



**CITY OF LA VISTA**  
**8116 PARK VIEW BOULEVARD**  
**LA VISTA, NE 68128**  
**P: (402) 331-4343**

**PLANNING COMMISSION AGENDA**  
**AUGUST 5, 2021 – 6:30 P.M.**

- 1. *Call to Order***
- 2. *Approval of Meeting Minutes – July 15, 2021***
- 3. *Old Business***
- 4. *New Business***
  - A. Conditional Use Permit – Lots 12, 15, 16, and 17 Crossroads Addition – John Galaska**
    - i. Staff Report – Cale Brodersen
    - ii. Public Hearing
    - iii. Recommendation
  - B. Replat – 8201 Harrison Street – RFS Holdings, LLC**
    - i. Staff Report – Cale Brodersen
    - ii. Recommendation
  - C. 2021 Papio-Missouri NRD Hazard Mitigation Plan**
    - i. Staff Report – Pat Dowse
    - ii. Recommendation
- 5. *Comments from the Floor***
- 6. *Comments from the Planning Commission***
- 7. *Comments from Staff***
- 8. *Adjournment***

*The public is welcome and encouraged to attend all meetings. If special accommodations are required, please contact City Hall prior to the meeting at (402) 331-4343. A copy of the Open Meeting Act is posted in the Council Chamber. Citizens may address the Planning Commission about items not on the agenda under “comments from the floor”. Comments should be limited to three minutes. We ask for your cooperation in order to provide for an organized meeting.*



**MEETING MINUTES**  
**CITY OF LA VISTA PLANNING COMMISSION**  
**8116 PARK VIEW BOULEVARD, LA VISTA, NE 68128**  
**P: (402) 593-6400**

**THURSDAY, JULY 15, 2021, AT 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, July 15, 2021, in the Harold "Andy" Anderson Council Chambers at La Vista City Hall, 8116 Park View Boulevard. 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. The following Planning Commission members were present and absent:

**PRESENT:** Kevin Wetuski, Mike Krzywicki, Gayle Malmquist, Kathleen Alexander, John Gahan, Jason Dale, Harold Sargus, and Josh Frey.

**ABSENT:** Mike Circo and Patrick Coghlan.

**STAFF PRESENT:** Bruce Fountain, Community Development Director; Chris Solberg, Deputy Community Development Director; Cale Brodersen, Assistant Planner; and Meghan Engberg, Permit Technician.

**1. Call to Order**

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

**2. Approval of Meeting Minutes From July 1, 2021**

***Motion:** Malmquist moved, seconded by Alexander, to approve the July 1st, 2021, minutes.*

<b>RESULT:</b>	<b>Motion carried 6-0-2.</b>
<b>MOTION BY:</b>	Malmquist
<b>SECONDED BY:</b>	Alexander
<b>AYES:</b>	Krzywicki, Gahan, Frey, Wetuski, Alexander, and Malmquist
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	Dale and Sargus
<b>ABSENT:</b>	Coghlan and Circo

**3. Old Business**

None.

#### 4. New Business

##### A. Conditional Use Permit Amendment – 12040 McDermott Plaza – Southport Center, LLC & Beyond Golf, LLC

- i. **Staff Report – Cale Brodersen:** Brodersen stated that the request from the applicants is for an amendment to the existing CUP for Beyond Golf, which is considered a tavern and cocktail lounge in the La Vista Zoning Ordinance, located at 12040 McDermott Plaza. He said that the original CUP was issued in 2008 and specified the exact indoor and outdoor square footage for the use, meaning that a change would require an amendment. He said that Josh Galvin had approached the Community Development Department about expanding their indoor area and outdoor patio. Brodersen stated that they are looking to expand to 5,100 square feet of interior space and 1,400 square feet exterior space from the existing 3,693 square feet interior and 375 square feet exterior. He also noted that the materials for the proposed outdoor patio space are still being determined by the owner and they will need to be approved through the City's design review process to ensure conformance with the design guidelines for Southport East. Brodersen said that the applicant was present and would be making a presentation to show them what the outdoor space might look like, and to answer any questions.

Staff recommends approval of the Conditional Use Permit amendment for Beyond Golf for Lot 4 Southport East Replat Six, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

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

Josh Galvin from Beyond Golf showed the Commission a rendering of the proposed outdoor patio expansion. He said that it is larger than the existing one and that about a third of it will be covered. Josh said that the fencing will be about the same as it is now.

Sargus mentioned that the Staff Report said that pedestrian sidewalk would not be impeded and asked if the patio would be enclosed, including the sidewalk placed between the building and the patio.

Galvin said that the sidewalk goes along the building wall and it's really for access to the other businesses to get deliveries and for employees.

Sargus asked if the patio must be attached to the building.

Galvin said that it does, but that the gates do open allowing for through passage.

Brodersen said the gates would essentially close off the patio, but that they are requiring the gates be easy to open to allow for people to pass through.

Krzywicki mentioned parking and asked since they are only taking over existing interior space, if additional parking was needed.

Galvin said that they are taking over the (former) chiropractor bay, so they have the required parking spaces.

Krzywicki asked if they had issues with cars overflowing off the lot on their busiest nights.

Galvin said they have not seen that happen, but that the level of parking depends on what is going on at the other places as well.

Sargus referred to page 3, Letter E, Number 2 of the draft Conditional Use Permit which specifies that additional parking may be required, and asked where the additional spaces would come from.

Brodersen said that the owner has a lot adjacent to the property where additional spaces could be supplied.

Solberg added that there is an existing PUD over both lots and more parking would be added there by the owner if it was needed.

Frey asked if there was a fence on the current patio that allows it to be closed off.

Galvin said there is.

Frey asked if there was any issue with Jimmy John's getting deliveries there.

Galvin said they usually get their deliveries through the front, so the patio wouldn't be a problem.

**Wetuski closed the Public Hearing as no members of the public came forward.**

iii. **Recommendation:** Gahan moved, seconded by Sargus to recommend **approval** of item 4A, the Conditional Use Permit amendment for 12040 McDermott Plaza, Southport Center, LLC and Beyond Golf, LLC be approved to the City Council as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

<b>RESULT:</b>	<b>Motion carried 8-0.</b>
<b>MOTION BY:</b>	Gahan
<b>SECONDED BY:</b>	Sargus
<b>AYES:</b>	Krzywicki, Gahan, Frey, Alexander, Dale, Sargus, Wetuski, and Malmquist
<b>NAYS:</b>	
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Circo and Coghlan

## **Comments from the Floor**

**None.**

### **5. Comments from the Planning Commission**

Gahan asked whether the owner of the building or the developer would be responsible for parking issues in an area that has multiple businesses, if issues were to arise.

Brodersen said that the owner of the building would be responsible.

Fountain said that it is important to remember that the parking standards are met on a generality of the types of uses and there may be occasional times where they aren't enough for certain events, so they must look at it to see if it's consistently a problem or is just occasionally. He said that there are more cities that are going to no parking requirements and are going to businesses to see what is needed.

### **6. Comments from Staff**

Fountain said that the next meeting is scheduled for August 5<sup>th</sup>.

Solberg said that NPZA and Nebraska APA will soon be rolling out registration for the Nebraska Planning Conference. The dates for the conference are September 15<sup>th</sup>-17<sup>th</sup> in Kearney and to let Meghan know if interested in attending.

Fountain said that the keynote speaker for the conference is Mitch Silver, the president of the AICP organization and is an excellent speaker. He also mentioned that we will be doing a session on 84<sup>th</sup> Street with RDG.

### **7. Adjournment**

Wetuski adjourned the meeting at 6:45 p.m.

Reviewed by Planning Commission:

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Planning Commission Secretary

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Planning Commission Chair

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Date

## **AGENDA ITEM 4A**

**Conditional Use Permit—Lots 12, 15, 16, and 17**

**Crossroads Addition—John Galaska**



**CITY OF LA VISTA  
PLANNING DIVISION  
RECOMMENDATION REPORT**

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CASE NUMBERS: PCUP21-0001;

FOR HEARING OF: AUGUST 5, 2021  
REPORT PREPARED ON: JULY 26, 2021

**I. GENERAL INFORMATION**

**A. APPLICANT(S):**

John Galaska  
11620 S 181<sup>st</sup> Circle  
Gretna, NE 68028

**B. PROPERTY OWNER:**

John Galaska  
11620 S 181<sup>st</sup> Circle  
Gretna, NE 68028

**C. LOCATION:** 9710 Portal Road, La Vista, NE 68128 & 9304 S 97<sup>th</sup> Street, La Vista, NE 68128.

**D. LEGAL DESCRIPTION:** Lots 12, 15, 16, and 17 Crossroads Addition.

**E. REQUESTED ACTION(S):** Approval of a Conditional Use Permit for outdoor storage and a self-service storage facility.

**F. EXISTING ZONING AND LAND USE:** I-2 Heavy Industrial.

**G. PURPOSE OF REQUEST:** To bring an existing legally non-conforming outdoor storage use on Lots 15-17 Crossroads Addition into compliance, to allow for outdoor storage on Lot 12 Crossroads Addition, and to allow for the construction and operation of a self-service storage facility on Lots 15-17 Crossroads Addition.

**H. SIZE OF SITE:** Approximately 6.37 acres.

## **II. BACKGROUND INFORMATION**

### **A. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

<u>Direction From Subject Property</u>	<u>Future Land Use Designation</u>	<u>Current Zoning Designation</u>	<u>Surrounding Development</u>
North	Industrial	I-2 Heavy Industrial	Crossroads Addition Industrial Subdivision
East	Industrial	I-2 Heavy Industrial and a Gateway Corridor Overlay (Overlay District)	Crossroads Addition Industrial Subdivision
South	Industrial	I-2 Heavy Industrial; AG Agricultural District (Papillion)	Portal Road ROW; Patrick Thomas Juvenile Justice Center
West	Industrial	I-2 Heavy Industrial; AG Agricultural District (Papillion)	La Vista Parks Department and Papillion Public Works

### **B. RELEVANT CASE HISTORY:**

1. John Galaska's property located at 9710 Portal Road was being utilized for outdoor storage prior to the 2001 adoption of La Vista's updated zoning ordinance which requires a Conditional Use Permit for all outdoor storage in the I-2 Heavy Industrial zoning district. The outdoor storage use on this property is currently considered legally non-conforming (i.e. it is considered to be "grandfathered in").
2. Any expansion or enlargement of a legally-nonconforming land use is not permitted, per Section 4.20 of the La Vista Zoning Ordinance.
3. John Galaska approached the Community Development Department about constructing a self-service storage building (indoor RV storage) on Lots 15-17 Crossroads Addition, and extending the outdoor storage land use to Lot 12 Crossroads Addition. The introduction of the self-service storage facility and outdoor storage require a Conditional Use Permit, per Section 5.14.03 of the La Vista Zoning Ordinance.
4. This Conditional Use Permit, if approved, would allow for the introduction of the uses described above, and would also bring the existing outdoor storage use into compliance.

