

## DESIGN REVIEW

Permit info: DSRFY2026-0002  
 Application Date: 11/7/2025 Rec'd by:  
 FOR OFFICE USE ONLY

6015 Glenwood Street • Garden City, ID 83714 • 208.472.2921  
 • [www.gardencityidaho.org](http://www.gardencityidaho.org) • [building@gardencityidaho.org](mailto:building@gardencityidaho.org)

APPLICANT	PROPERTY OWNER
Name: <i>Gretchen Talbert</i>	Name: <i>Chase Erkins</i>
Company: <i>3 Girls Catering</i>	Company: <i>KC Emerald Prop Holding</i>
Address: <i>5467 N Glenwood</i>	Address: <i>2974 E. State St, Ste 120-128</i>
City: <i>Garden City</i>	City: <i>Eagle</i>
State: <i>ID</i> Zip: <i>83714</i>	State: <i>ID</i> Zip: <i>83616</i>
Tel.: <i>208-949-6620</i>	Tel.: <i>(208) 343-2300</i>
E-mail: <i>3GirlsCateringBoi @</i> <i>gmail.com</i>	E-mail: <i>chase@leeidaho.com</i> <i>tasha @ idpropertypros.com</i>

### PROPERTY AND DESIGN INFORMATION

This application is a request to:  Construct New  Addition  Subdivision  
*New exterior signage*

Site Address: *5467 N. Glenwood St*

Subdivision Name: <i>Strawberry Glen</i>	Lot:	Block:
Tax Parcel Number:	Zoning: <i>C-2</i>	Total Acres:
Proposed Use: <i>Food &amp; Drink Venue</i>	Floodplain:	Yes      No

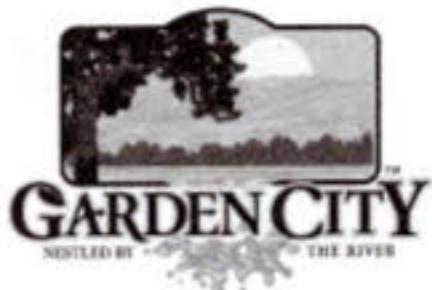
### OBJECTIVES 8-4C

1. How does the design of the structure advance an urban form through its relationship to the street, the pedestrian and adjacent properties?
2. How does the design maximize the opportunities for safe and comfortable pedestrian accessibility and minimize the effects of parking and vehicular circulation?
3. What are the building materials?
4. What are the existing notable site features and how does the design respect them?
5. Is the building consistent with the adopted streetscape?

**Bike and Pedestrian:** How have bike and pedestrian circulation been arranged with respect to adjacent facilities, internal circulation, and potential vehicular conflicts? Is there sidewalk? How far away are the nearest transit facilities and is there safe and comfortable access to the facilities?

**Parking and parking lot standards:** Is there a tree provided for every 5 parking stalls? Is there bike parking provided? Is the parking adequately screened from adjacent uses and the street? Is there any stall that is located more than 100' from a shade tree?

**Community Interaction:** How does the development incorporate into the envisioned neighborhood? How does the proposed project support a compact development pattern that enables intensification of development and changes over time? How does the proposed design support a development



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Phone 208-472-2921 • Fax 208-472-2926  
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**Property Owner Permission (Affidavit of Legal Interest)**

State of Idaho )  
 ) 155

## County of Ada

160 - 161

1. KL Emerald Property Holdings 1100 5th St., Suite 1200  
Address of Owner

(must be primary owner as noted in Ada County Assessor's records  
(must be same as business name or do business under the business name)

If the primary owner is a business write the business name

~~Garden City~~ Eagle

Idaho 83744-83414

674

State and Zip

Being first duly sworn upon oath, depose and say:

1. That I am the record owner of the property described on the attached, and I grant my permission to 3 Girls Clothing,  
 Name of Applicant  
 to submit the accompanying application pertaining to 5467 N Gleewood Street,  
 Garden City Idaho, 83714 property. Address of Property Subject to this Affidavit

2. I agree to indemnify, defend, and hold the City of Garden City and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

3. I hereby grant permission to City of Garden City staff to enter the subject property for the purpose of site inspections related to processing said applications.

