Applicant(s): Tim Wangler

Owner: Adam Hutchings

File(s): CUP 149-19

Prepared by: Rodney Ashby, AICP

Date: August 19, 2019

Requested Action: Conditional Use Permit for a Lounge in a DH (Downtown Historic) zoning district at 217 14th Ave. So.

(Decision Required: Decision)

Applicant's Stated Purpose: V-Cut Lounge desires to be a classic cigar lounge that will create an inviting experience for the patron. The lounge plans to house an 8X10 walk-in humidor and provide a space for customers to relax and enjoy their cigar while sipping coffee, Idaho wine and beer, and/or whiskey. The patrons will also have the opportunity to purchase food from H&M Meats while at the establishment.

GENERAL INFORMATION

Status of Applicant: Representative

Existing Zoning: DH (Downtown Historic)

Address: 217 14th Ave. So
Legal Description: A parcel situated in the SE ¼ of Section 22, T3N, R2W, BM also Tax 18605 in the Lots 31 and 33, Block 35, Nampa Original Townsite.

Size of Property: A 0.16 acre or 7,000 sq. ft parcel

Surrounding Land Use and Zoning:
In the same building as H & M Meats Catering
Northeast - Furniture USA vacant building
Southwest – Private Parking Lot
Northwest – Bible Pentecostal Church

Comprehensive Plan Designation: Downtown

Zoning: Downtown Historic

SPECIFIC INFORMATION

Public Utilities in alleyway:
  8” Sewer Main
  4” Water Line

Transportation: The property fronts 14th Ave S. and backs up to an alleyway.

Parking: The property is in the downtown area with no off-street parking required. However, on-street parking and parking lots are available in the area.

CORRESPONDENCE

Nampa & Meridian Irrigation District: no comment

City of Nampa Engineering Division: no comments

Idaho Transportation Department: Does not anticipate any significant traffic impact to the State Highway system

APPLICABLE REGULATIONS

Nampa City Code, Title 10, Chapter 25 sets forth the criteria of approval for conditional use permits. These criteria essentially require that the use be compatible with and not adversely affect the livability or appropriate development of the surrounding neighborhood. Section 10-25-4 states the general criteria for approval of a conditional use permit. These findings are placed in the “Recommended Conditions” for your consideration of approval.
STAFF FINDINGS & DISCUSSION

At the time of application, it appeared to Planning staff that a conditional use permit (CUP) was required for the operation of the “Lounge.” The applicant indicated that the “lounge” is not a bar, but they also indicated that they would be serving alcohol. Since application, the applicant has submitted a business plan claiming that only 11% of their income will come from the sale of alcohol. Nampa City Code 10-1-2 under definition of “restaurant” distinguishes restaurants from bars if less than 40% of sales are from alcohol sales. Though the proposed use is not a restaurant, they will allow consumption of food from the H&M Meats in their lounge and they claim that cigars and related products are the primary product to be served/consumed. Since the definition does not fit the land use exactly, Planning staff has concluded the need for the conditional use permit as allowed by City Code 10-3-2B. The applicant has agreed that the CUP will help ensure compliance with city code. I have attached as an exhibit the business proposal submitted to Council at the April 15th City Council meeting for an alcohol license. This proposal also shows the building layout in relation to H&M meats.

From a land use standpoint, the location is in Nampa’s downtown. It is a unique land use that some argue is in demand, as evidenced by the letters of support from other nearby businesses (attached in the business proposal). From the pictures shown in the proposal, the proposed atmosphere appears to be well kept, and likely to attract customers who may support other businesses in the area.

The applicant appears to be providing a service that is not currently provided in the downtown. Other neighboring business seem to support the use and would not be adversely affected. As such, the use appears to be compatible with the area.

SUGGESTED CONDITIONS OF APPROVAL

If the Commission determines to allow the home occupation firearm sales, the following conditions are recommended:

1) All requirements of the Nampa Planning, Building, Engineering, and Fire Departments as well as state, or federal agencies regarding use of the property for a firearms business shall be satisfied prior to occupancy.