### **C. APPLICABLE REGULATIONS:**

1. Section 5.14 of the Zoning Regulations – I-2 Heavy Industrial
2. Article 6 of the Zoning Regulations - Conditional Use Permits

3. Section 7.05 of the Zoning Regulations – Off-Street Automobile Storage
4. Section 7.16 of the Zoning Regulations – Performance Standards for Industrial Uses

### **III. ANALYSIS**

- A. COMPREHENSIVE PLAN:** The Future Land Use Map of the La Vista Comprehensive Plan designates the area for industrial uses.
- B. OTHER PLANS:** N/A.
- C. TRAFFIC AND ACCESS:**
  1. The main entrance to Galaska's storage facility is off Portal Road with a secondary access on Hupp Drive. Customers gaining access to the outdoor storage on Lot 12 Crossroads Addition will enter using the existing access points to Lots 15-17 Crossroads Addition off Portal Road and Hupp Drive.
- D. UTILITIES:** N/A
- E. PARKING REQUIREMENTS:** N/A

### **IV. REVIEW COMMENTS:**

- A.** Screening in the form of fencing with slats is required for all street-facing perimeters on Lots 12, 15, 16, and 17 Crossroads Addition. Fencing will be added where not currently in place, and existing fencing will be repaired and maintained, per Section 2d in the draft Conditional Use Permit attached as Exhibit "C".
- B.** For Lot 12 to be utilized for outdoor storage and parking of vehicles and trailers, it must first be paved with asphalt or concrete, per Section 7.05.03 of the La Vista Zoning Ordinance. Prior to paving, the applicant must first receive a building permit and approval of a Post Construction Stormwater Management Plan (PCSWMP). In conjunction with the PCSWMP, the applicant must adhere to the City of La Vista's stormwater management and detention requirements, per Section 2e of the attached, draft Conditional Use Permit.
- C.** The proposed self-service storage facility would contain approximately 5 bays for indoor RV storage and one office/apartment to house an on-site facility manager/security personnel. Final design of this addition to the main facility has not been completed.

D. Additional information about the proposed use is included in the "Operating Statement" as an attachment to the Draft Conditional Use Permit attached to this staff report as Exhibit "C".

**V. STAFF RECOMMENDATION – CONDITIONAL USE PERMIT:**

Staff recommends approval of the Conditional Use Permit for John Galaska for Lots 12, 15, 16, & 17 Crossroads Addition, as the request is consistent with La Vista's Comprehensive Plan and Zoning Ordinance.

**VI. ATTACHMENTS TO REPORT:**

- A. Vicinity Map
- B. Review Letters
- C. Draft Conditional Use Permit

**VII. COPIES OF REPORT SENT TO:**

- A. John Galaska
- B. Dean Fajen, Fajen Consulting
- C. Brad Blakeman, Blakeman Engineering
- D. Public Upon Request



Prepared by: Assistant Planner



Natalie A. Johnson

7/29/21

Deputy Community Development Director Date



## Conditional Use Permit Vicinity Map



### Legend

- Property Lines
- Galaska Storage Facility Boundaries





February 9, 2021

John Galaska  
11620 South 181<sup>st</sup> Circle  
Gretna, NE 68028

RE: Outdoor Storage & Self-Service Storage Facility Conditional Use Permit  
– 9710 Portal Road - Initial Review

Mr. Galaska,

Thank you for your submittal of the above referenced Conditional Use Permit (CUP) application. Staff have reviewed the initial submittal and have provided the following initial comments:

1. Per Section 5.14.01 of the La Vista Zoning Ordinance, the front yard setback in the I-2 Zoning District when parking is located in front of the building is sixty feet (60'). The site plan that you provided calls out a fifty-foot setback (50') on the north side of the property for the new addition that will need to be increased by a minimum of 10 feet. Please revise the site plan to meet the required setback for the proposed addition, and delete the reference to the building setback in the last sentence of the operating statement.
2. Any fencing surrounding the property that abuts a street will need to provide adequate screening of the outdoor storage areas and be maintained in good repair. Slats will need to be added to the open fencing on the east half of the northern property line, and damaged slating in the existing screened fencing around the property will need to be repaired within six months of approval of the proposed Conditional Use Permit.
3. The Fire Marshal with the Papillion Fire Department noted that the addition to the non-conforming structure will require that fire sprinklers be installed in both the addition and in the existing building, as 12,000 square feet is the trigger for fire sprinklers in an S-1 Occupancy.

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
402.331.4343 P  
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**Community Development**  
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402.593.6445 F

**Library**  
9110 Giles Rd.  
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402.537.3902 F

**Police**  
7701 S. 96th St.  
402.331.1582 P  
402.331.7210 F

**Public Works**  
9900 Portal Rd.  
402.331.8927 P  
402.331.1051 F

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402.331.3455 P  
402.331.0299 F

4. As the proposed disturbance of ground is less than the 5,000 SF, and as it is likely not to change the drainage pattern significantly, a Post Construction Stormwater Management Plan (PCSMP) is not likely at this time. However, if the disturbance becomes greater than 5,000 SF, or the drainage patterns are altered significantly/adverse drainage conditions arise from the addition of the building, then a PCSMP would be required prior to issuance of a building permit.
5. Due to the amount of pre-existing pavement and the close proximity of the power lines to the southern property line, La Vista recognizes the potential challenges present in meeting the requirement of one tree per forty feet of street frontage, per Section 7.17.03.02 of the La Vista Zoning Ordinance. As an alternative to meeting the requirement of one tree per forty feet, La Vista would allow for the placement of at least one shrub per twenty feet on the southern property line fronting Portal Road. Additional plantings beyond that minimum are welcomed, but not required. We would allow the use of the following shrub species planted at a minimum size of 5 gallons:
  - i. Alpine Currant
  - ii. Burning Bush
  - iii. Birchleaf Spirea
  - iv. Blue Muffin Viburnum

Please submit a landscaping plan that denotes the placement and species of the additional plantings required, along with a timeline for when the plants could be installed.

6. Staff will create a draft of the Conditional Use Permit to be shared with you in the near future.

Please submit a response to each of the items above, in addition to the revised site plan and operating statement. A schedule for the meetings and public hearings at the Planning Commission and City Council will be determined upon resubmittal. If you have any questions regarding these comments, please feel free to contact me at any time.

Sincerely,



Cale Brodersen  
Assistant Planner  
City of La Vista  
[cbrodersen@cityoflavista.org](mailto:cbrodersen@cityoflavista.org)  
(402) 593-6400

CC

Dean Fajen, Fajen Consulting, LLC  
Christopher Solberg, Deputy Community Development Director  
Bruce Fountain, Community Development Director

**From:** [Dean Fajen](#)  
**To:** [Cale Brodersen](#)  
**Cc:** [tjomaha2589@yahoo.com](mailto:tjomaha2589@yahoo.com); [Dean Fajen](#); [BlakemanEng](#)  
**Subject:** RE: [EXT]RE: Galaska Conditional Use Permit Application - Initial Review Letter  
**Date:** Wednesday, June 9, 2021 11:53:52 AM  
**Attachments:** [C1.1.pdf](#)  
[image001.png](#)  
[image002.png](#)

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Hi Cale.

We wish to amend our Conditional Use Permit to include RV Parking on Lot 12, as per the attached Site Plan:

1. We have provided the 15 foot setback as requested and required by the City on south and east sides of lot.
2. We have shown a 6 foot high slated chain-link fence as requested by all involved around the site.
3. We have matched the existing pavement in place to the west on and off of Lot 12.
4. We have shown a man gate for mowing and maintenance equipment to access the lot on the east side.

Due to the shallow and flatness of the site installing inlets on the south side where water will drain will be difficult due to lack of fall and cover over pipes that can be achieved especially at the lowest point on the site which is already paved at the SW corner and were we are matching the pavement grades there. We would suggest that we construct the outdoor storage lot with no curbs all around it allowing for sheet flows off the site and not point source flows. The pavement would sheet flow South off the site into a erosion mat within the 15 foot setback area on south.

As for storm water detention you can see that this site has had heavy industrial usage since at least 2001 based on the aerials shown on the drawing. The heavy industrial usage was concrete factory from what we understand with concrete trucks constantly using the site and parking on the site. In our opinion between the constant heavy compaction caused by the trucks over at least the last 20 years and the usage and spillage of concrete on the site the site could seriously be considered impervious in its current state and not allowing storm water to infiltrate the subgrade in any manner with all storm water flowing off the site. With this consideration we would intend to design the site, with approval of the city, with no storm water detention structures on it due to the fact that the existing site condition is 100 percent impervious and the proposed plan would have the site 95% impervious in nature. Using this design analogy we feel we would be lowering the current storm water runoff volumes and flows off the site with the proposed plan.

As for storm water quality improvements and BMP's to achieve this requirement we would like to suggest using the 15 foot grass buffer strip to help in this function but would suggest using the very flat, long, and grassy swale south of the site for the primary water quality BMP. The swale is over 500 feet long and crosses Portal Road West of Lot 12 in 2 culverts as shown in the attached photo. The longitudinal slope of the swale is approximately 0.5 % which easily fits the definition of a water quality BMP that can be used as defined in the City Code. Its flow characteristics also can easily

handle the flows to it from the parking lot especially since the flows will be slightly less than are currently going to it after construction of the project. We believe using this existing swale would be beneficial to all parties by: eliminating the need for trying to install another BMP swale running parallel to the existing swale and daylighting into that same existing swale at the west end of Lot 12; elimination of excessive paperwork and permitting for a swale on site; and major maintenance issues of trying to keep the 2 swales right next to each other from becoming one wide flat channel over time which would cross over the property line.

Cale, let us know if you have questions or need more information.