4. I acknowledge that all fees related to said applications and improvements are ultimately the property owner's responsibility.

Dated this 17 day of December, 2003.

**Signature** **Printed Name**  
(must be primary owner, registered agent, or otherwise have legal authority to sign on behalf of primary owner)

Subscribed and sworn to before me the day and year first above written.

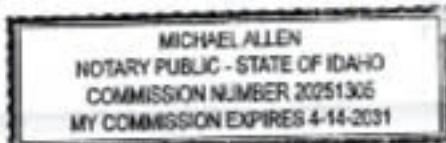
**Notary Public for Idaho**

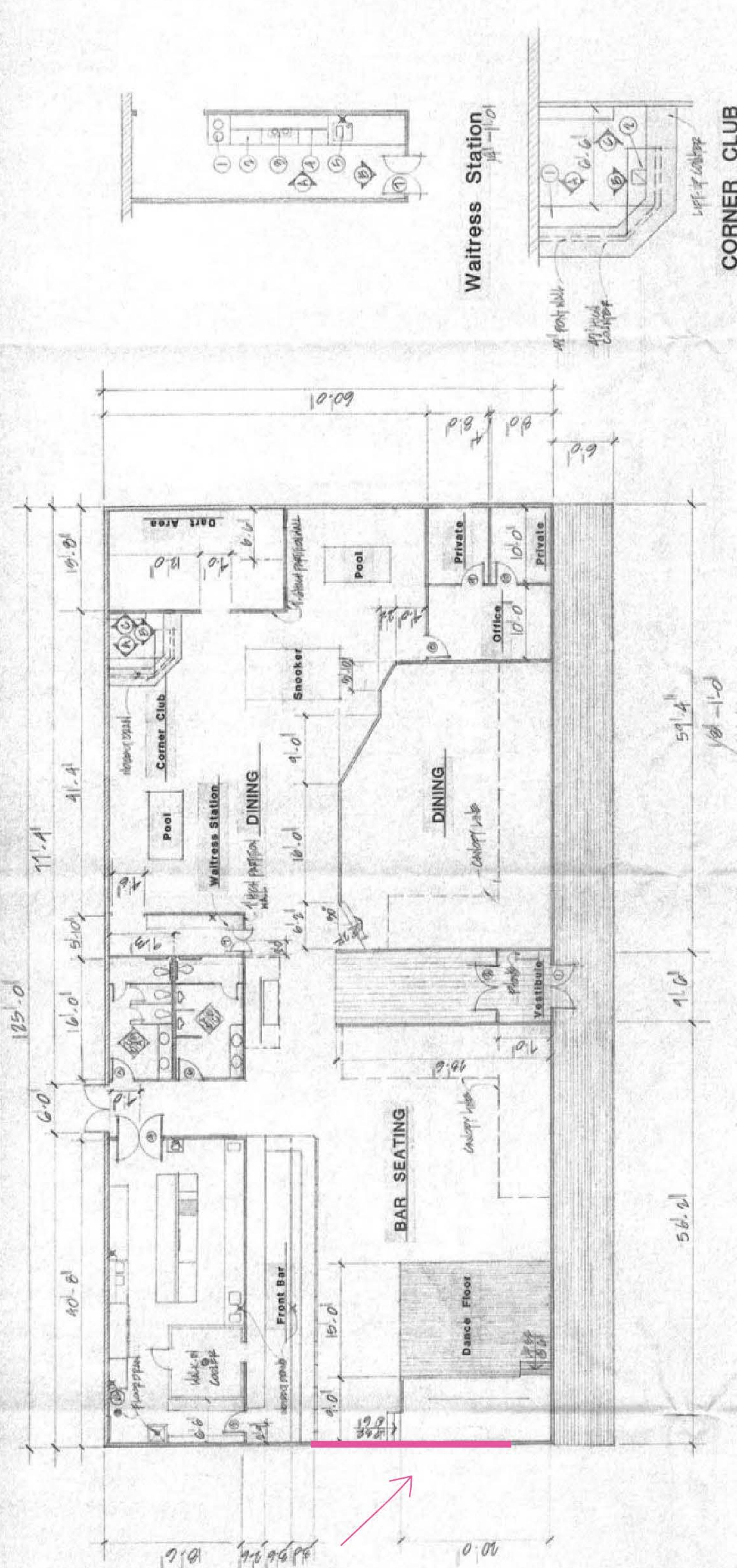
Residing at 1000 20th

11-161-2431

My Commission expires

4-14-2031

