over 30" shall not be planted within clear vision triangles.
 - 7.5. Fertilize all trees and shrubs with 'Agriform' planting tablets or approved equal. Apply per manufacturers recommendations.
8. IRRIGATION
 - 8.1. Irrigation system shall be built to the following specifications:
 - 8.2. Adhere to city codes when connecting to city water.
 - 8.3. All irrigation material to be new with manufacturers' warranty fully intact.
 - 8.4. Install outdoor rated controller in specified location on plan, in a lock box with 2 keys. Coordinate with project manager and general contractor on exact location.
 - 8.4.1. Controller to have On/Off rain switch or rain shut off device that does not alter program.
 - 8.5. All remote control valves (including master control valve) to have flow control device.
 - 8.6. Irrigation system piping to be minimum class 200 PVC or approved equal, sleeves to be double the size of pipes located within, all wires to be contained in separate sleeves 1-1/2" dia min.
 - 8.7. All pipe above 3" caliber to be gasketed, with approved joint restraints at all 45, TEE, ELL, 22, 11.
 - 8.8. Use common trenching where possible.
 - 8.9. All PVC located under hardscapes to be schedule 40 PVC with same req's as above.
 - 8.10. All wires to be Paige wire 7350 or 7351 direct bury wire at a minimum of 12" below finished grade.
 - 8.11. Connect mainline to point of connection in approximate location shown on plan.
 - 8.12. Contractor is responsible complying with all codes and paying all permits necessary.
 - 8.13. Sprinkler heads shall have matched precipitation within each control circuit. Velocities shall not exceed 5 feet per second.
 - 8.14. All drip irrigation to be buried 2" below finished grade.
 - 8.15. Water schedule to be provided at a min of 80% evapotranspiration as determined by the local ET.
 - 8.16. Install all irrigation per irrigation drawings, utilize material specified or approved equal.
 - 8.17. Contractor shall confirm the static water pressure at least five days before construction begins and to contact the landscape architect in writing if the pressure is below 80 psi.
 - 8.18. If any discrepancies are found, then local codes shall prevail.
9. CONTRACTOR RESPONSIBILITIES
 - 9.1. Estimated quantities are shown for general reference only. Contractor shall be responsible for all quantity estimates.
 - 9.2. All plant material and workmanship shall be guaranteed for a period of one year beginning at the date of Acceptance by Owner. Replace all dead or unhealthy plant material immediately with same type and size at no cost to Owner.
 - 9.3. Landscape contractor to turn in as built drawings at the end of project. Substantial completion will not be granted until 2 copies @ 1"=20' scale are turned in and approved by owner's representative.
10. In the event of a discrepancy, notify the Landscape Architect immediately.

- NOTES:**
1. DO NOT DAMAGE OR CUT LEADER
 2. DO NOT DISTURB ROOT OR DAMAGE ROOT BALL WHEN INSTALLING TREE OR TREE STAKES.
 3. TREE STAKING SHALL BE AT THE DISCRETION OF CONTRACTOR. HOWEVER ANY TREES DISTURBED FROM PLUMB DURING THE PLANT WARRANTY PERIOD WILL BE REPAIRED OR REPLACED AT CONTRACTOR'S EXPENSE.
 4. WATER PLANTS THOROUGHLY IMMEDIATELY AFTER INSTALLATION.
 5. REMOVE ALL BURLAP, TWINE, ROPE, OR MATERIAL FROM THE TOP 1/4 OF THE ROOTBALL.
 6. 5" DIAMETER PLANTER BED/MULCH RING AROUND THE TRUNK OF THE TREE. 3" OF MULCH MIN. DO NOT PLACE MULCH WITHIN 2" OF TRUNK OF TREE.