Thanks,



Dean Fajen

ARCHITECT/STRUCTURAL ENGINEER

Dean Fajen PE, AIA  
Fajen Consulting LLC  
4916 Franklin St.  
Omaha, NE 68104  
(402) 677-2040  
[DeanFajen@outlook.com](mailto:DeanFajen@outlook.com)

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July 12, 2021

John Galaska  
11620 South 181<sup>st</sup> Circle  
Gretna, NE 68028

RE: Outdoor Storage & Self-Service Storage Facility Conditional Use Permit  
– 9710 Portal Road - Second Review

Mr. Galaska,

Thank you for your re-submittal of the above referenced Conditional Use Permit (CUP) application. Staff has reviewed the re-submittal and has provided the following comments:

1. Please clarify the runoff coefficient “C” value utilized in your calculations for the BMP’s referenced in the post construction stormwater management plan note on the updated site plan. While the ORSDM does not have a prescribed value for a rock surfaced or gravel lots, the most applicable value referenced is that for brick pavers. This value is 0.85 and is consistent with the values for rocked surfaces mentioned elsewhere. It appears some of the greenspace around the edges of the lot have either been already paved over recently or are proposed to be paved over. If the green spaces are lessened and more impervious area is introduced, the composite “C” value would also go up, meaning that stormwater detention would likely be required even if the surfacing value already used is 0.85.
2. With the uncertainty of the timeline for the construction of the proposed indoor storage facility, and the amendment to the application to also allow for storage on Lot 12 Crossroads Addition, please revise the operating statement submitted with your initial application to more broadly describe the use as a whole, including the outdoor storage of RV’s on Lots 12, 15, 16, and 17 Crossroads Addition, with a mention to the potential future construction of an indoor storage facility.

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402.331.1051 F

**Recreation**  
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402.331.3455 P  
402.331.0299 F

3. Please revise the site plan submitted for Lots 15, 16, and 17 Crossroads Addition by changing "New Storage Building" to "Potential Future Storage Building" if your timeline for the construction of the facility is still to be determined. Please also remove the hatching for the two parking stalls along the Hupp Drive frontage in front of the potential future building, as noted in the redlined site plan attached as Exhibit "A". As previously discussed, if this building is constructed, those two stalls will need to be removed in order to meet the required building setbacks per Section 5.14.05 of the La Vista Zoning Ordinance. If the two parking stalls are to be included, the setback distance would be increased to 60 feet and the building would no longer be in conformance.
4. Please revise the site plan for Lot 12 Crossroads Addition to identify the boundaries of the area to be paved over, in addition to the hatching for the proposed future outdoor storage parking stalls. This site plan, along with the revised site plan for Lots 15, 16, and 17 Crossroads Addition will be included as attachments to the Conditional Use Permits.

Please submit a response that addresses each of the comments above. A schedule for the meetings and public hearings at the Planning Commission and City Council will be determined upon resubmittal. If you have any questions regarding these comments, please feel free to contact me at any time.

Sincerely,



Cale Brodersen  
Assistant Planner  
City of La Vista  
[cbrodersen@cityoflavista.org](mailto:cbrodersen@cityoflavista.org)  
(402) 593-6400

CC            Dean Fajen, Fajen Consulting, LLC  
                 Christopher Solberg, Deputy Community Development Director  
                 Bruce Fountain, Community Development Director  
                 Pat Dowse, City Engineer



**From:** [Dean Fajen](#)  
**To:** [Cale Brodersen](#)  
**Cc:** [BlakemanEng](#); [Pat Dowse](#); [Christopher Solberg](#); [Bruce Fountain](#); [tjomaha2589@yahoo.com](mailto:tjomaha2589@yahoo.com); [Dean Fajen](#)  
**Subject:** RE: [EXT]RE: Galaska Conditional Use Permit Application - Initial Review Letter  
**Date:** Friday, July 16, 2021 12:24:32 PM  
**Attachments:** [Galaska Updated Operating Statement.pdf](#)  
[07-14-21 Proposed Site Plan.pdf](#)  
[Galaska Lot 12 Site Plan by Blakeman.pdf](#)  
[image001.png](#)  
[image003.png](#)  
[image004.png](#)  
[image002.png](#)

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Hi Cale,

Attached is the requested Updated Operating Statement, dated July 14, 2021.

I've also update the Site Plan for Lots 15, 16 and 17, as requested, attached.

The Site Plan for Lot 12 is also attached. It shows the extent of the existing paving and the proposed paving.

When, and if, a Conditional Use Permit is issued, we will prepare Construction Documents for Developing Lot 12 and provide the calculations and required information documenting that the BMP and the Post Construction Stormwater Plan, requirements have been met.

Please proceed with the Conditional Use Permit Application so this Project can be on the Planning Commission Meeting Agenda for August 5<sup>th</sup>.

Let me know if you have questions or need more information.

Thanks,



Dean Fajen

ARCHITECT/STRUCTURAL ENGINEER

Dean Fajen PE, AIA  
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Omaha, NE 68104  
(402) 677-2040  
[DeanFajen@outlook.com](mailto:DeanFajen@outlook.com)

**City of La Vista  
Conditional Use Permit**

**Conditional Use Permit for Outdoor Storage & Self-Service Storage Facility for John Galaska**

This Conditional Use Permit issued this \_\_\_\_ day of \_\_\_\_\_, 2021, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska (“City”) to John Galaska (Owner”), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner desires a Conditional Use Permit to construct and operate an outdoor storage area and an indoor self-service storage facility upon the following described tracts of land within the City of La Vista zoning jurisdiction:

Lots 12, 15, 16, & 17 Crossroads Addition located in the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  of Section 21, Township 14 North, Range 12 East of the 6th P.M. Sarpy County, Nebraska, located at 9710 Portal Road, La Vista, NE 68128; and

WHEREAS, Owner has applied for a Conditional Use Permit for the purpose of operating an RV storage facility, with vehicles and trailers to be parked both indoors and outdoors; and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a Conditional Use Permit to the owner for such purposes, subject to certain conditions and agreements as hereinafter provided.

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this Conditional Use Permit is issued to the Owner to use the areas designated on Exhibit “A” and “Exhibit B” hereto for outdoor storage and a self-service storage facility, said use hereinafter being referred to as “Permitted Use or Use”.

**Conditions of Permit**

The conditions to which the granting of this permit is subject are:

1. The rights granted by this permit are transferable and any variation or breach of any terms hereof shall cause permit to expire and terminate without the prior written consent of the City (amendment to permit) or unless exempted herein.
2. In respect to the Permitted Use:
  - a. Site Plans showing the property boundaries of the tracts of land, existing and proposed improvements, access points, and drives are attached to the permit as Exhibit “A” (showing Lots 15, 16, and 17 Crossroads Addition) and Exhibit “B” (showing Lot 12 Crossroads Addition).
  - b. The permitted use shall be operated in accordance with the Operating Statement attached as Exhibit “C”.
  - c. In addition to the outdoor storage, an indoor self-service storage facility may be constructed on Lots 15, 16, and 17 Crossroads Addition. This building addition, if constructed, would contain approximately five indoor storage bays and one bay to be utilized for an office and apartment for one (1) individual to serve as the on-site facility manager/security person. The bay to be utilized for the office and residential space shall be limited to 800 square feet.
  - d. A fence with a minimum height of six feet has been constructed around the perimeter of the lot(s) along all edges fronting a street. Such fencing must include slats for screening. The fence and slats shall be maintained in good repair at all times by the property owner. All perimeter fencing and

slating must be installed and in good repair within one year of the date of issuance of this permit.

- e. Prior to any paving or construction activity, the applicant must first receive a building permit and approval of a Post Construction Stormwater Management Plan (PCSWMP). In conjunction with the PCSWMP, the applicant must adhere to the City of La Vista's stormwater management and detention requirements.
- f. Owner is required to control weed growth, prevent the depositing or existence of trash and litter, and ensure that no nuisances are occurring in the storage area or on the property, as per the La Vista Municipal Code Section 92.15.
- g. Owner shall obtain all required permits from the City of La Vista and shall comply with any additional requirements as determined by the Chief Building Official and City Engineer, including, but not limited to, building, fire, stormwater, and ADA.
- h. Owner shall comply (and shall ensure that all employees, invitees, suppliers, structures, appurtenances and improvements, and all activities occurring or conducted, on the premises at any time comply) with any applicable federal, state and/or local regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations.
- i. Owner hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the owner, his agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violation on the premises of any environmental or safety law, rule or regulation.
- j. All exhibits attached to or referenced in this permit and all recitals at the beginning of this permit are incorporated into this permit by reference.
- k. Any changes to the operation of the Permitted Use outlined in the Operating Statement, attached as Exhibit "C" that are considered minor must be submitted and approved by the City Administrator prior to implementation. Significant changes to the conditions in this permit or the characteristics outlined in the Operating Statement will require an amendment to this Conditional Use Permit.

3. The applicant's right to maintain the use as approved pursuant to these provisions shall be based on the following:

- a. An annual inspection to determine compliance with the conditions of approval. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval.
- b. The use authorized by the conditional use permit must be initiated within one (1) year of approval and shall become void two (2) years after the date of approval unless the applicant has fully complied with the terms of approval.
- c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at owner's expense within twelve (12) months of cessation of the conditional use.

4. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:

- a. Owner's abandonment of the permitted use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.
- b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use.
- c. Owner's breach of any other terms hereof and his failure to correct such breach within ten (10) days of City's giving notice thereof.

5. In the event of the owner's failure to promptly remove any safety or environmental hazard from the premises, or the expiration or termination of this permit and the owner's failure to promptly remove any permitted materials or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to the owner or any third party to exercise said option) cause the same to be

removed at owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) and the owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right to enter the premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or safety hazards in accordance with the terms of this permit, and the right of the City to enter the premises as necessary or appropriate to carry out any other provision of this permit.

6. If any provision, or any portion thereof, contained in this agreement is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

## **Miscellaneous**

The conditions and terms of this permit shall be binding upon owner, his successors and assigns.

1. Delay of City to terminate this permit on account of breach of owner of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
2. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this permit.
3. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to the owner as follows:

**Contact Name and Address:** John Galaska  
11620 S 181<sup>st</sup> Circle  
Gretna, NE 68028

## **Effective Date:**

This permit shall (i) amend, supersede and replace the Original Conditional Use Permit in its entirety, (ii) take effect upon the filing hereof with the City Clerk a signed original hereof, (iii) constitute covenants running with the land that are binding on Owner and all successors and assigns of Owner, and (iv) upon execution, be filed with the Sarpy County Register of Deeds.

THE CITY OF LA VISTA

By \_\_\_\_\_  
Douglas Kindig, Mayor

Attest:

---

Pam Buethe  
City Clerk

## CONSENT AND AGREEMENT

The undersigned does hereby consent and agree to the conditions of this permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and timely perform and discharge all obligations and liabilities herein required by owner to be performed or discharged.