2) The owner maintains all regulatory permitting, licensures and operational procedures as required by law.

3) The conditional use permit is granted to the property until such time as it no longer operates as a lounge.

4) Any other conditions recommended by the Commission following public hearing.

If the City Planning & Zoning Commission votes to approve the subject Conditional Use Permit, the following findings are suggested as a part of the approval:
1. The location, size and design and operating characteristics of the proposed business will be compatible with and not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage and density, to the availability of public facilities and utilities; to the harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.

2. The location, design, and site planning of the proposed business will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrants.

3. The proposed business will enhance the successful operation of the surrounding area in its basic community functions or will provide an essential service to the community or region.

**ATTACHMENTS**

1) Application  
2) V-Cut Business Plan/Proposal; Site Plan; Support Letters  
3) Zoning Map  
4) Comprehensive Plan Map  
5) Vicinity Map/Aerial  
6) Agency and other correspondence
**APPLICATION FOR CONDITIONAL USE PERMIT**

**PLANNING AND ZONING DEPARTMENT**

411 3RD STREET S., NAMPA, IDAHO 83651  P: (208) 468-4487 F: (208) 465-2261

Nonrefundable Fee: $234.00 (1 acre or less) Nonrefundable Fee: $463.00 (more than 1 acre)

<table>
<thead>
<tr>
<th>Applicant Name</th>
<th>Tim Wangler</th>
</tr>
</thead>
<tbody>
<tr>
<td>Street Address</td>
<td>217 14th Ave South</td>
</tr>
<tr>
<td>City</td>
<td>Nampa</td>
</tr>
<tr>
<td>State</td>
<td>ID</td>
</tr>
<tr>
<td>Zip code</td>
<td>83651</td>
</tr>
<tr>
<td>Mobile Number</td>
<td>208 3405448</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:TimWangler@yahoo.com">TimWangler@yahoo.com</a></td>
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<tr>
<td>Property Owner Name</td>
<td>Adam Hutchings</td>
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<tr>
<td>Street Address</td>
<td>215 14th Ave South</td>
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<tr>
<td>City</td>
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<tr>
<td>Mobile Number</td>
<td>208 9991943</td>
</tr>
<tr>
<td>Email</td>
<td><a href="mailto:info@hnmarts.com">info@hnmarts.com</a></td>
</tr>
</tbody>
</table>

**ADDRESS OF SUBJECT PROPERTY:** 217 14th Ave South Nampa 10

**Please provide the following REQUIRED DOCUMENTATION to complete the CUP**

- A copy of one of the following:  
  - Warranty Deed  
  - Proof Of Option  
  - Earnest Money Agreement
- A sketch drawing of the site & any adjacent property affected, showing all existing & proposed locations of streets, easements, property lines, uses, structures, driveways, pedestrian walks, off-street parking & off-street loading facilities and landscaped areas, preliminary or final building plans & building elevations, together with any other information considered pertinent to the determination of this matter.
- Signed & Notarized Affidavit of Legal Interest (attached). Form **must** be completed by the legal owner (If owner is a corporation, submit a copy of the Articles of Incorporation or other evidence to show that the person signing is an authorized agent)
- Original Legal description of property AND a legible WORD formatted document. (Must have for final recording) Old or illegible title documents will need to be retyped in a WORD formatted document.

**Project Description**

- State (or attach a letter stating) the reason for the proposed Conditional Use Permit:

  **cafe, consumption of premium tobacco and bar**

Dated this 16 day of July, 2019

**NOTICE TO APPLICANT**

This application will be referred to the Nampa Planning Commission for its consideration. The Planning Commission shall hold a public hearing on the application and it shall be granted or denied. Notice of public hearing must be published in the Idaho Press-Tribune 15 days prior to said hearing. Notice shall also be posted on the premises not less than 1 week prior to the hearing. Hearing notices will also be mailed to property owners or purchasers of record within 300 feet of the subject property. You will be given notice of the public hearing and should be present to answer any questions.