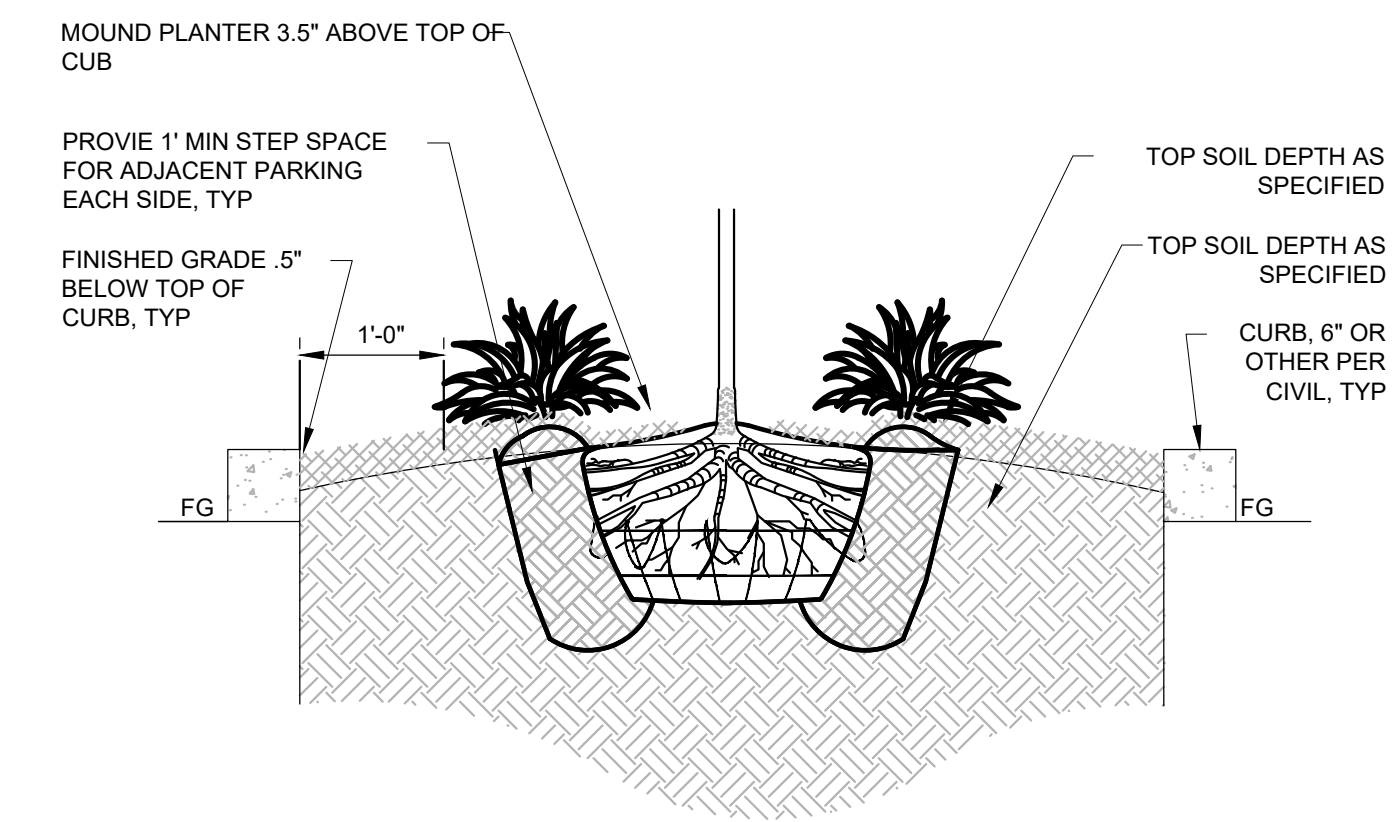
1 BALL & BURLAP TREE PLANTING
3/4" = 1'-0" 3293-01

- NOTE:**
- REMOVE ALL TAGS, TWINE OR OTHER NON BIODEGRADABLE MATERIALS ATTACHED TO PLANT OR ROOT MASS.
- BACKFILL SHALL BE 100% TOPSOIL. WATER SETTLE ALL PLANTINGS TO ENSURE PLANT ROOTBALL MAINTAINS 1/2" HEIGHT ABOVE EXISTING SOILS WHEN COMPLETE.



2 SHRUB PLANTING
1" = 1'-0" 329333-03

- NOTE:**
- *CURB & ADJACENT PAVEMENT PER CIVIL OR HARDSCAPE PLANS
- *TREE & SHRUB TO BE INSTALLED PER RESPECTIVE DETAILS
- *PLANTS & MULCH PER PLAN



3 PLANTER ISLAND DETAIL
3/4" = 1'-0" P-CO-01



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StackRockGroup.com

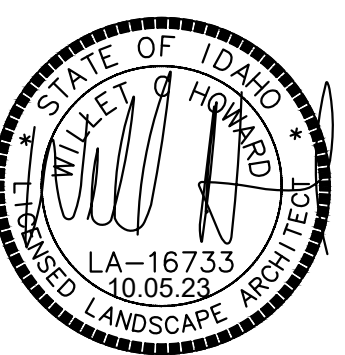
WILLET C HOWARD, PLA
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NOT FOR CONSTRUCTION

THE MILLED OLIVE

1133 S MAIN, STAR, ID

REVISIONS		
MRK	DATE	Description
△	**	**

JOB NO: 23-2767
DATE: 09.18.2023
DRAWN BY: JB
CHECKED BY: JB

DRAWING TITLE

NOTES & DETAILS

SHEET NUMBER

L150

Shawn Nickel

From: Saran Becker <Saran.Becker@itd.idaho.gov>
Sent: Wednesday, October 25, 2023 10:02 AM
To: Shawn Nickel
Cc: Barbara Norgrove
Subject: Re: FW: Agency Transmittal - The Milled Olive Mixed Commercial CUP

Good morning Shawn.

ITD does not object to the proposed application as presented at this time.

Thank you,

Saran J Becker
District 3 - Development Services Coordinator

8150 W Chinden Blvd, Garden City, ID 83714
Phone: (208) 334-8377
Email: saran.becker@itd.idaho.gov



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