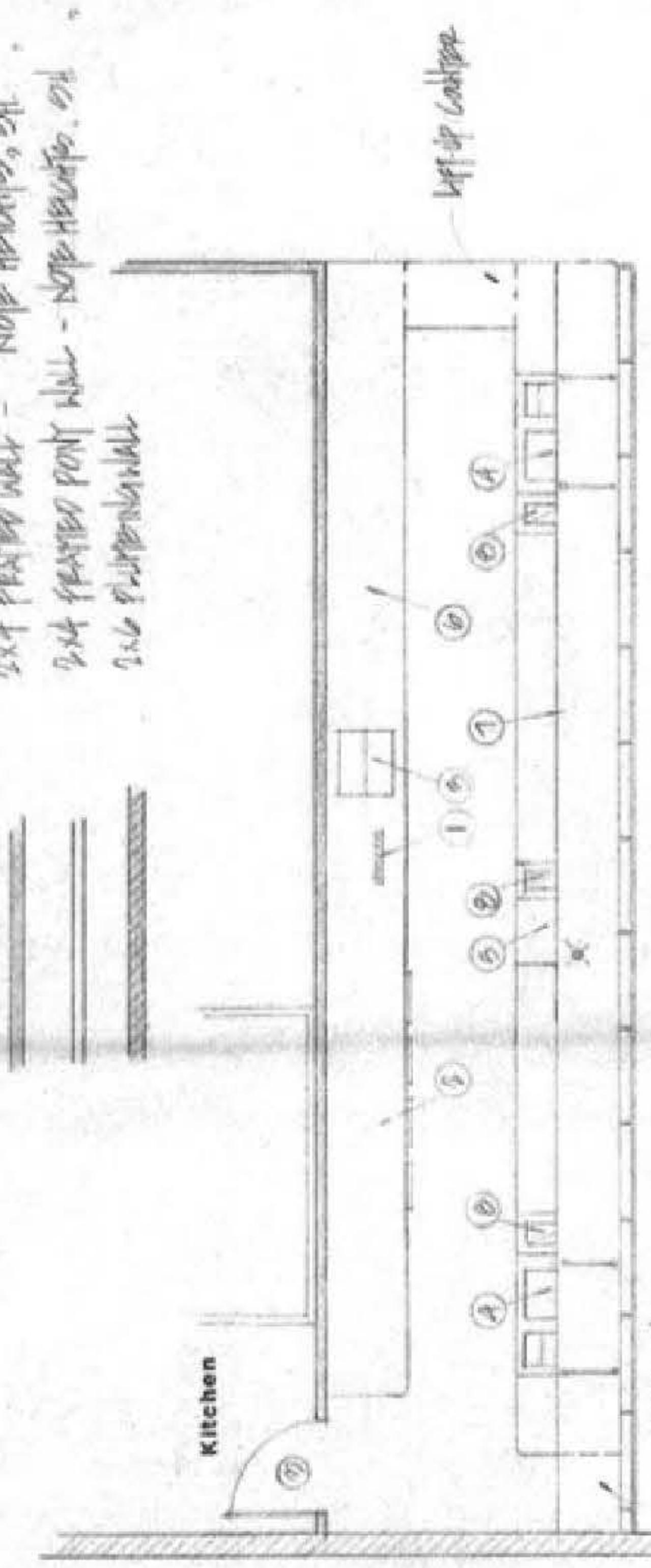




# Painted exterior wall logo



## Kitchen Plan



## Front Bar Plan



Alturas  
Capital  
Partners

250 E Eagles Gate Drive Suite 340  
Eagle, Idaho 83616  
Ph (208) 391-4445  
Fax (208) 650-7355  
[www.alturascapitalpartners.com](http://www.alturascapitalpartners.com)

October 14<sup>th</sup>, 2025

To Whom It May Concern,

It is my pleasure to confirm that 3 Girls Catering has been a valued tenant and partner in our property for the past 15 years. Throughout this time, they have consistently maintained their tenancy in excellent standing.