If a Conditional Use Permit is granted by the Planning Commission, it shall not become effective until after an elapsed period of 15 days from the date of Planning Commission action. During this time any interested person may appeal the action to the City Council. You will be notified of any pending appeals.

If the conditional use permit is denied by the Planning Commission, you may appeal the decision to the City Council within 15 days from the date such action is taken by the Planning Commission. At the time the Conditional use permit becomes effective you will be sent a document which constitutes an official “Conditional Use Permit”. This document will enumerate the conditions attached to the issuance of the permit and state the consequences of failure to comply.

**OFFICE USE ONLY**

**FILE NUMBER:** CUP-149-2019  **PROJECT NAME:** Bar + Tobacco

12/11/13 Revised
V-Cut Lounge

3-25-2019

Tim & Jennifer Wangler
V-Cut Lounge
217 14th Ave South
Nampa, ID
Overview

V-Cut Lounge desires to be a classic cigar lounge that will create an inviting experience for the patron. The lounge plans to house an 8X10 walk-in humidor and provide a space for customers to relax and enjoy their cigar while sipping coffee, Idaho wine and beer, and/or whiskey. The patrons will also have the opportunity to purchase food from H & M Meats while at the establishment.

Vision

1. Comfortable lounge where people can sit and relax on the leather furniture while enjoying free wifi.
2. Classy and clean environment to purchase and smoke cigars.
3. A community meeting place for cigar education and great conversations.
4. Promote a positive downtown atmosphere where community members gather.
5. V-Cut Lounge will not be a place for cigarettes or E-cigarettes.
6. Rustic, yet cozy lounge atmosphere with state of the art ventilation system.

Specifications

V-Cut Lounge will be located at 217 14th Ave South, attached to H & M Meats. This location is ideal, not only because of the relationship with H & M, but it is book-ended by two parking lots, thus adjacent businesses will not be disturbed. There are plans for a butler door behind the bar that allows staff from H & M to deliver food to lounge. With this in mind, the two businesses can work together to create a desired downtown experience.

V-Cut hours of operation will be:
M-TH 11:00 a.m. to 10:00 p.m.
Friday 11:00 a.m. to 11:00 p.m.
Saturday 10:00 a.m. to 11:00 p.m.
Sunday closed
Revenue Projections

The majority of revenue from V Cut Lounge will come from Retail tobacco and coffee sales. In addition to Tobacco, H&M Meats is providing meals to our customers through our point of sale system. Alcohol will also be served but not a primary source of revenue. Humidors, cutters, lighters, and other accessories will also be sold.

Projections:

64% retail tobacco
20% Restaurant and coffee
11% Alcohol
5% Accessories

Refer to revenue projections on the following page for projections starting ion year 1 and continuing through year 5.

History of owners:

Tim and Jennifer Wangler are owners and operators of Idaho Book Bindery, established in 2006. The Book Bindery is a print, publishing and custom bindery. The business was purchased in 2006 from a Boise man running the shop out of his garage. Since purchase, the owners have grown it into a 3,000 sq ft manufacturing facility on the west end of Nampa. The owners have a proven track record of business acumen even growing the business through the great recession.

Tim graduated from Boise State in 2002. Jennifer, who finished her Masters degree in 2018 at BSU, is an ESL (English as a Second Language) teacher for CWI.

Tim and Jennifer live in Nampa, their kids go to school in Nampa and they are committed to the growth of this community.

The V-Cut Lounge will be a value added piece to this growing community for people coming to downtown Nampa. This is not a bar. Rather, a relaxing place for people to come and enjoy fresh food from H & M Meats, a quality cigar and a nice drink.
# Revenue projection

## Units

<table>
<thead>
<tr>
<th>Product</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
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<tbody>
<tr>
<td>Retail Tobacco</td>
<td>10,000</td>
<td>10,500</td>
<td>11,025</td>
<td>11,576</td>
<td>12,155</td>
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<tr>
<td>Restaurant/Coffee</td>
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<td>9,450</td>
<td>9,923</td>
<td>10,419</td>
<td>10,940</td>
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<td>Alcohol</td>
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<td>5,250</td>
<td>5,513</td>
<td>5,788</td>
<td>6,078</td>
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<td>Accessories</td>
<td>3,000</td>
<td>3,150</td>
<td>3,308</td>
<td>3,473</td>
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## Unit price uplift

