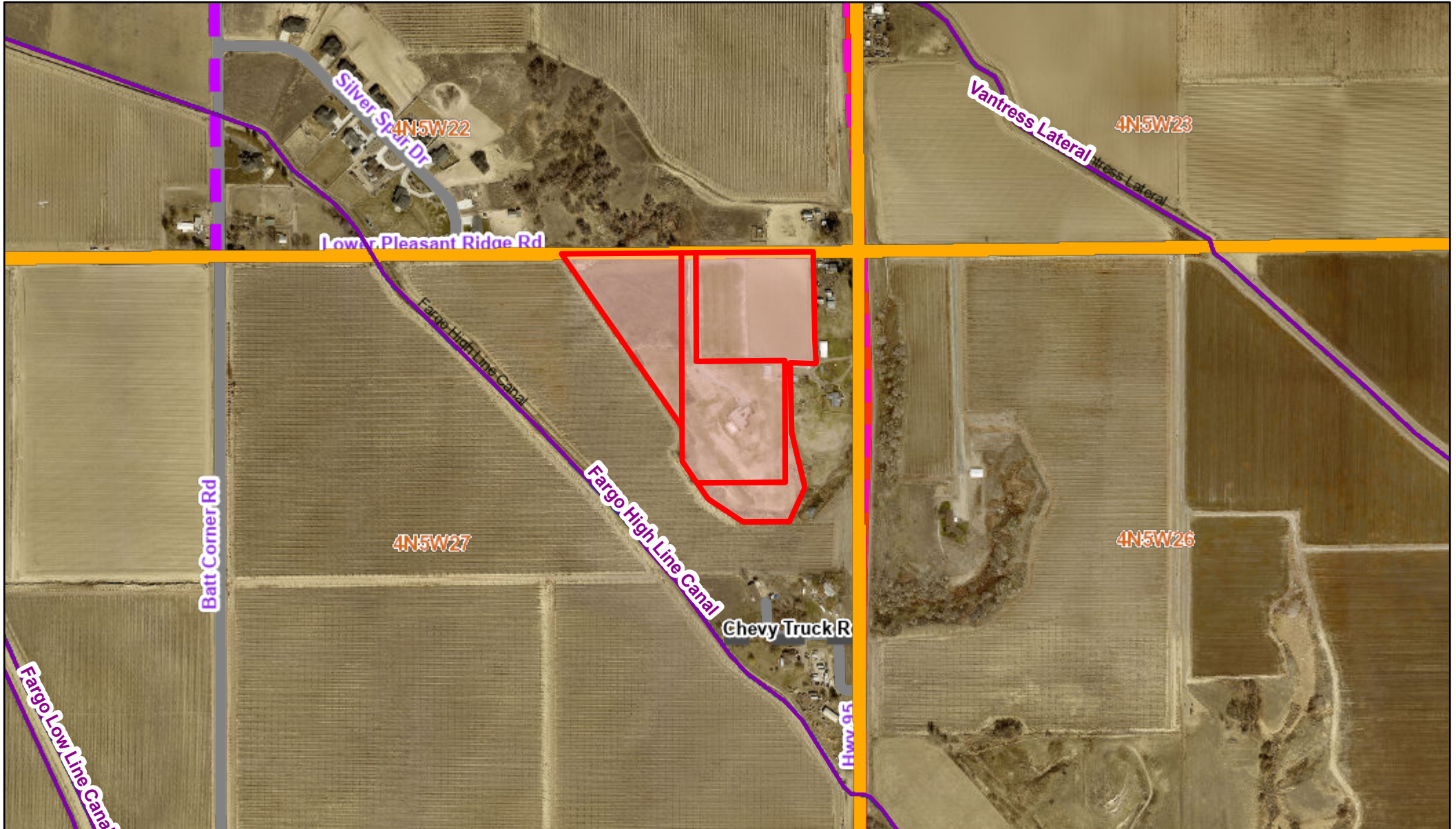
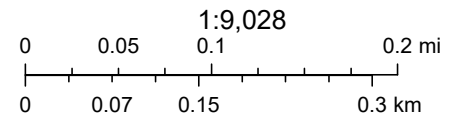


Canyon County, ID Web Map



1/22/2024, 2:00:39 PM

- | | | | |
|--------------------------------------|---------------------|-------------------|-----------------------------|
| Multiple Parcel Search _Query result | Current Impact Area | CanyonCountyRoads | ITDFunctionalClassification |
| Hydro_NHDFlowline | City Limits | Hwy | Major Collector |
| Hydro_NHDFlowline | Sections | Roads | Other Principal Arterials |
| County Boundary | | CC_PrivateRoads | Imagery_2022 |
| | | | Red: Band_1 |



Bureau of Land Management, State of Oregon, State of Oregon DOT, State of Oregon GEO, Esri Canada, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, METI/NASA, EPA, USDA



CONDITIONAL USE PERMIT PUBLIC HEARING - MASTER APPLICATION

PROPERTY OWNER	OWNER NAME: Greg & Kris Garman	
	MAILING ADDRESS: 26117 Lower Pleasant Ridge Road	
	PHONE: [REDACTED]	EMAIL: [REDACTED]
<p>I consent to this application and allow DSD staff / Commissioners to enter the property for site inspections. If the owner(s) is a business entity, please include business documents, including those that indicate the person(s) who are eligible to sign.</p> <p>Signature: <u><i>[Handwritten Signature]</i></u> Date: <u>1/19/2024</u></p>		

APPLICANT: IF DIFFERING FROM THE PROPERTY OWNER	APPLICANT NAME: Kris Garman	
	COMPANY NAME: Garman Investment Properties, LLC dba Garman Hill	
	MAILING ADDRESS: 26117 Lower Pleasant Ridge Road	
	PHONE: [REDACTED]	EMAIL: [REDACTED]

SITE INFO	STREET ADDRESS: 26117 Lower Pleasant Ridge Road	
	PARCEL NUMBER: R37158, R37157-010, R37157-010-D	
	PARCEL SIZE: 16 acres	
	REQUESTED USE: Wedding Venue (Special Events)	
	FLOOD ZONE (YES/NO): No	ZONING DISTRICT: Agriculture