3 Girls Catering has demonstrated exemplary professionalism in every aspect of their lease. Rent payments have always been made promptly, and their communication with our management team has been courteous, responsive, and highly professional. They have shown great care for their leased space, ensuring it has remained well-maintained and respected throughout their occupancy.

As a long-standing local business, 3 Girls Catering has earned a stellar reputation within our community. Their commitment to quality, reliability, and community engagement has reflected positively not only on their business but also on our property.

We are truly sad to see them go, as they have been outstanding tenant partners and a pleasure to work with over the years. We wholeheartedly wish them continued success in all future endeavors.

Sincerely,

Jessica Romanello  
Commercial Property Manager  
Alturas Capital Partners

THANK YOU

It is my pleasure to write this letter in recognition of **3 Girls Catering** and to express our deep appreciation for their partnership and exceptional service to the **Boise Phil**. Over the past two seasons, 3 Girls Catering has not only provided high-quality catering for our events but has also demonstrated an extraordinary commitment to our community through their sponsorship and support of the arts.

Our partnership with 3 Girls Catering began in the 2024–2025 concert season and has since grown into a valued collaboration built on quality, reliability, and excellence. They have catered numerous Boise Phil events, including our **Coda Club post-concert receptions, sponsor dinners, and large-scale receptions**. Whether the event called for a simple selection of appetizers or a full buffet meal, their team has consistently delivered food of the highest quality that is beautifully presented, delicious, and perfectly suited to the occasion.

Equally impressive is their level of service. The 3 Girls team is always punctual, organized, and attentive to every detail. As the event planner for Boise Phil donor receptions, I have complete confidence that each delivery and setup will be seamless and that our guests, many of whom are donors, sponsors, and community leaders, will be served with warmth and professionalism. Their consistency and care have made them one of our most trusted partners.

Beyond their exemplary service, 3 Girls Catering has also shown a deep dedication to strengthening the cultural fabric of our region. Their **sponsorship of Boise Phil receptions** directly supports our mission to inspire, educate, and connect our community through music. By offsetting event costs through their generous support, they help ensure that donor contributions can go even further toward sustaining our performances, education programs, and outreach initiatives across the Treasure Valley.

In every interaction, 3 Girls Catering exemplifies what it means to be a community partner by blending excellence in service with a genuine commitment to making Boise a vibrant place to live, work, and experience the arts. We are grateful for their partnership and proud to recommend them without reservation.

Sincerely,



**Jason Chilson**  
Development Manager  
**Boise Philharmonic**

[boisephil.org](http://boisephil.org)  
208.344.7849

516 S. 9th Street  
Boise ID 83702



**HP Inc.**  
11361 W Chinden Blvd.  
Boise, ID 83714

October 14, 2025

To Whom it May Concern,

It is my absolute pleasure to recommend 3 Girls Catering as one of the most exceptional catering partners in the Treasure Valley. I have had the privilege of working with their team on numerous events ranging from large-scale corporate HP functions to smaller, more intimate gatherings, and they have consistently delivered excellence in every detail.

From the moment planning begins, throughout the event, and after the events are wrapped up, 3 Girls Catering operates with unwavering professionalism, integrity, and leadership. Their team is organized, communicative, and deeply committed to ensuring that every guest experience is outstanding. I have had the pleasure of working with Sara, Jordan and Gretchen on numerous occasions and they approach each event with precision and care, managing logistics seamlessly while maintaining a warm and positive attitude that makes our partnership very successful.

What sets them apart is their reliability and teamwork. Regardless of the size or complexity of an event, I can always count on them to show up prepared, flexible, and ready to execute at the highest level. They take pride in their craft, and it shows through the quality of their food, presentation, and service. Every event they've supported for us has left a lasting impression on attendees—and made my job significantly easier. I have thrown last minute requests their way and they always come through and get the job done.

I am proud to call 3 Girls Catering a trusted partner and look forward to continuing our collaboration for years to come. They are, without question, the best in the Treasure Valley, and I enthusiastically recommend them to anyone seeking a catering team that embodies excellence, heart, and professionalism.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Gabrielle Peterson'.

**Gabrielle Peterson**

HP Boise Site Coordinator  
[gabrielle.peterson1@hp.com](mailto:gabrielle.peterson1@hp.com)

# GREAT FUTURES START HERE.



October 17, 2025

**BOARD OF DIRECTORS:**

Candace Beutler  
Teen Coordinator  
Boys & Girls Clubs of Ada County  
610 E. 42<sup>nd</sup> Street  
Garden City, ID 83714

**OFFICERS:**

Rob Perez  
*President*  
Flip Kleffner  
*Vice President*

Jeff Huhn  
*Treasurer*  
Linda Payne Smith  
*Secretary*  
Ann Swindell  
*Past President*

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Brenda Blitman  
Dr. Derek Bub  
Coby Dennis  
Lance Elroy  
Roger Fossett  
Mark Freeman  
Christina Hesse  
Richard Gines  
Sylvia Hampel  
Brenda Jones  
Nick Korte  
Mike Lane  
James Pegram  
Dr. David Peterman  
Mark Ruszczyk  
Brad Stith  
Ben Thomas  
Lisa Tschampl  
Tiffany Whitmore  
Brian Wonderlich

**EXECUTIVE DIRECTOR:**

Colleen Braga

Subject: Letter of Support for 3 Girls Catering

To Whom it May Concern:

It is my great pleasure to write this letter of recommendation for 3 Girls Catering. As a partner and supporter of Boys & Girls Clubs of Ada County, 3 Girls Catering has consistently demonstrated exceptional generosity, professionalism, and a deep commitment to our community and the youth we serve.

Over the years they have supported our Wild West Auction, participated in teen career events and helped with needs in our teen center. We know their food is always of the highest quality, beautifully presented, and delivered with unmatched attention to detail. Beyond their professional excellence, what truly sets them apart is their genuine dedication to giving back.

Through their donations of auction items and resources, 3 Girls Catering has helped us expand our outreach and create meaningful experiences for local youth. Their team approaches every collaboration with kindness and enthusiasm, making a trusted and valued partner in our mission.

I wholeheartedly recommend 3 Girls Catering to anyone seeking a catering partner that combines exceptional service with a strong sense of community. Their integrity, reliability, and compassion make them an asset to any organization they work with.

Please feel free to contact me at [Candace@adaclubs.org](mailto:Candace@adaclubs.org) if you would like additional information about our experiences working with 3 Girls Catering.

Sincerely,

A handwritten signature in black ink, appearing to read 'CB'.

Candace Beutler



October 14, 2025

3 Girls Catering/Iconic by 3 Girls  
5467 N. Glenwood St.  
3girlscateringboi@gmail.com

**BOARD OFFICERS**

Kathryn McClaskey  
President  
House of Wine

Erin Tarter  
Treasurer  
Eide Bailly

Cora Lee Findley  
Secretary  
Retired

**BOARD OF DIRECTORS**

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Idaho First Bank

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Enteria

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Paré Law, PLLC

Mike Kerby  
c308 Marketing

Mitch Head  
Cradlepoint

Camille Fraley  
Riverglen Junior High School

Theresa Collard  
Sysco Idaho

Joseph Schumaker  
FoodSpace

Brooke Thrasher  
Saint Alphonsus Medical Center

Rita Slack  
Retired

Gary Goodwin  
Sysco

Joshua Turner  
Compass Group

Thank you for your partnership,

3 Girls Catering/Iconic and their team is dedicated to empowering our youth through meaningful workforce development opportunities in the Treasure Valley, with a focus on culinary arts and essential job-readiness skills.

Our partnership with 3 Girls Catering/Iconic has been consistently supporting our mission at Life's Kitchen and that of the Treasure Valley community. They have provided our students with hands-on experiences through job shadowing opportunities, real-world employment placements, and mentorship within the culinary field. Their team is committed not only to developing job-ready skills but also to nurturing confidence, responsibility, and personal growth in each young person they engage while investing directly in the next generation. This partnership has allowed us to work collaboratively on youth-driven initiatives that give our students a promising outlook on their future.

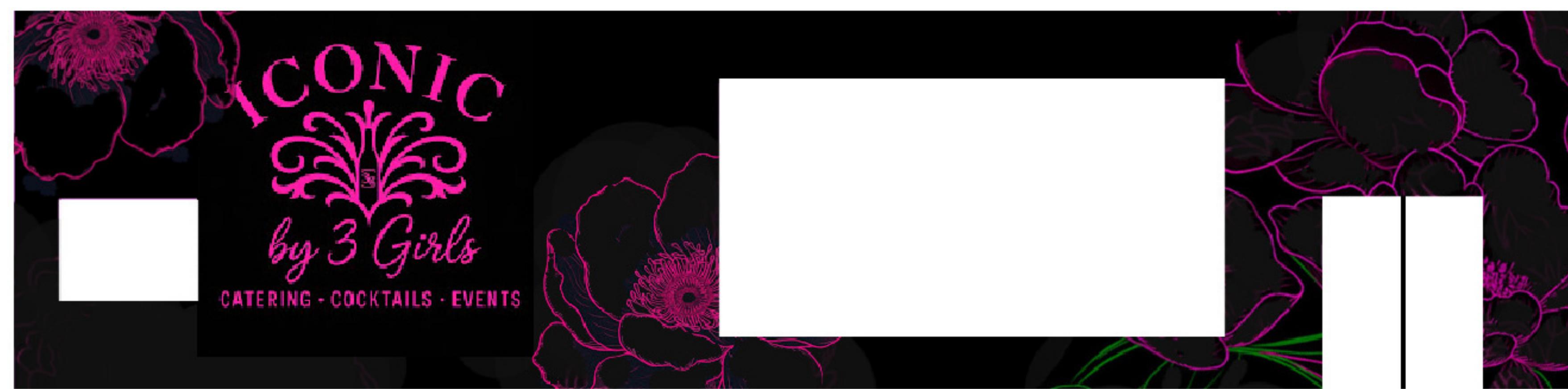
The positive impact they have on our youth and our broader community in the Treasure Valley. Their support strengthens our shared goals of empowering youth, building skills, and creating pathways to success.

Best Regards,

Jennifer Fluetsch  
Education Program and Services Liaison  
Life's Kitchen  
8574 W. Fairview Ave.  
Boise, Idaho 83704  
Jenniferf@lifeskitchen.org  
208-331-0199 x309

## Purpose of new ICONIC Mural : A New Community Landmark

The objective of the proposed garden-themed mural at 5467 N Glenwood Street will serve as a vibrant new landmark for Garden City, designed to celebrate local flora and highlight the city's identity. Featuring the Idaho state flower, the syringa, alongside lush peonies (see close up design below), this mural creates a visual anchor that reflects the city's creativity, community spirit, and natural garden charm.



### Community Engagement and Support

As long-time supporters of local non-profit organizations, 3 Girls Catering is deeply committed to giving back to the community that has supported our growth for decades. This mural represents more than a business—it symbolizes a gathering place where community members can connect, celebrate, and create lasting memories together.