<table>
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<tr>
<th>Product</th>
<th>Uplift %</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
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</thead>
<tbody>
<tr>
<td>Retail Tobacco</td>
<td>3.0%</td>
<td>14.00</td>
<td>14.42</td>
<td>14.85</td>
<td>15.30</td>
<td>15.76</td>
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<tr>
<td>Restaurant/Coffee</td>
<td>3.0%</td>
<td>5.00</td>
<td>5.15</td>
<td>5.30</td>
<td>5.46</td>
<td>5.63</td>
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<tr>
<td>Alcohol</td>
<td>3.0%</td>
<td>5.00</td>
<td>5.15</td>
<td>5.30</td>
<td>5.46</td>
<td>5.63</td>
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<tr>
<td>Accessories</td>
<td>3.0%</td>
<td>3.00</td>
<td>3.09</td>
<td>3.18</td>
<td>3.28</td>
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## Revenue

<table>
<thead>
<tr>
<th>Product</th>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
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<tbody>
<tr>
<td>Retail Tobacco</td>
<td>140,000</td>
<td>151,410</td>
<td>163,750</td>
<td>177,096</td>
<td>191,529</td>
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<td>Restaurant/Coffee</td>
<td>45,000</td>
<td>48,668</td>
<td>52,634</td>
<td>56,924</td>
<td>61,563</td>
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<td>Alcohol</td>
<td>25,000</td>
<td>27,038</td>
<td>29,241</td>
<td>31,624</td>
<td>34,202</td>
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<tr>
<td>Accessories</td>
<td>9,000</td>
<td>9,734</td>
<td>10,527</td>
<td>11,385</td>
<td>12,313</td>
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<td><strong>Total revenue</strong></td>
<td>219,000</td>
<td>236,849</td>
<td>256,152</td>
<td>277,028</td>
<td>299,606</td>
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## Other revenue

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<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
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</thead>
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## Total revenue

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<tr>
<th>Year 1</th>
<th>Year 2</th>
<th>Year 3</th>
<th>Year 4</th>
<th>Year 5</th>
</tr>
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<tbody>
<tr>
<td>219,000</td>
<td>236,849</td>
<td>256,152</td>
<td>277,028</td>
<td>299,606</td>
</tr>
</tbody>
</table>
Photos

I. Exterior of Building - 217 14th Ave South

II. Vision for Interior - rustic, classy and comfortable decor

Photo Credit: Lonewolfcigars.com
Site Plan
**PROPOSED H&M MEATS**

22-24 W. 3RD STREET SOW F. 5,173 S.F.
22-34 NW 2ND STREET NAMPA, ID 83651

**NOTES**

- Existing concrete curbs / gutters / sidewalks to remain.
- Existing paved parking to remain.
- Existing concrete driveway to remain.
- Existing trash location at valley to remain.
- Existing adjacent building.
- Existing adjacent parking lot.
- New grease interceptors / plumbing drawings.

**DRAWING INDEX**

**Architectural**
- A-1.0 COVER SHEET
- A-2.0 DEMOLITION PLAN
- A-3.0 FLOOR PLAN (EXISTING PLAN)
- A-3.1 EQUIPMENT PLAN & TOILET ELEVATIONS
- A-3.2 ROOF / ROOF PLAN & DETAIL
- A-4.0 EXTERIOR ELEVATIONS & DOOR / WINDOW SCHEDULES
- A-5.0 REPAIRED CEILING PLAN

**Structural**
- Mechanical / Plumbing
- M-1.0 MECHANICAL COVER SHEET
- M-2.0 DEMOLITION PLANS
- M-3.0 HVAC AND ROOF PLANS
- M-4.0 PLUMBING PLANS
- M-5.0 MECHANICAL SPECIFICATIONS