FOR DSD STAFF COMPLETION ONLY:

CASE NUMBER	<u>CU 2024 0003</u>	DATE RECEIVED:	<u>1/19/24</u>
RECEIVED BY:	<u>M. Berman</u>	APPLICATION FEE:	<u>950.00</u> <input checked="" type="checkbox"/> CK <input type="checkbox"/> MO <input type="checkbox"/> CC CASH



CONDITIONAL USE PERMIT

PUBLIC HEARING - CHECKLIST

CONDITIONAL USE PERMIT - CCZO Section 07-07-05

THE FOLLOWING ITEMS MUST BE SUBMITTED WITH THIS APPLICATION TO BE DEEMED COMPLETE (PLEASE CHECK OFF THE ITEMS REQUIRED):

Description	Applicant	Staff
Master Application completed and signed		
Letter of Intent (see standards on next page)	CJA	
Site Plan (see standards on next page)	CJA	
Land Use Worksheet	CJA	
Neighborhood Meeting sheet/letter completed and signed	CJA	
Proof of application/communication with (varies per application):	CJA	
Southwest District Health	CJA	
Irrigation District	CJA	
Fire District	CJA	
Highway District/ Idaho Transportation Dept.	CJA	
Area of City Impact	CJA	
Deed or evidence of property interest to the subject property	CJA	
Fee: \$950.00		
\$600.00 (CUP Modification)		

Fees are non-refundable

An application that requires additional Use Standards per Chapter 7, Article 14 of the Canyon County Code:

- Contractor Shop
- Mineral Extraction (Long Term)
- Wind Farm
- Staging Area
- Manufacturing or processing of hazardous chemicals or gases
- Ministorage Facility

**If applicable, review the Additional Use Standards Below, if not applicable, please disregard them.*

*DISCLAIMER: The subject property shall be in compliance with the public nuisance ordinance, the building code and the zoning code before the Director can accept the application.

LAND USE WORKSHEET

PLEASE CHECK ALL THAT APPLY TO YOUR REQUEST:

GENERAL INFORMATION

1. **DOMESTIC WATER:** Individual Domestic Well Centralized Public Water System City
 N/A – Explain why this is not applicable: _____
 How many Individual Domestic Wells are proposed? No changes to existing well proposed

2. **SEWER (Wastewater)** Individual Septic Centralized Sewer system
 N/A – Explain why this is not applicable: No changes to existing, except that porta potties will be provided based on event attendance size.

3. **IRRIGATION WATER PROVIDED VIA:**
 Surface Irrigation Well None

4. **IF IRRIGATED, PROPOSED IRRIGATION:** Delivered by ditch system (gravity). Onsite irrigation is by pressurized sprinkler system. No changes proposed.
 Pressurized Gravity

5. **ACCESS:**
 Frontage Easement Easement width _____ Inst. # _____

6. **INTERNAL ROADS:** N/A. Will utilize existing driveway.
 Public Private Road User's Maintenance Agreement Inst # _____

7. **FENCING** NONE Fencing will be provided (Please show location on site plan)
Type: _____ Height: _____

8. **STORMWATER:** Retained on site Swales Ponds Borrow Ditches
 Other: _____

9. **SOURCES OF SURFACE WATER ON OR NEARBY PROPERTY:** (i.e. creeks, ditches, canals, lake)
Natural spring pond adjacent to property. Not affected by CUP. Also existing ditches, with no changes.

RESIDENTIAL USES

1. NUMBER OF LOTS REQUESTED: N/A

- Residential _____ Commercial _____ Industrial _____
 Common _____ Non-Buildable _____

2. FIRE SUPPRESSION: N/A

- Water supply source: _____

3. INCLUDED IN YOUR PROPOSED PLAN? NONE

- Sidewalks Curbs Gutters Street Lights None

NON-RESIDENTIAL USES

1. SPECIFIC USE: Special Event Facility to host outdoor weddings and some seasonal events

2. DAYS AND HOURS OF OPERATION:

- Monday 4 pm to 10 pm
 Tuesday 4 pm to 10 pm
 Wednesday 4 pm to 10 pm
 Thursday 4 pm to 10 pm
 Friday 8 am to midnight, music off by 11 pm
 Saturday 8 am to midnight, music off by 11 pm
 Sunday 8 am to 10 pm, music off by 9 pm

3. WILL YOU HAVE EMPLOYEES? Yes If so, how many? 1-3 PT for general maintenance care and other event help. No

4. WILL YOU HAVE A SIGN? Yes No Lighted Non-Lighted

Height: _____ ft Width: _____ ft. Height above ground: _____ ft

What type of sign: _____ Wall _____ Freestanding _____ Other Not currently designed, will comply with ordinance standards

5. PARKING AND LOADING:

How many parking spaces? 120 or as required

Is there is a loading or unloading area? Yes, but existing.

ANIMAL CARE-RELATED USES

1. **MAXIMUM NUMBER OF ANIMALS:** n/a

2. **HOW WILL ANIMALS BE HOUSED AT THE LOCATION?**

Building Kennel Individual Housing Other _____

3. **HOW DO YOU PROPOSE TO MITIGATE NOISE?**

Building Enclosure Barrier/Berm Bark Collars

4. **ANIMAL WASTE DISPOSAL**

Individual Domestic Septic System Animal Waste Only Septic System

Other: _____

NATURE OF THE REQUEST

Why weddings specifically? Weddings would provide a sustainable income stream and the advantage of relatively low management requirements. Greg and Kris have benefited personally from living here and are compelled to invite couples to begin their lifelong journey at the property. Weddings also provide the opportunity to limit the number of events and visitors, thus preserving their privacy and that of their neighbors.

The development of a low impact but viable business on this property will allow Kris to remain working from home while generating the additional income required to maintain the Hill. The Conditional Use Permit would provide a safety net for the family while keeping Garman Hill the home of Garmans. Sharing the unique beauty of this landscape while maintaining and celebrating its agricultural roots is of utmost importance to the CUP applicant.



