



CITY OF LA VISTA
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PLANNING COMMISSION MINUTES
MARCH 19, 2020 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, March 19, 2020 in the Harold “Andy” Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Kevin Wetuski called the meeting to order at 6:30 p.m. with the following members present via teleconference were: Mike Krzywicki, Gayle Malmquist, Kathleen Alexander, John Gahan, Harold Sargus, Josh Frey, Mike Circo, Jason Dale, Patrick Coghlan, and Deputy Community Development Director, Chris Solberg. Members absent were: None. Also, in attendance in the Council Chambers were Bruce Fountain; Community Development Director; Cale Brodersen, Assistant Planner; Meghan Engberg, Permit Technician, and Chairman Wetuski.

Legal notice of the public meeting and hearing were posted, distributed and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission. All proceedings shown were taken while the convened meeting was open to the attendance of the public via teleconference. Governor Pete Ricketts issues Executive Order No. 20-03 – Corona Virus – public meeting requirement limited waiver. Such order allowed for the governing body to meet by telephone conferencing. Notice of the phone number was given to the public through the City of La Vista website and through social media and was posted at the entrance of the meeting facility.

1. Call to Order

The meeting was called to order by Chairman Wetuski 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes – February 20, 2020

Krzywicki moved, seconded by *Circo*, to approve the February 20th minutes. **Ayes: Krzywicki, Gahan, Wetuski, Frey, Sargus, Circo, Alexander and Malmquist. Nays: None. Abstain: Dale. Absent: None. Motion Carried, (9-0-1)**

3. Old Business

None.

4. New Business

A. Final Plat – Echo Hills Replat Four – West Management, LLC

- i. **Staff Report – Cale Brodersen:** Brodersen stated that the applicant, West Management LLC, is looking for approval for a final plat for Lot 3 Echo Hills, being replatted as Lots 1-4 Echo Hills Replat Four for the purpose of development including an assisted living and memory care facility, multi-family housing and a commercial

area that may include a restaurant, retail space and drive-thru coffee shop. Brodersen reminded the commission that in December they reviewed some items for Echo Hills which included the Future Land Use Map, Comprehensive Plan Amendment, a Rezoning, A Planned Unit Development and the Preliminary Plat. They are now looking at the second round of items which includes this Final Plat and two Conditional Use Permits. He then mentioned that in relation to the Final Plat, a Subdivision Agreement has been drafted by the applicant and is under review by the City and will need to be finalized before the Final Plat is approved by City Council. Staff recommends approval of the Final Plat for Lot 3 Echo Hills, being replatted as Lots 1-4 Echo Hills Replat Four, contingent on the resolution of the issues mentioned in this staff report, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.

- ii. **Applicant Presentation-** Brett West said that he had nothing to present on this item but would be happy to answer any questions.

Krzywicki mentioned that he had sent an email to Solberg about a possible discrepancy between the number of parking stalls on Lot 2 and the number of parking listed on the exhibits in the Conditional Use Permits.

Solberg said that he had forwarded that onto Brodersen to review.

Brodersen said that he did look into it and mentioned that in the staff report, under the parking requirements, the provided stalls for Lot 2 says 514 and that is an error. He said that the number is 497, which is listed in exhibit B in the Conditional Use Permit items. Brodersen said that the 514 was taken from an old PUD site plan, but they had asked the developer to make a change, which caused a reduction in the amount of parking stalls. He said that there may be some confusion in the landscaping plan because it lists 207 spaces for Lot 2 and that is referring to the interior spaces and was listed there because they used the number of interior parking spaces to calculate some of the requirements for landscaping.

Krzywicki asked that any motion made reflect what was just indicated.