Owner:

By: \_\_\_\_\_  
John Galaska, Owner

Date: \_\_\_\_\_

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF \_\_\_\_\_ ) ss.  
 )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared Douglas Kindig and Pamela A. Buethe, personally known by me to be the Mayor and City Clerk of the City of La Vista, and the identical persons whose names are affixed to the foregoing Agreement, and acknowledged the execution thereof to be their voluntary act and deed and the voluntary act and deed of said City.

\_\_\_\_\_  
Notary Public

## ACKNOWLEDGMENT OF NOTARY

STATE OF NEBRASKA )  
COUNTY OF \_\_\_\_\_ ) ss.  
 )

On this \_\_\_\_\_ day of \_\_\_\_\_, 2021, before me, a Notary Public duly commissioned and qualified in and for said County and State, appeared John Galaska personally known by me to be the owner of Lots 12, 15, 16, and 17 Crossroads Addition in La Vista, and the identical person whose name is affixed to the foregoing Agreement, and acknowledged the execution thereof to be his voluntary act and deed and the voluntary act and deed of said company.

\_\_\_\_\_  
Notary Public

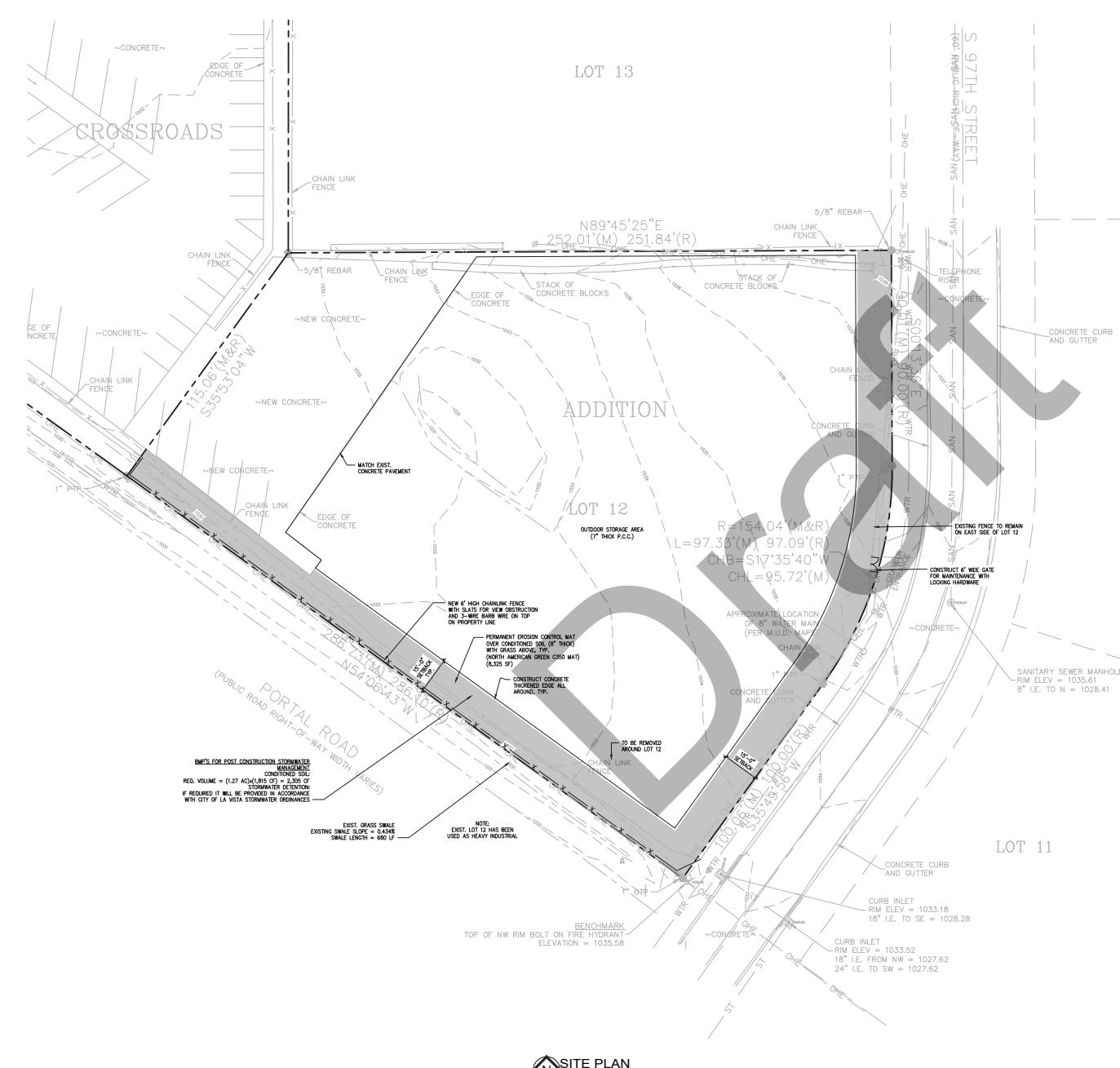


# Exhibit B



# JOHN GALASKA OUTDOOR STORAGE

9304 SOUTH 97TH STREET  
LA VISTA, NE 68128  
LOT 12 CROSSROADS INDUSTRIAL PARK



 2001 AERIAL IMAGE  
SCALE: NONE



N 2020 AERIAL IMAGE  
SCALE: NONE

BLAKEMAN  
ENGINEERING © 2021

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DESIGN AND CONSTRUCTION DOCUMENTS AS  
INSTRUMENTS OF SERVICE ARE GIVEN IN  
CONFIDENCE AND REMAIN THE PROPERTY OF  
BLAKEMAN ENGINEERING. THIS DOCUMENTATION  
AND THE INFORMATION CONTAINED HEREIN  
MAY NOT BE REPRODUCED OR EXCERPTED  
FROM, WITHOUT EXPRESS WRITTEN PERMISSION  
OF BLAKEMAN ENGINEERING. UNAUTHORIZED  
DISCLOSURE OR CONSTRUCTION USE ARE  
PROHIBITED BY COPYRIGHT LAW.

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**REVISIONS:**

DRAWN BY:	JSP
CHECKED BY:	BKB
ISSUED:	PERMITS
DATE:	6-25-2021
SHEET NO:	

**C1.1**

## **OPERATING STATEMENT**

Galaska RV Storage Building

9710 Portal Road

La Vista, NE

January 27, 2021

Updated July 14, 2021

John Galaska current has a business to provide open storage for RV's on the East portion of his property (Lots 15, 16 and 17) at 9710 Portal Road in La Vista. Demand for indoor RV storage has led Galaska to consider building a Future Indoor RV Storage Building to accommodate 5 RV's. One bay would be developed into an Office/Apartment to be used by the Manager of the RV Facility. The Manager would live in this Office/Apartment and conduct RV Rental business out of this Office/Apartment.

RV renters can access the Site 24 hours a day, 7 days a week, to pick up or drop off their RV units. They can access the Site through the existing Electric Gate on the West side of the Property, using a Keypad. The hours of operation for the RV Office, would be 8:00 – 5:00 Monday – Saturday.

The RV Building would be 100-foot x 48-foot with Overhead Doors to access the Storage Bays. The RV Building would be an Addition to the Existing Galaska Building, current used for the Galaska Painting Decorating Business as their Office Building and Warehouse. It will be a Pre-Manufactured Wood Framed Building with Metal Roof and Wall Siding to match the existing Building. It would be setback from Hupp Drive 50 feet, matching the setback on the existing Building.

John Galaska is also requesting using Lot 12, east of his existing Facility, for open RV Storage. Access will be provided from his existing Outdoor Storage Area, (Lots 15, 16 and 17). All LaVista Storm Water Quality and Detention Requirements will be met.

## **AGENDA ITEM 4B**

**Replat—8201 Harrison Street—RFS Holdings, LLC**



**CITY OF LA VISTA  
PLANNING DIVISION  
RECOMMENDATION REPORT**

CASE NUMBERS: PRP21-0001;

FOR HEARING OF: AUGUST 5, 2021

REPORT PREPARED ON: JULY 27, 2021

**I. GENERAL INFORMATION**

**A. APPLICANT(S):**

RFS Holding, LLC  
PO Box 79201  
Atlanta, GA 30357

**B. PROPERTY OWNER:**

RFS Holding, LLC  
PO Box 79201  
Atlanta, GA 30357

**C. LOCATION:** 8201 Harrison Street, La Vista, NE 68128.

**D. LEGAL DESCRIPTION:** Lot 1282-D1 La Vista

**E. REQUESTED ACTION(S):** Approval of a replat for Lot 1282-D1 La Vista being replatted as Lots 1 and 2 La Vista Replat 4.

**F. EXISTING ZONING AND LAND USE:** C-2 General Commercial District and Gateway Corridor District (Overlay District).

**G. PURPOSE OF REQUEST:** The applicant wishes to split the existing property into two lots so that the undeveloped portion can be sold and developed at a later date.

**H. SIZE OF SITE:** Approximately 2.52 acres.

## **II. BACKGROUND INFORMATION**

### **A. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

<u>Direction</u> <u>From</u> <u>Subject</u> <u>Property</u>	<u>Future Land Use</u> <u>Designation</u>	<u>Current Zoning</u> <u>Designation</u>	<u>Surrounding</u> <u>Development</u>
North	General Commercial and High-Density Residential (Ralston)	GC General Commercial District and R-4 Multiple-Family Residential (Ralston)	Conoco Station; Fireside Village (Ralston)
East	Medium-Density Residential	R-1 Single Family Residential	Southwest Baptist Church
South	High-Density Residential	R-3 High-Density Residential and a Gateway Corridor Overlay (Overlay District)	Southfield Apartments
West	Commercial	C-2 General Commercial District and a Gateway Corridor District (Overlay District).	KFC Restaurant

**B. RELEVANT CASE HISTORY:** Lot 1282-D1 La Vista was created using a deed split (not an allowed method per La Vista's subdivision regulations) so this proposed lot split did not qualify to be performed administratively. This combined replat process will correct the issue and create two legal lots of record.