**Electrical**
- E1.0 ELECTRICAL SYMBOLS AND SHEET INDEX
- E2.0 ELECTRICAL DEMOLITION PLAN
- E2.1 ELECTRICAL DETAIL PLAN
- E2.2 ELECTRICAL POWER PLAN
- E2.3 Special SYSTEMS PLAN
- E2.4 ELECTRICAL SCHEDULES
- E2.5 ELECTRICAL SPECIFICATIONS

**PROJECT NOTE**

This project is for the recondition of an existing furniture warehouse to a catering retail establishment. There will be no additions to the building footprint. Existing window treatments will be replaced with new storefront windows. Existing overhead doors will either remain or be replaced with new storefront windows. Existing wood framed construction will be replaced with same new wood framed construction. Existing concrete walls will be repainted.

**SITE NOTES**

1. Existing concrete curbs / gutters / sidewalks to remain.
2. Existing paved parking to remain.
3. Existing concrete driveway to remain.
4. Existing trash location at valley to remain.
5. Existing adjacent building.
6. Existing adjacent parking lot.
7. New grease interceptors / plumbing drawings.

**CONSULTANTS**

**electrical engineer**
E2CO
860 S INDUSTRY WAY
SUITE 250
MERIDIAN, ID 83642
(208) 784-4453 PHONE
(208) 784-4451 FAX

**mechanical engineer**
Tikker Engineering
Black Eagle Center
3986 W. Overland Rd.
BOISE, ID 83704
(208) 354-0197 PHONE
(208) 345-2516 FAX

**structural engineer**
CONSULTANTS NAME
ADDRESS
Nampa, ID 83651
(208) 203-9000 PHONE
(208) 203-9000 FAX

**CONSULTANTS**

**MANAGEMENT**

**STRUCTURAL CONSULTANTS**

**MECHANICAL CONSULTANTS**

**ELECTRICAL CONSULTANTS**

**CODE INFORMATION**

A. THE BUILDING DESIGN IS DONE WITH REFERENCE TO THE FOLLOWING CODES:
1. 2017 INTERNATIONAL BUILDING CODE
2. 2015 INTERNATIONAL ENERGY CONSERVATION CODE
3. 2017 INTERNATIONAL PLUMBING CODE (INCLUDING CH. 13 - MEDICAL GAS)
4. 2017 NATIONAL ELECTRICAL CODE
5. 2017 INTERNATIONAL FIRE CODE
6. 2017 INTERNATIONAL MECHANICAL CODE AND APPENDIX A
7. 2017 INTERNATIONAL FUEL GAS CODE AND APPENDICES A & B
8. 2009 CAN/SAOH1.1
9. 2015 INTERNATIONAL EXISTING BUILDING CODE

B. ZONING
1. NH
2. B.0.0

C. BUILDING SETBACKS
1. NONE

D. USE AND OCCUPANCY CLASSIFICATION (IBC CHAP. 3):
1. RETAIL (H)

E. GENERAL BUILDING HEIGHTS AND AREAS (IBC CHAP. 5):
1. NO CHANGE

F. TYPE OF CONSTRUCTION (IBC CHAP. 6):
1. V2

G. ACTUAL BUILDING AREA: 5,173 S.F.
1. MAIN LEVEL: 5,173 S.F.

H. OCCUPANT LOAD
- OCCUPANT LOAD (H&M MEATS)
  1. RETAIL AREA: 1,200 SF @ 60 SF/OCUPANT = 20.00
  2. KITCHEN AREA: 1,200 SF @ 60 SF/OCUPANT = 20.00
  3. UNOCCUPIED AREAS: 945 SF @ 0 SF/OCUPANT = 0

I. TOTAL OCCUPANT LOAD: 20.00

J. EXITING AND ENTRANCE
1. MAIN LEVEL: 2 EXITS REQUIRED, 2 PROVIDED
2. RETAIL AREA: 2 EXITS REQUIRED, 2 PROVIDED
3. KITCHEN AREA: 2 EXITS REQUIRED, 2 PROVIDED

K. FIRE PROTECTION SYSTEMS
1. FIRE SUPPRESSION: NOT REQUIRED
2. FIRE ALARM: NOT PROVIDED

L. PLUMBING FIXTURE REQUIREMENTS
1. WATER CLOSETS
   - H&M MEATS
     - (1) REQUIRED, (1) PROVIDED (UNISEX)
     - IN ADDITION, (1) UNISEX WASHOUT CLOSET IS PROVIDED IN THE KITCHEN TEXITANT SPACE
   - (1) REQUIRED, (1) PROVIDED (UNISEX)
2. LAVATORIES
   - H&M MEATS
     - (1) REQUIRED, (1) PROVIDED
     - IN ADDITION, (1) UNISEX LAVATORY IS PROVIDED IN THE KITCHEN TEXITANT SPACE
3. SERVICE SINKS
   - (1) REQUIRED, (1) PROVIDED
4. DRINKING FOUNTAIN
   - (1) REQUIRED, PROVIDED FROM THE KITCHEN
Support Letters
April 8, 2019

To: Victor Rodriguez
Darl Bruner
Rick Hogaboam
Sandi Levi
Randy Haverfield
Bruce Skaug

Dear Council Members,

We would like to express our support for Tim Wangler’s request for liquor license for V-Cut Lounge at 217 14th Ave South in our beloved downtown Nampa and urge you to grant his request for waiver.

We have known Tim and his wife Jennifer for several years both as neighbors, pastor, customer, vendor and friend. During this time we have found them to be pillars of our Nampa community contributing as small business owners and proponents of downtown Nampa’s growth.

As many of you may know we recently moved our business, H&M Meats and Catering, into the old Furniture City warehouse building. We made this move based on our company’s long time commitment to Nampa and our confidence in downtown growing into the destination we all know that it could someday be. We’ve now invested heavily into our building and business in order to do our part to move downtown Nampa forward. In addition to our meat shop, catering and now walk-up window services H&M plans to partner with V-Cut lounge to provide a high end small bites menu as an additional service to their patrons that pairs well with the top shelf liquor and cigars they provide. It’s these types of partnerships that help our business thrive.

When Tim approached us regarding this project we were excited as it not only provides a good partnership for H&M, but also because of the unique draw it creates for downtown Nampa and the high end clientele it promises to bring in. While we fully understand the responsibility that comes with granting a liquor license we hope that the unique focus of V-Cut Lounge and the new customers it has the potential to draw into downtown will set it apart from other requests. We see this as becoming a good contributing business that will compliment other destinations such as MESA, Labyrinth Escape Games, Brick 29, PreFunk, 2C Family Brewing, Boise Fry, etc...).

Thank you and we look forward to your decision.

Sincerely,

Adam & Whitney Hutchings
H&M Meats and Catering
April 8th, 2019

Nampa Mayor Kling
Nampa City Council

Dear esteemed public servants,

It has come to our attention that Tim and Jennifer Wangler wish to open an upscale cigar bar, the V-cut Lounge, within a half-block of our Flying M CoffeeGarage. Lisa and I fully support their endeavor and would welcome their presence as neighbors. Their plan is well-researched and the Wanglers seem to possess the business acumen to achieve success. Flying M has no concerns with the sale of cigars or alcohol near our business and would welcome them into the growing mix of businesses in Nampa’s historic downtown.

Respectfully,

Kevin and Lisa Myers
Co-owners
Flying M CoffeeGarage
1314 2nd St. South
To, 4/9/19

Mayor & Nampa City Council Members Nampa, ID

Subject: Personal Letter of Support

Dear Mayor & Council Members,

I, Chelsea Johnson, General Manager of Darlene’s Printing and Copy Center, am writing this letter to show my support for V-Cut Lounge looking to locate in Downtown Nampa.

I have reviewed the proposal Tim Wangler has put together for the lounge located at 215 14th Ave. South.

Speaking as a community member, I believe that Tim Wangler will do an excellent job in providing a space in downtown that we desperately need. In light of recent additions to Downtown such as- Mesa Tacos & Tequila, H&M Meats, Craft Lounge-Tim’s concept will continue the momentum Downtown Nampa is trying to create and will bring a different type of business to our downtown environment. I believe it will be a great opportunity for Nampa and the concept will offer a space for the young professionals to enjoy nightlife in Nampa without having to drive to Boise.