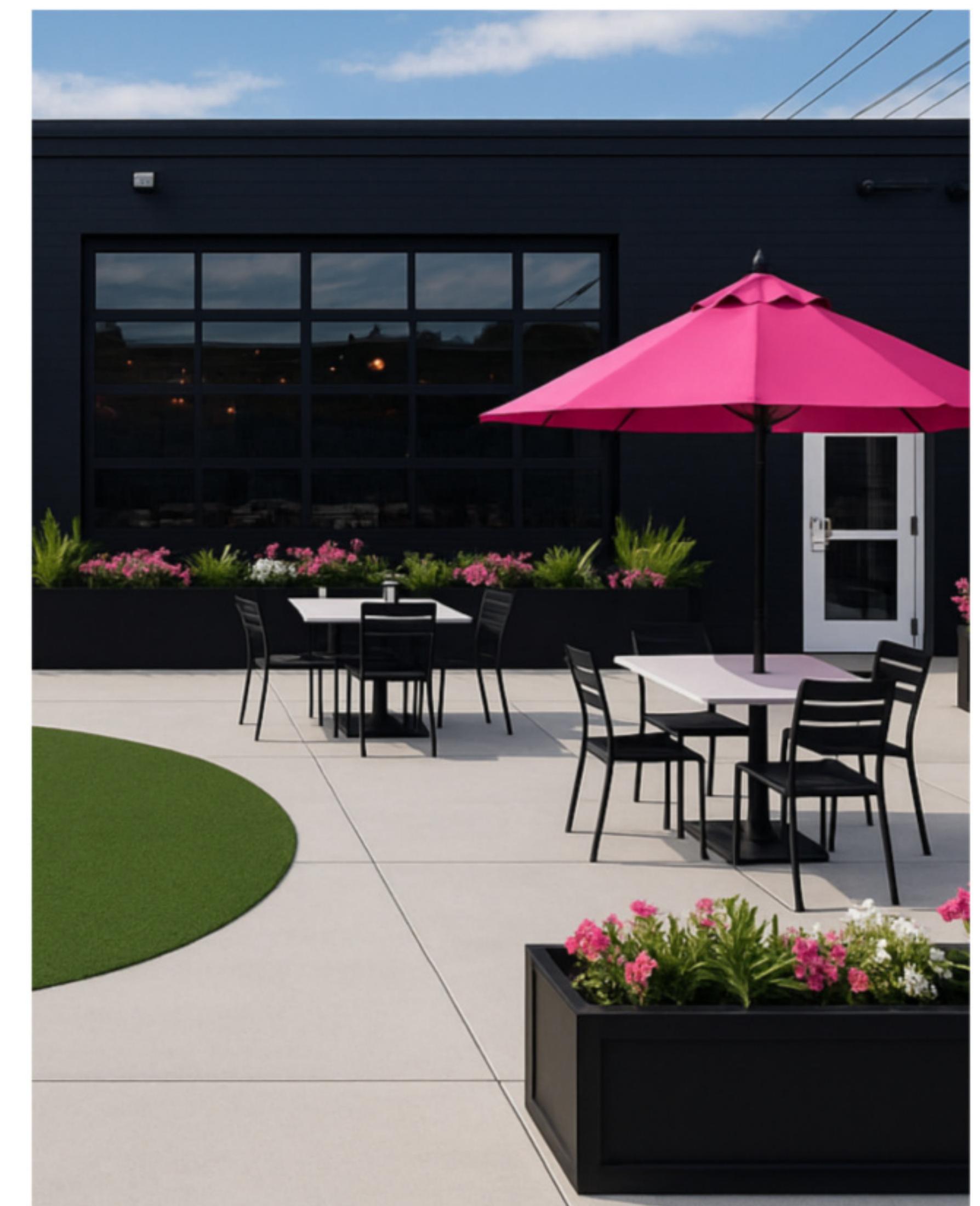


### Celebrating Local Artistry

Our mural will be designed and painted by local artist Beau Woodward, bringing an authentic creative touch that embodies the vision and spirit of Garden City. This collaboration not only enhances the visual character of the community but also supports and celebrates the thriving arts culture of the Treasure Valley.

### The Intent: Inspiring Future Local Businesses

We believe Garden City is ready to welcome a new landmark that celebrates its spirit of creativity and entrepreneurship. Our mural is designed to inspire future generations of local business owners—especially women-led ventures—to open, grow, and thrive right here in our community.



### Supporting Economic and Social Growth

In addition to offering gourmet lunches and Sunday brunch, our space will serve as a dynamic hub for public and private gatherings—including wedding receptions, community celebrations, local business events, and Chamber of Commerce meetings. Through these activities, 3 Girls Catering will attract guests from near and far, supporting Garden City's economic vitality while fostering connection, creativity, and collaboration within the community.