### **C. APPLICABLE REGULATIONS:**

1. Section 5.11 of the City of La Vista Zoning Ordinance – C-2 General Commercial District
2. Section 5.17 of the City of La Vista Zoning Ordinance – Gateway Corridor District (Overlay District)
3. Section 3.07 of the City of La Vista Subdivision Regulations – Replats
4. Article 4 of the City of La Vista Subdivision Regulations – Design Standards

## **III. ANALYSIS**

**A. COMPREHENSIVE PLAN:** The Future Land Use Map of the La Vista Comprehensive Plan designates this property for commercial development.

**B. OTHER PLANS:** N/A.

**C. TRAFFIC AND ACCESS:**

1. Proposed Lot 1 La Vista Replat 4 has one driveway access onto Harrison Street (Shared with Lot 1191 La Vista) . Full requirements for access and parking for Lot 1 will be determined when a development proposal and building permit application are submitted. Future development may be subject to a traffic study in order to determine whether or not any traffic-related public improvements, provisions, or restrictions are required due to the location of the access to this site.
2. Proposed Lot 2 La Vista Replat 4 has one driveway access onto Harrison Street, and one onto S. 83<sup>rd</sup> Street. These two access points are existing.

**D. UTILITIES: N/A**

1. The property has access to all necessary utilities.
2. Details pertaining to the sanitary sewer easement located on proposed Lot 2 to ensure proper service to proposed Lot 1 will be included and recorded on a separate document. This separate easement document must be approved by the City Engineer prior to City Council consideration of this replat application.

**E. PARKING REQUIREMENTS:**

1. The existing off-street parking provided on proposed Lot 1 is sufficient for the existing land use and business (Bethany Funeral Home).
2. The number of off-street parking stalls required for proposed Lot 2 will be determined at a later date based upon the proposed use for the property. A development proposal has not been received at this time.

**IV. REVIEW COMMENTS:**

**A.** Building permits and approval of the associated grading plan and post construction stormwater management plan will be required prior to any development activities on proposed Lot 1 La Vista Replat 4.

**V. STAFF RECOMMENDATION – REPLAT:**

Staff recommends approval of the replat for Lot 1282-D1 La Vista being replatted as Lots 1 and 2 La Vista Replat 4, contingent upon City Engineer approval of the separate sanitary sewer easement document, as the request is consistent with La Vista's Subdivision Regulations.

**VI. ATTACHMENTS TO REPORT:**

- A. Vicinity Map
- B. Review Letter
- C. Preliminary Plat
- D. Final Plat

**VII. COPIES OF REPORT SENT TO:**

- A. Jeff Stoll, E & A Consulting Group, Inc.
- B. RFS Holdings, Inc.
- C. Public Upon Request



Prepared by: Assistant Planner

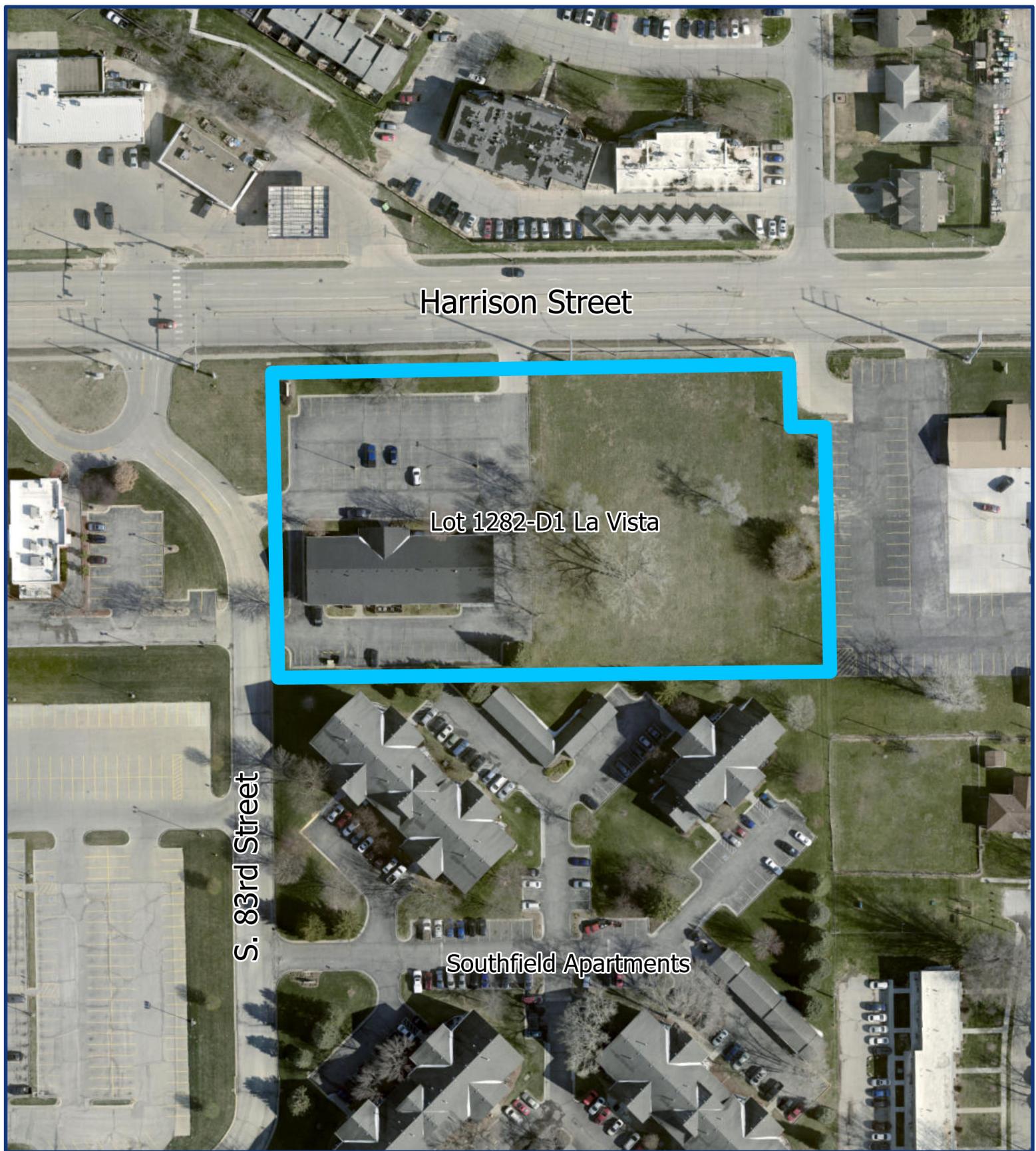


Morgan R. Hargay

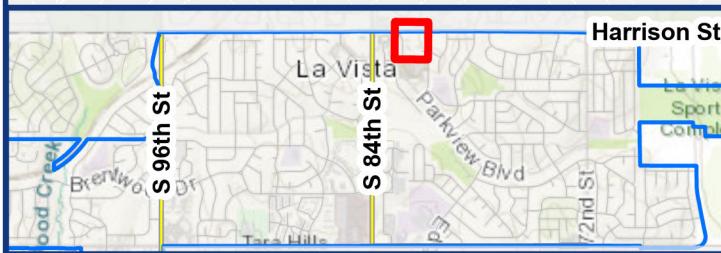
7/29/21

Date

Deputy Community Development Director



## Replat Vicinity Map



### Legend

RFS Holdings Property Boundaries  
(area to be replated)





April 22, 2021

Jeff Stoll  
E&A Consulting Group, Inc.  
10909 Mill Valley Road, STE 100  
Omaha, NE 68154

RE: La Vista Replat 4 – Initial Review Letter

Mr. Stoll,

We have reviewed the documents submitted for the above-referenced application. Based on the elements for consideration set forth in the applicable sections of the Subdivision Regulations, the City has the following comments:

1. Section 3.03.07 – The preliminary plat does not show all underground utilities within the vicinity of the two parcels. If Lot 1 is to be viable for development, surrounding utilities will need to be understood. Please include all underground utilities.
2. Section 3.03.14 – Setback lines should be illustrated on both proposed lots.
3. Sarpy County Public Works reviewed your application and has requested some revisions to the Final Plat document. Please see the attached comment letter and redlined final plat exhibit from Sarpy County Public Works and make the necessary corrections.

**City Hall**  
8116 Park View Blvd.  
La Vista, NE 68128-2198  
402.331.4343 **P**  
402.331.4375 **F**

**Community Development**  
8116 Park View Blvd.  
402.593.6400 **P**  
402.593.6445 **F**

**Library**  
9110 Giles Rd.  
402.537.3900 **P**  
402.537.3902 **F**

**Police**  
7701 S. 96th St.  
402.331.1582 **P**  
402.331.7210 **F**

**Public Works**  
9900 Portal Rd.  
402.331.8927 **P**  
402.331.1051 **F**

**Recreation**  
8116 Park View Blvd.  
402.331.3455 **P**  
402.331.0299 **F**

4. The following items must occur prior to the issuance of any building permit(s) for Lot 1 La Vista Replat 4:
  - a. The proposed uses will need to be known and verified for conformance with the La Vista Zoning Ordinance.
  - b. A Post Construction Stormwater Management Plan must be submitted that demonstrates that the project will address all stormwater management criteria as per Section 154 of the La Vista Municipal Code.
  - c. Grading plans consistent with Section 3.03.16 of the Subdivision Regulations must be reviewed and approved.
  - d. Any waiver considerations must be submitted completed, per Section 3.03.17 of the Subdivision Regulations.
  - e. The development may be subject to a traffic study, if requested, per Section 3.03.19 of the Subdivision Regulations. Results of the traffic study may indicate and/or limit the types of uses that can be expected by the development as well as require certain traffic-related public improvements and/or provisions.

Please resubmit the preliminary and final plats electronically to the City for further review. A timeline for review by the Planning Commission and City Council will be determined based on the timing of the resubmittal and the extent to which the issues noted this review have been sufficiently addressed. If you have any questions regarding these comments, please feel free to contact me at any time.

Thank you,



Cale Brodersen  
Assistant Planner  
City of La Vista  
(402) 593-6405  
cbrodersen@cityoflavista.org

cc:

Christopher Solberg, Deputy Community Development Director – City of La Vista  
Bruce Fountain, Community Development Director – City of La Vista



## SARPY COUNTY

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**Dennis L. Wilson, P.E., PhD**  
Sarpy County Engineer

**PUBLIC WORKS DEPARTMENT**  
15100 South 84th Street ♦ Papillion, NE 68046-2895  
Phone (402) 537-6900 ♦ FAX (402) 537-6955 ♦ [www.sarpy.com](http://www.sarpy.com)

TO: Meghan Enberg, City of La Vista  
FROM: Michael R. Sharp, RLS, Registered Land Surveyor  
DATE: Thursday, April 08, 2021  
RE: LaVista Repat 4

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Sarpy County Public Works has reviewed the application, as submitted. Please see the attached plan with comments for the Final Plat.

- Legal description needs same dimension as the drawing (27.95 or 27.94)
- The two parcels to the south needs to be changed as shown on DWG.
- And correct the word to westerly to easterly as shown in legal description.

Any questions please contact me at (402)537-6909.

Sincerely:

A handwritten signature in blue ink, appearing to read "Michael R. Sharp".  
Michael R. Sharp  
County Surveyor





E & A CONSULTING GROUP, INC.

*Engineering Answers*

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950  
P 402.895.4700 • F 402.895.3599  
[www.eacg.com](http://www.eacg.com)

June 13, 2021

Cale Brodersen  
City of La Vista Planning Department  
8116 Park View Boulevard  
La Vista, NE 68128

RE: La Vista Replat 4 – Preliminary Plat & Final Plat Resubmittal  
E & A File: P2020.318.001

Dear Cale,

On behalf of our client, RFS Holdings, LLC, we hereby submit the above referenced project. This submittal is in response to your April 22, 2021 Comment Letter from our March 31 Preliminary Plat & Final Plat Submittal. Each of the comments are listed, with our response following it shown in *italics*.

1. Section 3.03.07 – The preliminary plat does not show all underground utilities within the vicinity of the two parcels. If Lot 1 is to be viable for development, surrounding utilities will need to be understood. Please include all underground utilities.  
*Response: The Preliminary Plat has been updated to include all the known utilities in the area based on the 811 One-Call information provided to us.*
2. Section 3.03.25 – Setback lines should be illustrated on both proposed lots.  
*Response: The setback lines have been added to both the Preliminary Plat and Final Plat.*
3. Sarpy County Public Works reviewed your application and has requested some revisions to the Final Plat document. Please see the attached comment letter and redlined final plat exhibit from Sarpy County Public Works and make the necessary corrections.  
*Response: The Final Plat has been updated per the Sarpy County comments.*
4. The following items must occur prior to the issuance of any building permit(s) for Lot 1 La Vista Replat 4:
  - a. The proposed uses will need to be known and verified for conformance with the La Vista Zoning Ordinance.
  - b. A Post Constriction Stormwater Management Plan must be submitted that demonstrates that the project will address all stormwater management criteria as per Section 154 of the La Vista Municipal Code.
  - c. Grading plans consistent with Section 3.03.16 of the Subdivision Regulations must be reviewed and approved.
  - d. Any waiver considerations must submitted completed, per Section 3.03.17 of the subdivision Regulations.
  - e. The development may be subject to a traffic study, if requested, per Section 3.03.19 of the Subdivision Regulations. Results of the traffic study may indicate and /or limit types of uses that can be expected by the development as well as require certain traffic-related public improvements and/or provisions.

*Response: Understood, any building permit application must comply with any applicable City regulations. We will work with City staff regarding any applicable City regulation. It is our hope that we can avoid doing a traffic study for this 1.3 acre site.*

All documents included are listed on the attached transmittal. If you have any questions regarding the application, please contact me at 402-895-4700.

Sincerely,  
E & A Consulting Group, Inc.



Jeff Stoll,  
Platting Services Assistant Manager

**From:** [Cale Brodersen](#)  
**To:** "Jeff Stoll"  
**Cc:** [zzEACG Project 2020.318.001](#); [Christopher Solberg](#); [Bruce Fountain](#)  
**Subject:** RE: [EXT]La Vista Replat 4 - Preliminary & Final Plat Submittal  
**Date:** Thursday, June 17, 2021 11:33:46 AM

---

Hello Jeff,

Thank you for the resubmittal. Our remaining concerns are with the stormwater and sanitary sewer connections, and whether or not both of these utilities will adequately serve the property once it is developed. Were you able to find any stormwater information? There appears to be sanitary sewer along 83<sup>rd</sup> Street, and if that is the closest/only point of contact, it will likely require an easement. We will need these utilities to be represented on the preliminary plat and any necessary easements represented on the final plat.

Per our [draft review schedule](#), to be considered for the July 15<sup>th</sup> Planning Commission meeting agenda, our resubmittal deadline would be June 28<sup>th</sup> (assuming that the resubmittal satisfactorily addresses the utility concerns).

Let me know if you have any questions! Thanks,

**Cale Brodersen**

City of La Vista | Assistant Planner  
402.593.6400 (Office)  
402.593.6405 (Direct)  
8116 Park View Blvd. | La Vista, NE 68128  
[CityofLaVista.org](http://CityofLaVista.org)

Accountability | Integrity | Public Service

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E & A CONSULTING GROUP, INC.

*Engineering Answers*

10909 Mill Valley Road, Suite 100 • Omaha, NE 68154-3950  
P 402.895.4700 • F 402.895.3599  
[www.eacg.com](http://www.eacg.com)

June 28, 2021

Cale Brodersen  
City of La Vista Planning Department  
8116 Park View Boulevard  
La Vista, NE 68128

RE: La Vista Replat 4 – Preliminary Plat & Final Plat Resubmittal  
E & A File: P2020.318.001

Dear Cale,

On behalf of our client, RFS Holdings, LLC, we hereby submit the above referenced project. This submittal is in response to your June 17, 2021 email regarding our June 13<sup>th</sup> resubmittal.

Per your email *"Our remaining concerns are with the stormwater and sanitary sewer connections, and whether or not both of these utilities will adequately serve the property once it is developed. Were you able to find any stormwater information? There appears to be sanitary sewer along 83<sup>rd</sup> Street, and if that is the closest/only point of contact, it will likely require an easement. We will need these utilities to be represented on the preliminary plat and any necessary easements represented on the final plat."*

**Response:** We have verified that there are storm sewer inlets along Harrison Street for proposed Lot 1 to utilize, the preliminary plat has been revised to show the nearest storm inlet locations. It is our assumption that the inlets along Harrison Street are adequately sized to handle the storm drainage from Lot 1. Regarding the sanitary sewer, we agree with the City's assessment that the nearest sanitary sewer connection will be along 83<sup>rd</sup> Street. The preliminary plat and final plat have been updated to show an easement.

All documents included are listed on the attached transmittal. If you have any questions regarding the application, please contact me at 402-895-4700.

Sincerely,  
E & A Consulting Group, Inc.

Jeff Stoll,  
Platting Services Assistant Manager

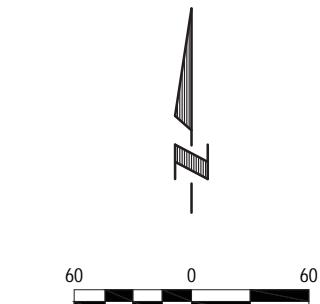
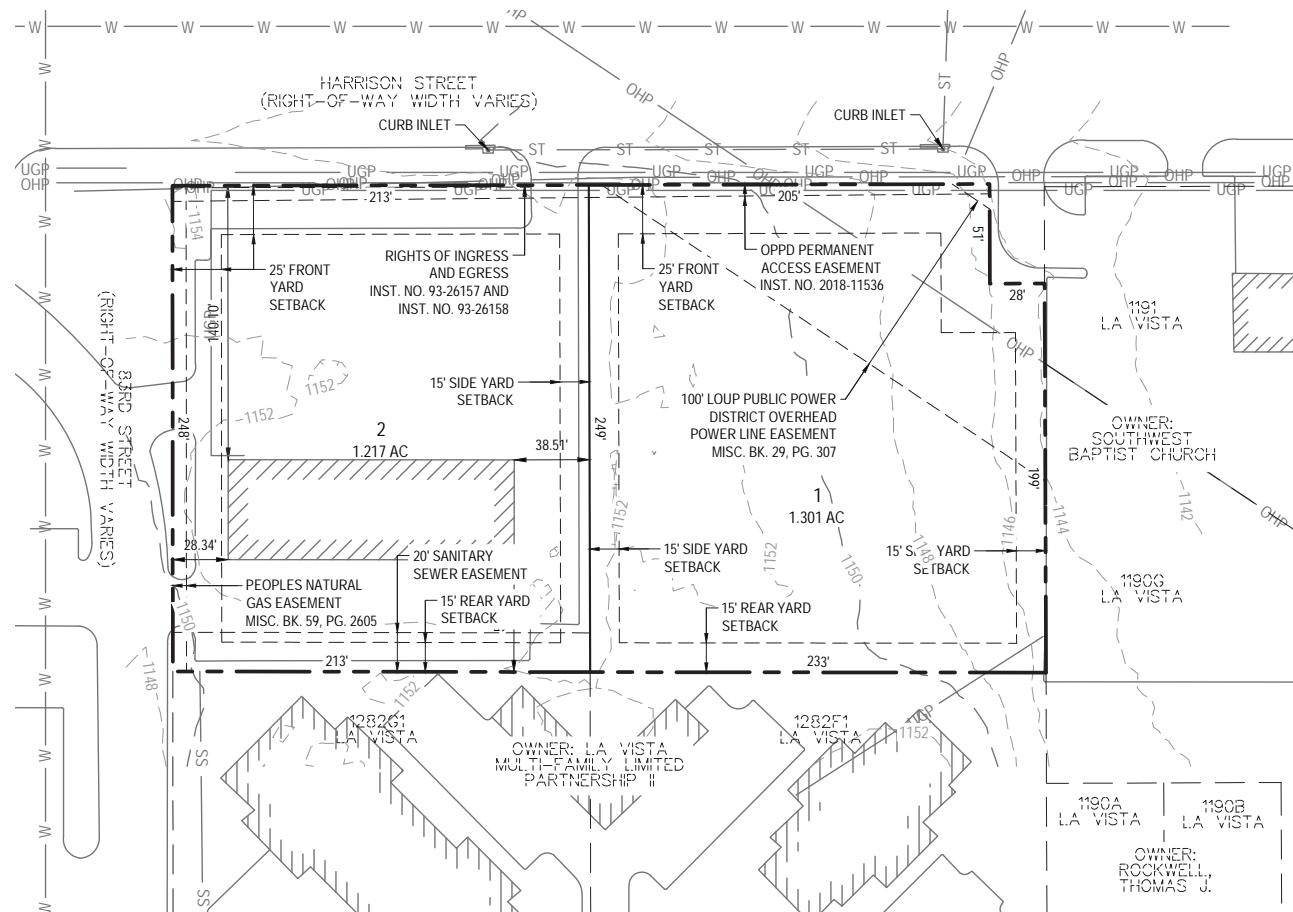
# LA VISTA REPLAT 4

LOTS 1 & 2 INCLUSIVE

BEING A REPLATTING OF SUBLOT "D1" COMMERCIAL LOT 1282, CITY OF LA VISTA, A SUBDIVISION LOCATED IN THE NW1/4 OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.



VICINITY MAP



LEGEND

- — — BOUNDARY LINE
- — — LOT LINE
- — — EASEMENTS
- — — SETBACK LINE
- ▨ EXIST. BUILDING
- 1120 — EXIST. MAJOR CONTOURS
- 1122 — EXIST. MINOR CONTOURS
- SS — SS — SANITARY SEWER LINE
- OHP — OHP — POWER LINE (OVERHEAD)

LEGAL DESCRIPTION

A TRACT OF LAND LOCATED IN PART OF THE NW1/4 OF THE NW1/4 OF SECTION 14, TOWNSHIP 14 NORTH, RANGE 12 EAST OF THE 6TH P.M., SARPY COUNTY, NEBRASKA.

SAID TRACT OF LAND CONTAINS AN AREA OF 109,702 SQUARE FEET OR 2.518 ACRES MORE OR LESS.

DEVELOPER/OWNER  
RFS HOLDING, LLC.  
PO BOX 79201  
ATLANTA, GA 30357

ZONING:

EXISTING: C-2  
PROPOSED: C-2, LOTS 1 & 2  
TOTAL: 2.518 AC

Proj No:	P2020.318.001
Date:	03/30/2021
Designed By:	JRS
Drawn By:	EHN
Scale:	1" = 60'
Sheet:	1 of 1

Revisions		
<input checked="" type="checkbox"/>	Date	Description

PRELIMINARY PLAT

LA VISTA REPLAT 4  
LOTS 1 & 2 INCLUSIVE  
LA VISTA, NEBRASKA



E & A CONSULTING GROUP, INC.  
Engineering • Planning • Environmental & Field Services

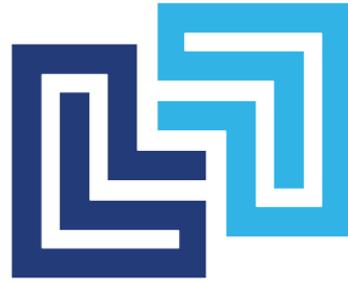
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## **AGENDA ITEM 4C**

**2021 Papio-Missouri NRD Hazard Mitigation Plan**

# MEMO



**TO:** Planning Commission Members

**FROM:** Pat Dowse, City Engineer

**CC:** City Council Members and applicable City Staff

**DATE:** 7/28/2021

**RE:** 2021 Papio-Missouri NRD Hazard Mitigation Plan

---

The 2021 Papio-Missouri NRD Hazard Mitigation Plan is the result of participation in the Papio-Missouri River Natural Resources District effort to update the 2016 Multi-Hazard Mitigation Plan. The City Council authorized the participation by the City of La Vista in a resolution approved on June 16, 2020. The purpose of the updated plan is to identify actions that would reduce or eliminate long-term risk to people and property from natural or other hazards and to ensure that each participating community is eligible to receive federal funding under the Hazard Mitigation Grant Program (MGP), Pre-Disaster Mitigation Program (PDM), and the Flood Mitigation Assistance Program (FMA). Updating the plan is required by FEMA in order to maintain eligibility for receiving federal funds.

Participation in this plan is a prerequisite by the Federal Emergency Management Agency to being eligible to receive Federal funds for hazard mitigation projects in the City of La Vista. An example of this is the funds received for the voluntary property acquisition program for Thompson Creek. A print copy of the Table of Contents and La Vista's Community Profile are available for review. La Vista's Community Profile provides an overall description of La Vista's portion of the Plan. The full plan, as a very large document, has not been printed.

The Plan and the associated Community Profiles are available on-line at <https://papiomitigation.org/> for those that wish to review the entire document.

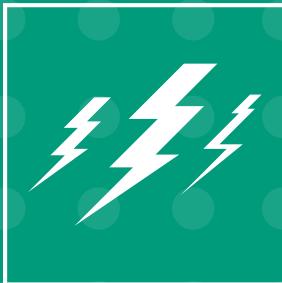
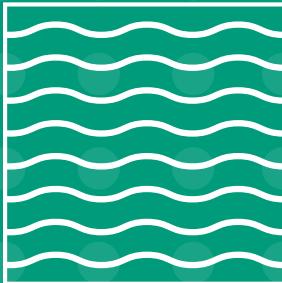
## RECOMMENDATION

Staff recommends approval of the 2021 Papio-Missouri NRD Hazard Mitigation Plan



PATIO-MISSOURI RIVER  
NATURAL RESOURCES DISTRICT

## 2021 Papio-Missouri River Natural Resources District



# MULTI-HAZARD MITIGATION PLAN



JEO CONSULTING GROUP

## Hazard Mitigation Plan Regional Planning Team

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<b>Bryon Miller</b>	Meteorologist	NWS
<b>Dan Douglas</b>	Emergency Manager	Washington County
<b>David Pearson</b>	Senior Hydrologist	NWS
<b>David Six</b>	Emergency Manager, Floodplain Administrator	Burt County
<b>Deanna Hagberg</b>	Emergency Manager	Dakota County
<b>Dirk Petersen</b>	Meteorologist	NWS
<b>Doug Cook</b>	Planning and Zoning Administrator, Floodplain Administrator	Douglas Cook
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<b>John Cook</b>	Hazard mitigation Planning Specialist	NEMA
<b>Joseph Green</b>	Recovery Planning Specialist	NEMA
<b>Josie Oliver</b>	Emergency Manager, Floodplain Administrator	Burt County
<b>Lori Laster</b>	Stormwater Management Engineer	P-MRNRD
<b>Lynn Marshall</b>	Emergency Manager	Sarpy County
<b>Mark Stursma</b>	Director of Planning, Floodplain Administrator	City of Papillion
<b>Michael Burns</b>	Zoning Administrator, Floodplain Administrator	City of Valley
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<b>Stacy Gillman</b>	Stormwater Assistant/Deputy Emergency Manager	Douglas County
<b>Rynn Kerkhove</b>	City Planner	City of Omaha
<b>Tom Perez</b>	Emergency Manager	Thurston County
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<b>Mary Baker*</b>	Resiliency Strategist	JEO Consulting Group

\*served in an advisory consultant role

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# COMMUNITY PROFILE

## CITY OF LA VISTA

Papio-Missouri River NRD  
Multi-Jurisdictional Hazard Mitigation Plan Update

2021

## Local Planning Team

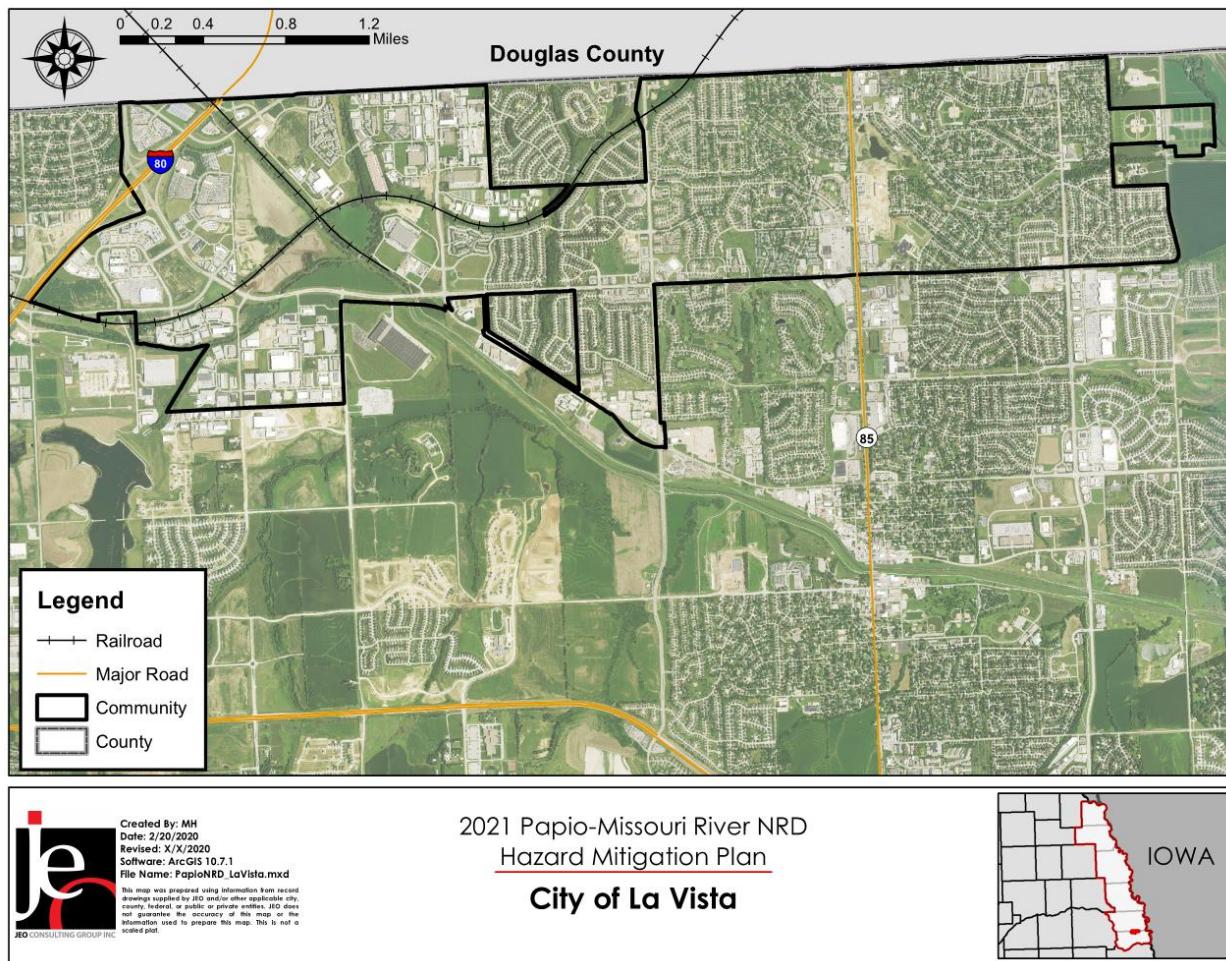
**Table LVA.1: La Vista Local Planning Team**

NAME	TITLE	JURISDICTION
PAT DOWSE	City Engineer	City of La Vista

## Location and Geography

The City of La Vista is located in the northern portion of Sarpy County and covers an area of 5.45 square miles. Major waterways in the area include the Big Papillion Creek, West Papillion Creek, South Papillion Creek, Hell Creek, Thompson Creek, and Applewood Creek.