As someone who runs a business in Downtown Nampa I am excited what Tim’s concept represents and I understand that we continue to need more restaurants and entertainment options to create a strong cluster of viable businesses in Downtown. I definitely would not advocate for another bar but I believe that V-Cut Lounge does represent a concept that is not currently present downtown. It will attract a clientele of professionals that currently have very few options for entertainment downtown. Tim is an engaged business owner who has grown a very successful business with Idaho Book Bindery and is looking to bring that entrepreneurism to Downtown Nampa.

We are excited to continue the work of revitalization of Downtown Nampa and I believe V-Cut Lounge would be a great addition to continue the excitement and activity we have been seeing the last couple years. I encourage City Council to support the granting of a liquor license to V-Cut Lounge.

Chelsea Johnson
Darlene’s Printing
April 10, 2019

Mayor Kling
Nampa City Council Members

Subject: Personal Letter of Support

I would like to provide a letter of support for the V-Cut Lounge in Downtown Nampa. Tim and Jennifer are proven business owners in Nampa for the past 13 years.

I support their vision to:

- Create a comfortable, quiet atmosphere where one can come and enjoy conversation with friends.
- Conduct business while enjoying free WiFi.
- Provide a place to bring your significant other and enjoy a good meal from H & M Meats and a cigar.
- Add to the downtown revitalization and patronage options.

It is Tim and Jennifer Wangler’s desire to create a place where community members can come and relax together while enjoying a cigar or a drink. The V-Cut would be a unique addition to Downtown Nampa. I believe their business will only add to the growth and economic development taking place in Nampa.

I understand the issuance of a liquor license should not be taken lightly, but the proposed cigar lounge is a perfect addition to Downtown Nampa. The V-Cut Lounge is not a bar, but rather an inviting meeting spot for community professionals and downtown patrons.

As I see the growth in Nampa I understand the need for a vibrant life in downtown. I have observed the recent increase in downtown businesses that provide a social atmosphere proven to be desired by the people of Nampa. The V-Cut Lounge will only add to this excitement and success.

As prior stated, I am in full support of adding the V-Cut Lounge to the Downtown Nampa area. Please consider their vision as you make your vote.

Sincerely,

Kenny Wroten
To,

Mayor & Nampa City Council Members, Nampa, ID

Subject: Letter in Support of the Proposed V-Cut Lounge Facility in City of Nampa

I am writing in support of the V-Cut Lounge in Downtown Nampa. Tim and Jennifer are proven business owners in Nampa for the past 13 years.

I support their vision to:

- Create a comfortable quiet atmosphere where one can come and enjoy conversation with friends and business associates.
- Conduct business while enjoying free WiFi.
- Provide a place to bring your significant other and enjoy a good meal from H & M Meats and a cigar.
- Create a destination business appealing to an influential clientele benefiting long term support to the revitalization of downtown Nampa.

Tim and Jennifer Wangler’s desire to create a place where community members can come and relax together while enjoying a cigar would be beneficial to the growing downtown market. I believe their business will improve efforts intended to keep Nampa resident consumer buying activities local.

I understand the issuance of a liquor license should not be taken lightly. The proposed cigar lounge is a perfect addition to Downtown Nampa. The proposed use is a business that is complementary to other entities that have recently opened with similar licenses. The V-Cut Lounge is not a bar, rather a classy meeting spot for community professionals.

As Nampa grows, there will be a growing demand for a vibrant lifestyle in downtown. We have observed the explosive increase in downtown businesses that provide a social atmosphere desired by the people of Nampa. The V-Cut Lounge will only add to this excitement.

Please consider their vision and the positive addition of the V-Cut Lounge to the Downtown Nampa core as you make your vote in support of their request.