The nature of the request for a Conditional Use Permit for a Special Event Venue includes the following:

♥ One-three employees and additional volunteers as needed serving as parking lot attendants, venue maintenance and to help with event preparation. All set-up and tear-down is done by Lessee or appointee (wedding coordinator). Besides vendors, no additional delivery or shipping is required since there is no wedding coordination done on site. *Garman Hill Venue* will simply be providing the land for the event.

♥ Property Hours

Monday-Thursday: 4pm-11pm Music off by 10pm

Friday & Saturday: 8am-12am Music off by 11pm

Sunday: 8am-10pm Music off by 9pm

Additional property visits by appointment only.

We plan to operate year-round, but the focus will be during the summer months.

♥ Wedding Season

May-September with limited off-season events

January-April, October-December: 1 weekend/month

May-September: up to 3 weekends/month

Total: 19 weekends per year plus occasional weekdays

♥ Maximum number of people: 600

♥ Restrooms provided: one existing bathroom and portable toilets

♥ Two roads access the property -- one single lane driveway to be used as a secondary exit/entrance and the primary will be a private two-lane 20' road leading to the pasture parking lot and event lawn.

♥ Houston's Saloon Shop included for future events

♥ Additional events could include farm-to-fork dinner collaborations with local chefs and farmers, "dinner in the field" concepts celebrating hops (beer), grapes (wineries), or other agriculture related events. Most likely these are seasonal activities.

♥ Note: During a friend's wedding this past summer, music played until 11pm with no issues to report.

07-07-05: HEARING CRITERIA:

The presiding party shall consider each conditional use permit application by finding adequate evidence to answer the following questions in its FCOs:

- (1) Is the proposed use permitted in the zone by conditional use permit;
07-10-27: LAND USE REGULATIONS (MATRIX): Shows a Special Event Facility listed as requiring a CUP in the Ag Zone
- (2) What is the nature of the request;
Wedding/Special Event Facility
- (3) Is the proposed use consistent with the comprehensive plan;
Canyon County comprehensive Plan 2030

Population

Goals:

2) Promote housing, business, and service types needed to meet the demand of the future and existing population.

Economic Development

Goals:

1) Promote a healthy and sustainable regional economy by retaining, expanding, and recruiting businesses to favorable locations.
3) Develop and work with organizations on improving tourism in the County.

Policies:

1) Support suitable sites for economic growth and expansion compatible with the surrounding area.
2) Encourage agritourism activities in areas such as the Sunnyslope Wine Region and the Snake River Scenic byway.
3) Direct the locations of commercial tourism support services, such as lodging, retail, restaurants, and non or indirect-agricultural-related to cities.
4) Identify opportunities for visitor services and attractions through agritourism to enhance and support the County's agricultural heritage.

Land Use

Goals:

3) Develop land in a well-organized and orderly manner while mitigating or avoiding incompatible uses, protecting public health and safety, and creating a vibrant economy through sustainable land use planning.
5) Support a diversity of agricultural uses to sustain the agricultural and agriculturally related economy.
6) Development design should improve the area's character and be compatible with the community's visual appearance and the natural environment.

7) *Protect rural qualities that make the County distinct and conserve and enhance the elements contributing to a good quality of life.*

8) *Maintain and enhance the aesthetic beauty of the County.*

Policies:

1) *Designate areas that may be appropriate for industrial, commercial, and residential land uses while protecting and conserving farmland and natural resources.*

3) *Recognize that each land use application is unique and that agricultural and nonagricultural uses may be compatible and co-exist in the same area and in some instances may require conditions of approval to promote compatibility.*

6) *Encourage development design that accommodates topography and promotes conservation of agricultural land.*

7) *Plan land uses that are compatible with the surrounding community.*

8) *Protect and enhance the rural landscape as an essential scenic feature of the County.*

(4) Will the proposed use be injurious to other property in the immediate vicinity and/or negatively change the essential character of the area;

No new structures are being proposed. The goal is to keep the land Ag, with a spectacular view of the richness of the Agriculture uses in that area. With the slope and view, this parcel is perfect to host weddings and similar events with very little impact on the parcel or to the neighbors. The proposed hours limiting music to specific hours, along with the limited number of events per year will help to mitigate any negative issues with neighbors.

(5) Will adequate water, sewer, irrigation, drainage and stormwater drainage facilities, and utility systems be provided to accommodate the use;

The proposed use will not significantly change the character of the parcel or change the irrigation, drainage or stormwater drainage for the proposed site.

Water -

- *The Bridal Suite (downstairs of main house) will have a limit of not more than 15 individuals having access to it during any wedding event as stipulated in the individual event contracts.*
- *There will be no food prep done onsite - all catering will be brought in by the applicants as stipulated in their individual contracts.*
- *Any other use of the downstairs area that has 25 or more people will be limited to not more than 60 such events in a calendar year in compliance with SWDH regulations for private water system.*

Sewer -

- *Each event applicant will have a contract stipulating their responsibility to arrange for porta potties to accommodate for the number of guests they plan to have in attendance. The porta potties must be on site during any set up and during tear down.*

(6) Does legal access to the subject property for the development exist or will it exist at the time of development;

The applicant has already upgraded the existing driveway that will be utilized by the proposed event participants to a 20' wide drive all the way to the parking and event areas indicated on the site plan.

(7) Will there be undue interference with existing or future traffic patterns; and

There should be no undue interference with traffic patterns

- *Applicant will actively manage and ensure no vehicles will be parked on or near the road.*

(8) Will essential services be provided to accommodate the use including, but not limited to, school facilities, police and fire protection, emergency medical services, irrigation facilities, and will the services be negatively impacted by such use or require additional public funding in order to meet the needs created by the requested use?

(Ord. 16-001, 1-8-2016)

The proposed use should not require any additional services and should not negatively impact existing services.