### Seasonal Beauty and Outdoor Appeal

We look forward to celebrating the Treasure Valley's changing of the seasons with an inviting outdoor seating area surrounded by planters filled with lush native flowers, fresh herbs, and vibrant shrubs. This natural extension of the venue will complement the mural's garden theme while enhancing Garden City's charm and welcoming atmosphere.



📞 (208) 412-6331  
✉️ dana@minegargamble.com  
📍 1065 S Allante Pl, Boise, ID 83709

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October 15<sup>th</sup>, 2025

**To Whom It May Concern,**

It's an absolute pleasure to write this letter of recommendation for my friends at 3 Girls Catering as they expand their business into the former Heritage Social Club. I've known these incredible women since they first arrived in Boise nearly 20 years ago, and they've been a constant source of inspiration, kindness, and community ever since.

From the beginning, they have set a high bar for excellence in the catering realm. Their food is not only delicious, it's unforgettable. Their gorgeous displays are true works of art, and their dishes have that special something that makes people remember them years later. They catered my wedding in 2010, and to this day, my friends still talk about how amazing the food was!

Beyond their incredible culinary talents, Gretchen, Lisa, and Sara are some of the most genuine, hard-working, and generous people I've ever known. They've poured countless hours into our community, volunteering for local fundraisers, donating food and time to nonprofits, and showing up whenever someone needs a hand. In fact, when I first met them, they were volunteering/donating food for a benefit at the Linen Building and I was their volunteer bartender!

After that, I was lucky enough to work for 3 Girls Catering for several years, and during that time and beyond, they've treated me like family. They've helped my own little family through tough times, stepping in to give me or my husband hours when we were struggling and needing a little extra income to help us stay afloat, all without hesitation. That's just who they are! Talented, compassionate, and always giving far more than they take.

Their well-earned reputation speaks for itself, they've been voted Best Caterer in Boise and the Treasure Valley year after year, a reflection of their unmatched quality, creativity, and consistency. What truly sets them apart, though, is their heart. Everything they do, from crafting a menu to going above and beyond at their events, it's done with love, integrity, and a genuine desire to make life more fabulous (and delicious) for those around them.

I can say without a doubt that Garden City will be incredibly lucky to have them. They go above and beyond in every sense of the word, and I cannot recommend them highly enough, both as business leaders and as some of my most favorite humans on earth.

**Warmly,**



Dana Browning

**Dana Browning**  
Realtor



October 14<sup>th</sup>, 2025

It is with great pleasure that I write this letter of recommendation for 3 Girls Catering, a standout culinary team based in Boise, Idaho. I have had the opportunity to experience their work firsthand and can confidently say they are among the most talented, reliable, and creative catering professionals in the region.

Since 2017, 3 Girls Catering has provided our facility with two thoughtfully prepared meals per day, consistently demonstrating a deep understanding of the unique nutritional and emotional needs of our clients. Their team works closely with us to customize menus that align with our therapeutic goals, ensuring that meals are not only nourishing but also supportive of recovery and healing.

Their reliability is unmatched. Whether it's accommodating last-minute changes, honoring dietary restrictions, or delivering meals on time with care and professionalism, 3 Girls Catering has become an integral part of our daily operations. Their attention to detail and willingness to collaborate with the treatment dietitian, making them more than just a vendor—they are a trusted partner in our mission to provide compassionate, evidence-based care.

Their reputation is backed by glowing reviews from clients and public figures alike. From David Crosby to Lindsey Stirling, many have praised their food as the best they've had on tour. Locally, clients rave about their ability to work within budgets, accommodate dietary needs, and provide seamless service with a smile. Beyond their culinary talents, 3 Girls Catering is deeply rooted in the Boise community. They support local farmers, artisans, and businesses, and their philosophy of "only serving what they'd serve to their own families" speaks volumes about their integrity and care.

I wholeheartedly recommend 3 Girls Catering for any event where quality, creativity, and heartfelt service are valued. They are not just caterers—they are experience creators, and Boise is lucky to have them.

Warm regards,



Danielle Rhodes, MS, RD, LD  
Program Director & Dietitian