Respectfully,

Kirby Robertson
To: Mayor Kling & Nampa City Council Members  
Date: 4/10/19

Letter of Support from the Nampa Chamber regarding new business V-Cut Lounge

Dear Mayor Kling & Council Members,

The Nampa Chamber of Commerce encourages the City of Nampa to continue the process and due-diligence in support of the new business, V-Cut Lounge, that is looking to locate in Downtown Nampa. I have reviewed the proposal Tim Wangler has put together for the lounge located at 215 14th Ave. South and believe it deserves consideration of approval. The Nampa Chamber encourages growth and new development in our Downtown development, and this would continue to add a variety of options for our citizens. Ultimately, for downtown to continue to grow and thrive we need a variety of businesses offering a variety of service to appeal to the mass.

The Nampa Chamber is committed and willing to help with the revitalization of Downtown Nampa and I believe V-Cut Lounge would be a great addition continuing the excitement and activity we have been seeing the last couple years. I encourage City Council to support the granting of a liquor license to V-Cut Lounge. Nampa is at a critical, exciting time where we can choose to be brave and grow our downtown area with new and innovative businesses. I strongly encourage Council to think outside the box and allow developers to be creative and add new value to our Community.

For additional questions or conversation, please feel free to contact me via email or cell phone.

Thank you for ALL that you do for Nampa, and your consideration of this project, V-Cut Lounge.

Respectfully,

Mitch Minnette
President / CEO Nampa Chamber
208.249.4268 / mitch@nampa.com

101 11th Avenue South Suite 105 • Nampa, ID 83651 • Phone: (208) 466-4641 • www.nampa.com
217 14th Ave So., Nampa ID
V-Cut
CUP-0149-2019
Aerial View
Good afternoon,

ITD has received application CUP-00149-2019 for review. ITD does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.

Thank you,

Sarah Arjona
Development Services Coordinator
ITD District 3
(208) 334-8338

From: Shellie Lopez <lopezs@cityofnampa.us>
Sent: Thursday, August 1, 2019 10:16 AM
Subject: [EXTERNAL] Conditional Use Permit for a Lounge in a DH (Downtown Historic) zoning district (CUP-00149-2019)

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

Good Morning! ☀️

Re: CUP-00149-2019

Tim Wangler has requested a Conditional Use Permit for a Lounge in a DH (Downtown Historic) zoning district at 217 14th Ave. So. (A .16 acre or 7,000 sq. ft. parcel situated in the SE ¼ of Section 22, T3N, R2W, BM also Tax 18605 in the Lots 31 and 33, Block 35, Nampa Original Townsite).

This application will go before the Planning and Zoning Commission as a public hearing item on the August 27, 2019 agenda.

Please find attached the CUP-00149-2019 file for your review and send all comments to my attention or to Sylvia Mackrill (mackrill@cityofnampa.us) no later than August 09, 2019.

Thank you & Have a great day!
DATE: August 2, 2019
TO: Planning and Zoning Department
FROM: Caleb LaClair, P.E., Nampa Assistant City Engineer
CC: Daniel Badger, P.E., Nampa City Engineer
CC: Tom Points, P.E., Nampa City Public Works Director
APPLICANT: Tim Wrangler
OWNER: Adam Hutchings
ADDRESS: 217 14th Ave S
RE: CUP-00149-2019 – Bar & Tobacco Parlor in Historic District

The Engineering Division does not oppose this application and has no comments or conditions. Sewer and water use fees will need to be evaluated at the time of tenant improvements to determine if additional fees are warranted.
August 12, 2019

Norman L. Holm, Planning Director
City of Nampa
411 3rd Street South
Nampa, ID 83651

RE: CUP-00149-2019/217 14th Avenue S.

Dear Norm:

Nampa & Meridian Irrigation District (NMID) has no comment on the above-referenced application as no facilities are impacted and plans show storm water is retained on site.

All private laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, NMID will need to review drainage plans. The developer must comply with Idaho Code 31-3805.

Please feel free to contact me with any further questions.

Sincerely,

[Signature]

David T. Duvall
Asst. Water Superintendent
Nampa & Meridian Irrigation District
DTD/ gnf

Cc: Office/ file