GARMAN WEDDING VENUE
WILDER, ID

SITE PLAN



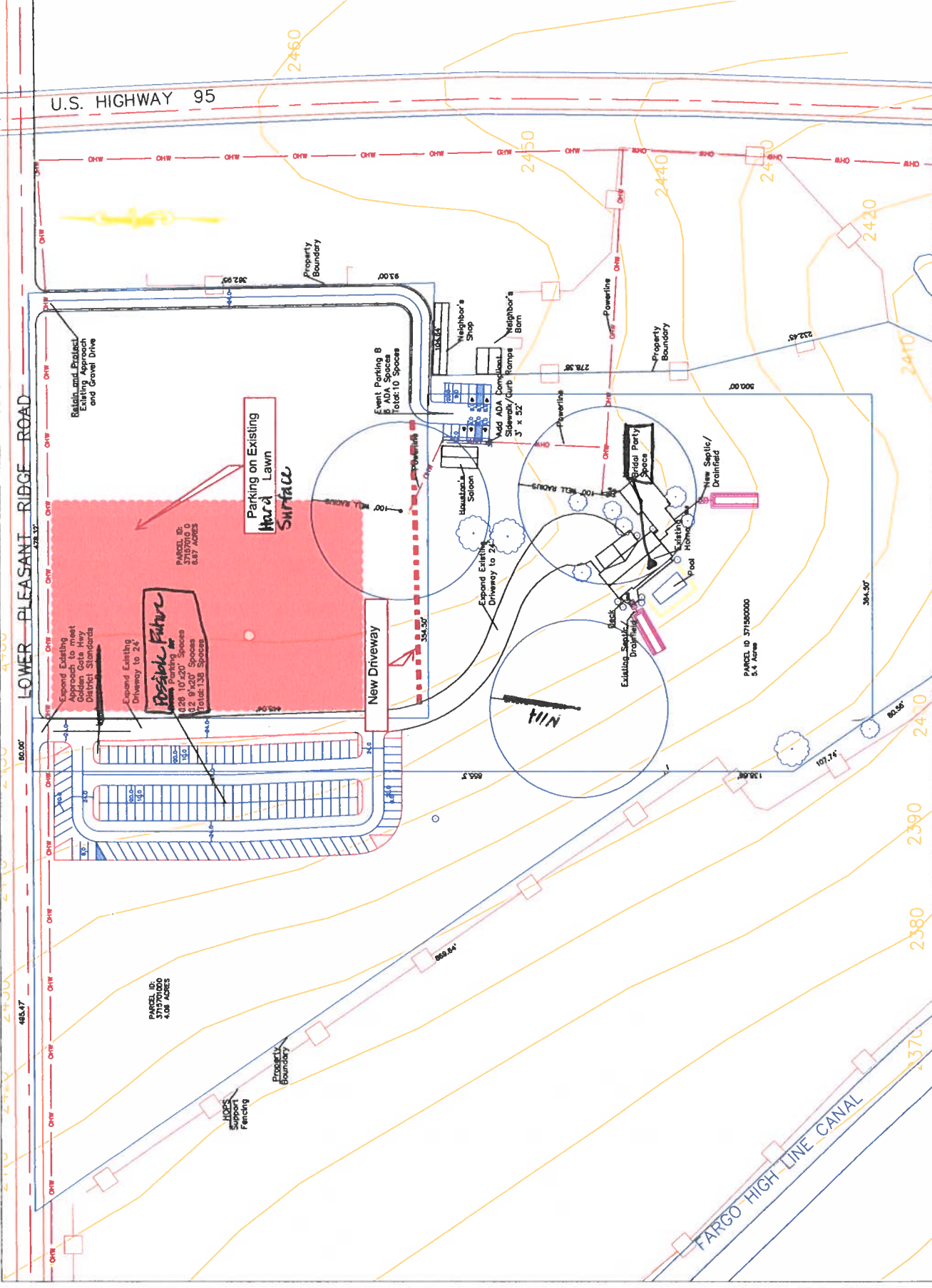
ORTON ENGINEERING
 Designing the Future
 17238 Sunnyvale Place
 Caldwell, Idaho 83607
 Phone: 208 350 9422
 brenton.orton@ortonengineers.com

No.	Revisory/Issue	Date

Client/Owner:
 Greg & Kristina Garman
 28117 Lower Pleasant Ridge Rd
 Wilder, Idaho 83678
 garmankristina@gmail.com
 (208)

Project Name and Address:
 GARMAN WEDDING VENUE
 28117 Lower Pleasant Ridge Rd
 Wilder, Idaho, 83678