- iii. **Recommendation:** Krzywicki moved, seconded by Dale, to recommend for approval the Final Plat for Lot 3 Echo Hills, being replatted as Lots 1-4 Echo Hills Replat Four, contingent on the resolution of the issues mentioned in this staff report, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance. As well as making the changes that Brodersen had mentioned for the stalls. *Ayes: Krzywicki, Gahan, Wetuski, Frey, Sargus, Circo, Alexander, Dale, and Malmquist. Nays: None. Abstain: None. Absent: None. Motion Carried, (9-0)*

B. Conditional Use Permit – Lot 3 Echo Hills/Proposed Lot 1 Echo Hills Replat Four – West Management, LLC

- i. **Staff Report – Cale Brodersen:** Brodersen stated that the applicant, West Management LLC, is looking for the approval for a Conditional Use Permit for the construction and operation of an assisted living and memory care facility on proposed Lot 1 Echo Hills Replat Four. He said that this will include 60 assisted living units and 20 memory care units, all of which would be at market rate. Brodersen said that each building, before construction, must be approved through the city's design review process and are requiring that be substantially complete before the Conditional Use Permits can be executed. He said that those processes are underway and that the design review architect has gotten back the first round of comments, so that is moving forward. Staff recommends approval of the Conditional Use Permit for Lot 1 Echo Hills Replat Four, contingent on the resolution of the issues mentioned in this staff report, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.
- ii. **Applicant Presentation:** Brett West spoke on behalf of the applicant and project. He went over the layout and design of the assisted living and memory care facilities with the planning commission. He then invited the Planning Commission to ask questions.
- iii. **Public Hearing: Wetuski Opened the Public Hearing**

Wetuski closed the Public Hearing.
- iv. **Recommendation:** Frey moved, seconded by Gahan to recommend approval for the Conditional Use Permit for Lot 1 Echo Hills Replat Four, contingent on the resolution of the issues mentioned in this staff report, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance. *Ayes: Krzywicki, Gahan, Wetuski, Frey, Sargus, Circo, Alexander, Dale, and Malmquist. Nays: None. Abstain: None. Absent: None. Motion Carried, (9-0)*

C. Conditional Use Permit – Lot 3 Echo Hills/Proposed Lot 2 Echo Hills Replat Four – West Management, LLC

- i. **Staff Report – Cale Brodersen:** Brodersen stated the applicant, West Management LLC, is requesting a Conditional Use Permit for the construction and operation of multi-family housing on proposed Lots 2 Echo Hills Replat Four. He said that this would include four, three-story apartment buildings that would include a total of 210 market-rate apartment units. Staff recommends approval of the Conditional Use Permit for Lot 2 Echo Hills Replat Four contingent on the resolution of the issues mentioned in this staff report, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance. He said that he will include the corrected parking in the staff report.

- ii. **Applicant Presentation:** Brett West spoke on behalf of the applicant and project. He went over the design and layout of the apartment buildings. He then invited the Planning Commission to ask questions.

- iii. **Public Hearing: Wetuski Opened the Public Hearing**

Wetuski closed the Public Hearing

- iv. **Recommendation:** Malmquist moved, seconded by Frey to make a recommendation to approve the Conditional Use Permit for Lot 2 Echo Hills Replat Four contingent on the resolution of the issues mentioned in this staff report, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance.
Ayes: Krzywicki, Gahan, Wetuski, Frey, Sargus, Circo, Alexander, Dale, and Malmquist. Nays: None. Abstain: None. Absent: Dale and Coghlan. Motion Carried, (9-0)

5. Comments from the Floor

No member of the public came forward.

6. Comments from the Planning Commission

None.

7. Comments from the Staff

Brodersen said that the Echo Hills items are slated to go to city council on April 21st. He also mentioned that there will be no meeting on April 2nd and that we will keep the Commission updated on future meetings. He thanked the Commission for being patient with us and having to call in for the meeting.

Solberg said that he also wanted to thank the Planning Commission for adjusting so quickly to having to call in for the meeting. He also thanked Fountain, Brodersen, and Engberg on making this change to this new format so quickly.

Circo asked how the public was notified of the changes to how the meetings were being held for Planning Commission and City Council.

Fountain said that they were notified primarily through social media and the website.

Fountain thanked everyone for adjusting to how the meeting was held and for the chairman coming in for the meeting. He also mentioned that City Hall and the Community Development offices are now closed to the public. He said that staff will be there as allowed, answering phone calls and dealing with the public as much as we can. Fountain said that there is also information

on our webpage regarding to this as well. He said that our inspectors are continuing to do exterior and new construction inspections but are not doing remodels or inhabited structures at this time.

8. Adjournment

Wetuski adjourned the meeting at 6:57 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair