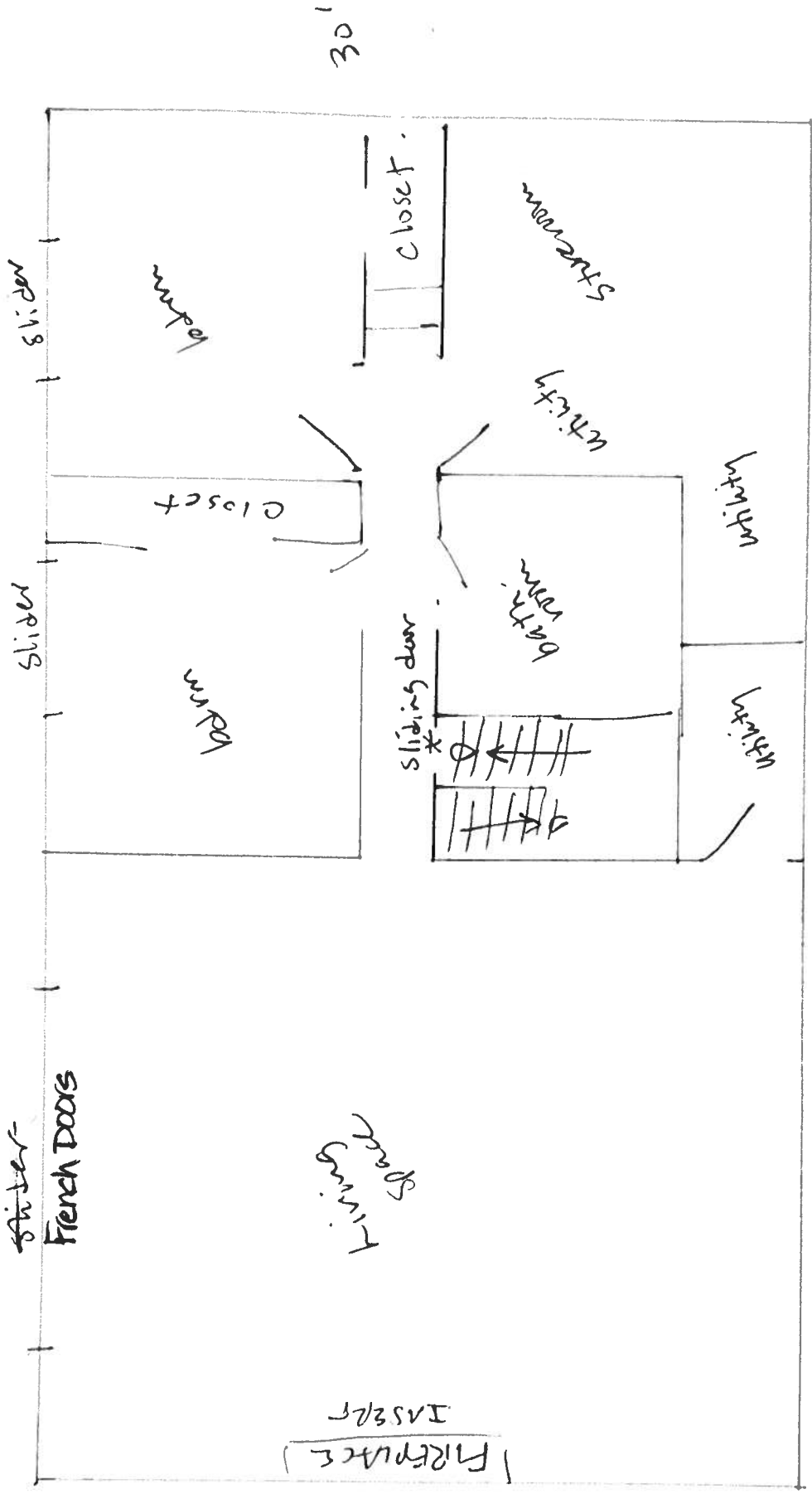
Project No.: 2021P-03086
Date: 12/15/2023
Scale: 1" = 100'
Sheet No.: C101



Bridal Suite

Daylight Basement Floor Plan

POW - walkable cover



GARMAN HIN
Daylight Basement

50'

* sliding "farm door" to close off stairs to persons residence upstairs

NEIGHBORHOOD MEETING SIGN-UP

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

zoninginfo@canyoncounty.id.gov Phone: 208-454-7458 Fax: 208-454-6633



NEIGHBORHOOD MEETING SIGN UP SHEET

CANYON COUNTY ZONING ORDINANCE §07-01-15

Applicants shall conduct a neighborhood meeting for any proposed comprehensive plan amendment, zoning map amendment (rezone), subdivision, variance, conditional use, zoning ordinance map amendment, or other requests requiring a public hearing.

SITE INFORMATION

Site Address: 26117 Lower Pleasant Ridge Road	Parcel Number: R37158, R37157-010, R37157-010-D
City: Wilder	State: Idaho ZIP Code:
Notices Mailed Date: 1 November 2023	Number of Acres: 7.16 Acres Current Zoning: Ag
Description of the Request: Conditional Use Permit for Special Event (wedding) Facility	

APPLICANT / REPRESENTATIVE INFORMATION

Contact Name: Greg & Kris Garman		
Company Name:		
Current address: 26117 Lower Pleasant Ridge Road		
City: Wilder	State: Idaho	ZIP Code:
Phone: [REDACTED]	Cell:	Fax:
Email: [REDACTED]		

MEETING INFORMATION

DATE OF MEETING: 21 November 2023	MEETING LOCATION: 26117 Lower Pleasant Ridge Road
MEETING START TIME: 5:30pm	MEETING END TIME: 6:30pm

ATTENDEES:

NAME (PLEASE PRINT)	SIGNATURE:	ADDRESS:
1. David M. Hawkins	<i>David M. Hawkins</i>	19759 Chevy Truck Rd
2. Rodney Tuttle	<i>Rodney Tuttle</i>	19931 Highway 95
3.		
4.		
5.		
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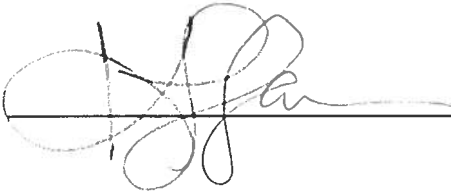
NEIGHBORHOOD MEETING CERTIFICATION:

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accordance with Canyon County Zoning Ordinance § 07-01-15.

APPLICANT/REPRESENTATIVE (Please print):

Kristina L Garman

APPLICANT/REPRESENTATIVE (Signature):



DATE: 11, 21, 2023



AGENCY ACKNOWLEDGMENT

Date:

Applicant: Kris Garman

Parcel Number: R37158, R37157-010, R37157-010-D

Site Address: 26117 Lower Pleasant Ridge Road

SIGNATURES DO NOT INDICATE APPROVAL OR COMPLETION OF OFFICIAL REVIEW.

The purpose of this form is to facilitate communication between applicants and agencies so that relevant requirements, application processes, and other feedback can be provided to applicants early in the planning process. Record of communication with an agency regarding the project can be submitted instead of a signature. After the application is submitted, impacted agencies will be sent a hearing notification by DSD staff and will have the opportunity to submit comments.

Southwest District Health:

Applicant submitted/met for informal review.

Date: 12/29/23 Signed:

Anthony Lee

Authorized Southwest District Health Representative
(This signature does not guarantee project or permit approval)

Fire District:

Applicant submitted/met for informal review.

Date: 12-28-23 Signed:

District: Wilder Fire
[Signature]

Authorized Fire District Representative
(This signature does not guarantee project or permit approval)

Highway District:

Applicant submitted/met for informal review.

Date: 12/28/23 Signed:

District: Golden-Gate Hwy
[Signature]

Authorized Highway District Representative
(This signature does not guarantee project or permit approval)

Irrigation District:

Applicant submitted/met for informal review.

Date: 12/15/23 Signed:

District: Boise Project Board of Control / Wilder Irr. Dist
[Signature]

Authorized Irrigation Representative
(This signature does not guarantee project or permit approval)

Area of City Impact

Applicant submitted/met for informal review.

Date: 12/28/2023 Signed:

City: Wilder
[Signature]

Authorized AOCI Representative
(This signature does not guarantee project or permit approval)

DISCLAIMER: THIS ACKNOWLEDGMENT IS ONLY VALID SIX MONTHS FROM THE DATE ISSUED

PUBLIC HEARING APPLICATION PROCESS

CANYON COUNTY DEVELOPMENT SERVICES DEPARTMENT

111 North 11th Avenue, #310, Caldwell, ID 83605

www.canyoncounty.id.gov Phone: 208-454-7458



1.

- **DUE DILIGENCE BY APPLICANT (PARCEL INQUIRY OR PRE-APPLICATION MEETING)**

2.

- **NEIGHBORHOOD MEETING (HOSTED BY APPLICANT) PER CCZO SECTON 07-01-15**

3.

- **SUBMIT APPLICATION, SUBMITTAL MATERIALS & FEES TO DEVELOPMENT SERVICES**
 - Incomplete submittals will not be accepted

4.

- **STAFF REVIEW OF APPLICATION**
 - **APPLICATION WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE**

5.

- **SCHEDULE FOR PUBLIC HEARING (41-Day PROCESS)**
 - **SUPPLEMENTAL CASE INFORMATION WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE**
 - **DAY 1-5:** Hearing notices sent with comment deadline to affected agencies and proeprty owners
 - **DAY 19:** Comment deadline ends. Comments receieved late will not be accepted. Late comments may be provided during the public hearing as testimony if accepted by the hearing body.
 - **DAY 20-30:** Staff Report Packet preparation
 - **DAY 31:** Staff Report Packet sent to hearing body
 - **STAFF REPORT WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE**
 - **Day 41:** Public Hearing

6.

- **PUBLIC HEARING**
 - Planning & Zoning Commission hearing (1st and 3rd Thursday evenings);
 - Hearing Examiner hearing (3rd Wednesday afternoon); or
 - Board of County Commissioners hearing (Day-time)
 - **HEARING DECISIONS WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE**

7.

- **IF 2nd HEARING Required, SEE ITEM 5 & 6 SCHEDULING FOR HEARING AND PUBLIC HEARING**
 - Substantial changes to an application between hearings may be considered a new application and may be required to restart the process

8.

- **CLOSED/REQUEST FOR RECONSIDERATION (IDAHO CODE SECTION 67-6535(b))**
 - **FINAL DECISIONS WILL BE POSTED UNDER "LAND HEARINGS" ON THE COUNTY WEBSITE**

ELECTRONICALLY RECORDED
STAMPED FIRST PAGE NOW
INCORPORATED AS PART OF
THE ORIGINAL DOCUMENT

*Re-record to
correct legal

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RECORDED
12/02/2022 12:29 PM
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CANYON COUNTY RECORDER
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TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED

2022-052530
RECORDED
11/30/2022 08:41 AM
CHRIS YAMAMOTO
CANYON COUNTY RECORDER
Pgs=4 JWINSLOW \$15.00
TYPE: DEED
TITLEONE BOISE
ELECTRONICALLY RECORDED



Order Number: 22465278

Warranty Deed

For value received,

Houston S. Garman and LaWanda Nadine Garman, husband and wife

the grantor, does hereby grant, bargain, sell, and convey unto

Greg S. Garman and Kristina L. Garman, husband and wife

whose current address is 15074 Greenwing Street Caldwell, ID 83607

the grantee, the following described premises, in Canyon County, Idaho, to wit:

See Exhibit A, attached hereto and incorporated herein.

To have and to hold the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances except those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of page intentionally left blank.

Order Number: 22465278

Warranty Deed - Page 1 of 4

*Re-record to
correct legal

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT.



TitleOne
a title & escrow co.

Order Number: 22465278

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Remainder of page intentionally left blank.

Order Number: 22465278

Warranty Deed - Page 1 of 4

Dated: November 22, 2022

Houston S. Garman

Houston S. Garman

LaWanda Nadine Garman

LaWanda Nadine Garman

State of Idaho, County of Canyon, ss.

On this 23 day of November in the year of 2022, before me, the undersigned, a Notary Public in and for said State, personally appeared Houston S. Garman and LaWanda Nadine Garman, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

Hanna Wroten

Notary Public

Residing In:

My Commission Expires:
(seal)



EXHIBIT A
LEGAL DESCRIPTION OF THE PREMISES

This parcel consists of a portion of the Northeast quarter of the Northeast quarter of Section 27, Township 4 North, Range 5 West of the Boise Meridian, Canyon County, Idaho, and is more particularly described as follows:

Commencing at the Northwest corner of said Northeast quarter of the Northeast quarter, a found 5/8 inch diameter rebar;
thence North 89°36'51" East along the North boundary of said Northeast quarter of the Northeast quarter a distance of 93.00 feet to the True Point of Beginning, a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;
thence continuing North 89°36'51" East along the North boundary of said Northeast quarter of the Northeast quarter a distance of 1038.54 feet to a found PK nail;
thence South 01°07'31" East a distance of 363.04 feet to a found 5/8 inch diameter rebar;
thence South 02°23'39" East a distance of 92.74 feet to a found 5/8 inch diameter rebar;
thence South 39°31'36" West a distance of 82.66 feet to a found 5/8 inch diameter rebar;
thence South 12°05'02" West a distance of 227.64 feet to a found 5/8 inch diameter rebar;
thence South 13°31'47" East a distance of 232.55 feet to a found 5/8 inch diameter rebar;
thence South 24°52'17" West a distance of 153.55 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;
thence South 89°29'33" West a distance of 190.90 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;
thence North 56°39'03" West a distance of 172.36 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;
thence North 34°53'02" West a distance of 80.56 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;
thence North 34°01'39" West a distance of 107.74 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;
thence North 00°09'24" West a distance of 138.66 feet to a ½ x 24 inch rebar set with a plastic cap stamped L.S. 3627;
thence North 34°53'33" West a distance of 869.64 feet to the True Point of Beginning.

Excepting therefrom the following described parcel:

The following describes a parcel of real property situate within the parcel of land described in Quitclaim Deed, Instrument No. 200411977 and also lying within the Northeast quarter of the Northeast quarter of Section 27, Township 4 North, Range 5 West, Boise Meridian, Canyon County, Idaho, being more particularly described as follows:

Commencing at the Northeast corner of said Northeast quarter of the Northeast quarter of said Section 27;
thence North 87°53'51" East, 7.40 feet, to a point in the centerline of the Idaho State Highway 95, Federal Aid Project No. F-3311(11);
thence along said centerline South 02°06'09" East, 330.57 feet;
thence leaving said centerline South 87°51'16" West, 40.00 feet to the Westerly right of way of said Idaho State Highway 95;
thence along said right of way, South 06°32'34" West, 117.23 feet to the Northeast corner of the land described in Quitclaim Deed, Instrument No. 2011014991;
thence along the Northerly boundary of said Quitclaim Deed the following courses and distances:
South 40°04'14" West, 94.25 feet;
South 86°04'34" West, 48.12 feet;
North 01°25'36" West, 67.50 feet;
North 87°54'06" West, 37.59 feet to the Northwest corner of said Quitclaim Deed and the Point of Beginning;

thence departing said Quitclaim Deed, South 35°58'26" West, 3.55 feet;
thence North 87°01'49" West, 104.64 feet;
thence South 00°30'58" East, 287.38 feet to the most Westerly angle point of said Quitclaim Deed;
thence along the Westerly boundary of said Quitclaim Deed the following courses and distances:
North 12°51'35" East, ~~227.12~~ ^{*}227.72 feet (formerly North 12°49'21" East, 227.61 feet); * 2 2 7 , 7 2
North 57°00'38" East, 63.51 feet (formerly North 57°09'21" East, 63.61 feet);
North 00°05'01" East, 28.24 feet to the Point of Beginning.

GARMAN HILL
Carrying On Heritage Land
Conditional Use Permit for a Special Event Venue

THE HILL'S HISTORY

In 1904, Stephen Douglas (S.D) Garman and Mary Caroline Hershey Garman traveled from Polo, Illinois by rail-car along with their four children, including son Russell Garman. The family was heading to Yakima, Washington to grow apples. Along the way, they stopped in Caldwell, Idaho. While waiting for the next section of their trip, S.D. heard there were homesteads for sale. He immediately hired a team of horses and drove out to evaluate the opportunity. Long story short, they never continued on to Yakima, instead choosing to settle one of the homesteads they had found. Garman Hill was the first homestead in Wilder under the Reclamation Act in September 1904. S.D. and Mary became an intricate part of building the area now known as Wilder and Homedale. S.D. was of great influence in the region, serving as County Assessor for two terms. Mary was very active in several women's clubs supporting the growth of the area.

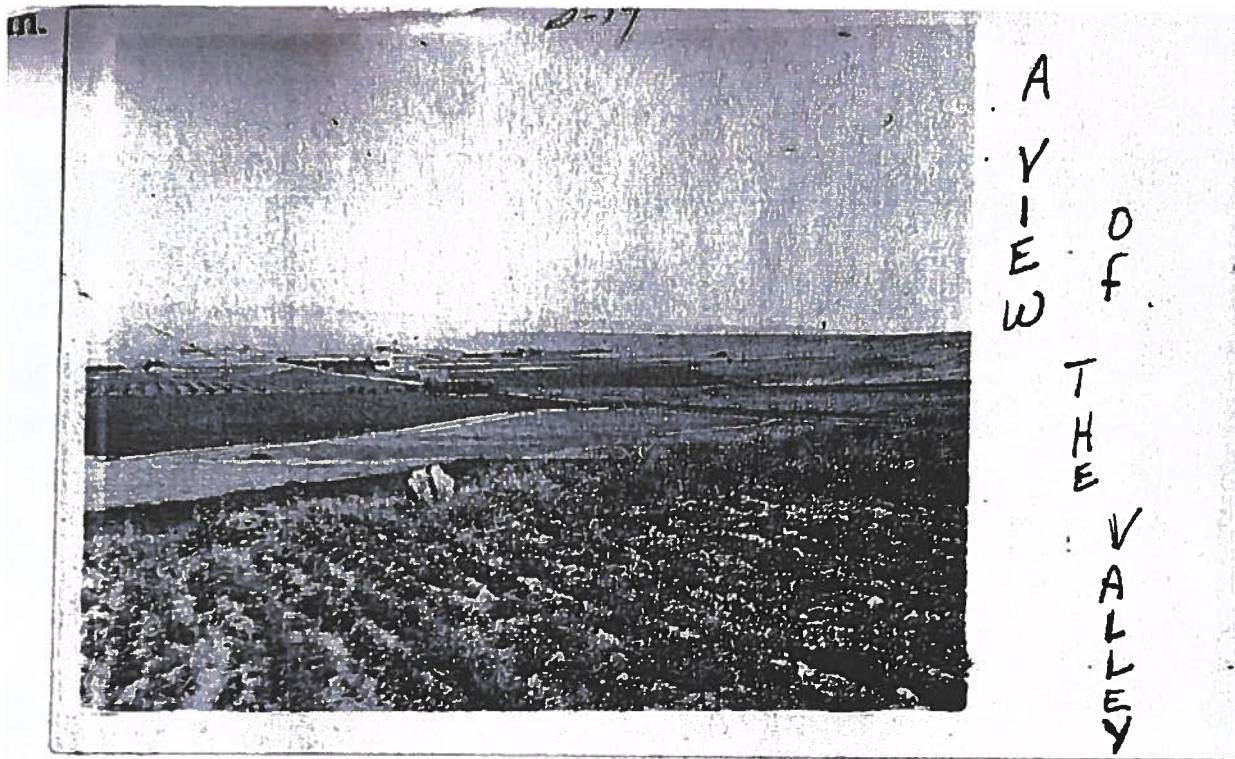


During the three generations of Garmans to make the Hill their home and livelihood, a large variety of fruit, vegetables, seeds, and animals were grown and raised here. Apples, pears, corn, sheep, locust trees which provided both shade and lumber and a family run fruit stand named "Garman Farm Boy Market" were all part of the Garman business efforts still remembered by the community.

Houston Garman was the eldest son of Russell and Vergie Garman. Growing up he was put in charge of taking care of the animals each day. After his daily chores his mother would give him a Bible verse to memorize before returning home from school. He was a tall and intimidating man with large, strong hands that were never afraid of hard work. After his time in WWII, Houston married his Wilder High School sweetheart Nadine. Houston left the farm for a time to play Major League baseball. When he learned that a child was on the way, their first son Steve, he left the big leagues to return to Idaho, and the farm, for good. Although he studied physical education while attending The College of Idaho, Houston spent his career in agriculture, retiring as Vice President of Crookham Company.

In their forties, with their youngest daughter in tow, they built a forever home on the Hill overlooking their

farmland and the Owyhee Mountain Range. Houston and Nadine were 96 years old when they finally decided to sell the property in 2021.



THE CURRENT STORY

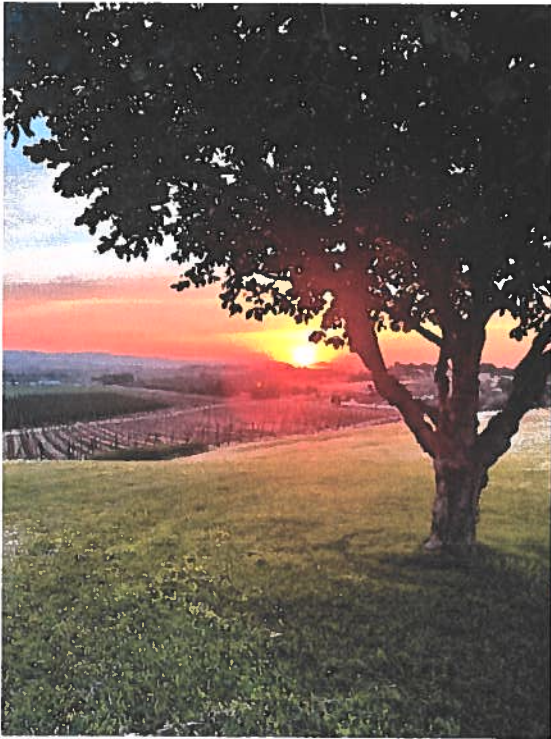
Greg Garman is Houston Garman's grandson. He and his wife Kris had been to Garman Hill many times while visiting Houston and Nadine, celebrating Christmas and enjoying family gatherings. One visit ended very differently however. In fact, that visit became the catalyst for Greg and Kris to discuss the potential future of Garman Hill.

Prior to this visit, Kris had purchased and renovated a building in downtown Caldwell previously known as Maddy's Plaza. The newly named Oakes Brothers Marketplace helped breathe fresh life into the Indian Creek Plaza area. Its influence can be seen by the continued development and energy carried on by others who have improved their own buildings and continued to invest in downtown Caldwell. This certainly wasn't the first renovation by property owners, but Maddy's Plaza had been seen as an impossible undertaking and too expensive by most. Its eventual success resonated with developers and locals alike.

During the creation of Oakes Brothers Marketplace, Greg was re-diagnosed with cancer that had progressed to his bones. As a result, the couple was searching for their next step, one where they could have a quality of life at home due to Greg's physical limitations. Kris needed to be home but also needed to continue to generate an income.

In June of 2022, while standing on the back deck of Houston and Nadine's home, looking out over the sea of hops fields that now dominate the Wilder region, the idea of keeping the homestead and the land in the Garman family while creating an income stream came to life.

The plan to move their home to the Hill took shape. They sold Oakes Brothers Marketplace, the sale of which funded the purchase of the original homestead. Continued investment into renovations and an addition have brought the home itself into its new era. With renovations complete, Greg and Kris believe now is time to share this beautiful land and its incredible view with others.



VISION FOR THE FUTURE

What is the best way to continue the Garman legacy on the Hill? With three parcels equaling just over 16 acres, the proposed *Garman Hill Venue* will be located on the residential parcel and will eventually utilize the saloon style shop designed and built by Houston Garman. The venue will take advantage of the large trees and open space with the spectacular west facing view and jaw dropping sunsets as a backdrop to host weddings and other special events.

Canyon County Development Services
111 N. 11th Ave. Room 310, Caldwell, ID 83605
(208) 454-7458

Building Divsn Email: buildinginfo@canyoncounty.id.gov **Planning Divsn Email:** zoninginfo@canyoncounty.id.gov

Receipt Number: 81581

Date: 1/19/2024

Date Created: 1/19/2024 **Receipt Type:** Normal Receipt **Status:** Active

Customer's Name: Kris Garman

Comments: CU2024-0003

Site Address: 26117 LOWER PLEASANT RIDGE RD, Wilder ID 83676 / Parcel Number: 37158000 0

CHARGES

<u>Item Being Paid For:</u>	<u>Application Number:</u>	<u>Amount Paid:</u>	<u>Prevs Pymnts:</u>	<u>Unpaid Amnt:</u>
Planning - Conditional Use Permit	CU2024-0003	\$950.00	\$0.00	\$0.00
Sub Total:		\$950.00		
Sales Tax:		\$0.00		
Total Charges:		\$950.00		

PAYMENTS

<u>Type of Payment:</u>	<u>Check/Ref Number:</u>	<u>Amount:</u>
Check	369	\$950.00
Total Payments:		\$950.00

ADJUSTMENTS

Receipt Balance: \$0.00