**Figure LVA.1: City of La Vista**



## Transportation

La Vista's major transportation corridors include 84<sup>th</sup> Street/Highway 85 and Interstate 80. 84<sup>th</sup> Street has 24,535 vehicles on average per day, with 980 of those being heavy commercial vehicles. Interstate 80 on the west side of La Vista has 60,535 vehicles on average per day, 9,105 of which are heavy commercial vehicles. Giles Road near Interstate 80 is also of concern for the city due to its location within an industrial area. The road averages 17,140 vehicles a day, with 1,230 being heavy trucks. The local planning team noted that industrial uses are mixed in the area and it is possible some chemical delivery/distribution occurs at certain facilities. Two rail lines go through La Vista – the Burlington Northern Santa Fe railroad and Amtrak. Both are located on

the west side of the city. Transportation information is important to hazard mitigation plans because it suggests possible evacuation corridors in the community, as well as areas more at risk to transportation incidents.

## Demographics

Historical populations for La Vista are only available since 1970. Since that point La Vista's population has increased steadily. The current estimated population in 2017 was 17,062. Increasing populations are associated with increased hazard mitigation and emergency planning requirements for development. Increasing populations can also contribute to increasing tax revenues, allowing communities to pursue additional mitigation projects. La Vista's population accounted for approximately 10% percent of Sarpy County's population in 2017.<sup>1</sup>

Figure LVA.2: Estimated Population 1890 – 2017



Source: U.S. Census Bureau<sup>2</sup>

The young, elderly, minorities, and poor may be more vulnerable to certain hazards than other groups. In comparison to the county, La Vista's population was:

- **Older.** The median age of La Vista was 34.8 years old in 2017, compared with the county average of 34.2 years. La Vista's population has grown older since 2010, when the median age was 30.1 years old. La Vista had a smaller proportion of people under 20 years old (28.1%) than the county (30.2%).<sup>3</sup>
- **Less ethnically diverse.** Since 2010, La Vista had a relatively stable diversity. In 2010, 3% of La Vista's population was Black or African American, 3% was Asian, 2% was other races, and 3% were two or more races. By 2017, about 3.5% of La Vista's population was Black or African American, 1.9% was Asian, 2% was other races, and 2.6% were two or more races. During that time, Sarpy County had: 4% (Black or African American), grew 2% to 3% (Asian), and 3% (two or more races) from 2010 to 2017 respectively.<sup>4</sup>

<sup>1</sup> United States Census Bureau. "2017 American Fact Finder: S0101: Age and Sex." [database file]. <https://factfinder.census.gov/>.

<sup>2</sup> United States Census Bureau. "2017 American Fact Finder: S0101: Age and Sex." [database file]. <https://factfinder.census.gov/>.

<sup>3</sup> United States Census Bureau. "2017 American Fact Finder: S0101: Age and Sex." [database file]. <https://factfinder.census.gov/>.

<sup>4</sup> United States Census Bureau. "2017 American Fact Finder: DP05: ACS Demographic and Housing Estimates." [database file]. <https://factfinder.census.gov/>.

## SECTION SEVEN: CITY OF LA VISTA COMMUNITY PROFILE

- **Equally likely to be at the federal poverty line.** The poverty rate of all persons in La Vista and Sarpy County was 5.3% in 2017.<sup>5</sup>

### Employment and Economics

The city's economic base is a mixture of industries. In comparison to Sarpy County, La Vista's economy had:

- **Similar mix of industries.** Employment sectors accounting for 10% or more of employment in La Vista included Retail Trade and Educational Services 2017. In comparison Sarpy County's included Retail, Professional and Scientific jobs, and Educational Services.<sup>6</sup>
- **Lower household income.** La Vista's median household income in 2017 (\$63,034) was about \$12,700 lower than the county (\$75,752).<sup>7</sup>
- **Fewer long-distance commuters.** About 34.6% percent of workers in La Vista commuted for fewer than 15 minutes, compared with about 28.3% of workers in Sarpy County. About 14.6% of workers in La Vista commute 30 minutes or more to work, compared to about 21.8% of the county workers.<sup>8</sup>

### Major Employers

Major employers for the community include PayPal, Papillion-La Vista Public Schools, Offutt Air Force Base, and Embassy Suites. A large percentage of residents commute to other areas in the Omaha metro for work.

### Housing

In comparison to Sarpy County, La Vista's housing stock was:

- **Less owner occupied.** About 56.3% of occupied housing units in La Vista are owner occupied compared with 69.6% of occupied housing in Sarpy County in 2017.<sup>9</sup>
- **Smaller share of aged housing stock.** La Vista has fewer houses built prior to 1970 than the county (18.4% compared to 19.8%).<sup>10</sup>
- **More multi-family homes.** The predominant housing type in the city is single family detached and La Vista contains more multifamily housing with five or more units per structure than the county (36.0% compared to 17.9%). About 59.8% of housing in La Vista was single-family detached, compared with 74.2% of the county's housing. La Vista has a smaller share of mobile and manufactured housing (0.1%) compared to the county (0.8%).<sup>11</sup> The planning team expressed concern that some single-family homes do not have basements for sheltering in the event of a tornado.

This housing information is relevant to hazard mitigation insofar as the age of housing may indicate which housing units were built prior to state building codes being developed. Further, unoccupied housing may suggest that future development may be less likely to occur. Finally, communities with a substantial number of mobile homes may be more vulnerable to the impacts of high winds, tornadoes, and severe winter storms.

<sup>5</sup> United States Census Bureau. "2017 American Fact Finder: DP03: Selected Economic Characteristics." [database file]. <https://factfinder.census.gov/>.

<sup>6</sup> United States Census Bureau. "2017 American Fact Finder: DP03: Selected Economic Characteristics." [database file]. <https://factfinder.census.gov/>.

<sup>7</sup> United States Census Bureau. "2017 American Fact Finder: DP03: Selected Economic Characteristics." [database file]. <https://factfinder.census.gov/>.

<sup>8</sup> United States Census Bureau. "2017 American Fact Finder: S0802: Means of Transportation to Work by Selected Characteristics." [database file]. <https://factfinder.census.gov/>.

<sup>9</sup> United States Census Bureau. "2017 American Fact Finder: DP04: Selected Housing Characteristics." [database file]. <https://factfinder.census.gov/>.

<sup>10</sup> United States Census Bureau. "2017 American Fact Finder: DP04: Selected Housing Characteristics." [database file]. <https://factfinder.census.gov/>.

<sup>11</sup> United States Census Bureau. "2017 American Fact Finder: DP04: Selected Housing Characteristics." [database file]. <https://factfinder.census.gov/>.

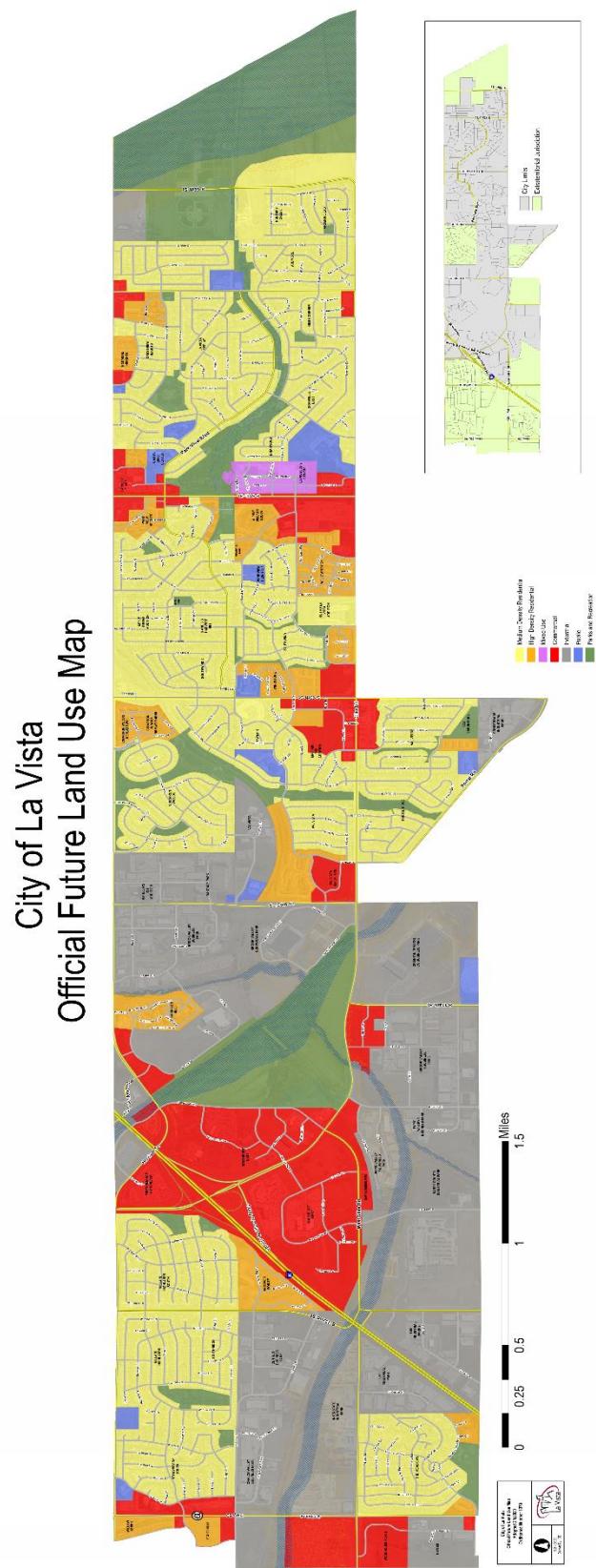
## Future Development Trends

A moderate amount of residential and commercial development has taken place over the last five years in La Vista. The planning team indicated that although most of the single-family home lots had already been developed, there has been apartment and multi-family developments occurring in recent years. A redevelopment project near 84<sup>th</sup> Street and Civic Center Park has been in development and continues to add multi-family housing, office space, and other commercial uses. This area had been made up of blighted and potentially hazard prone commercial properties, but redevelopment may reduce such vulnerability to hazards. There has also been residential, commercial and some industrial development on the western edge of La Vista and in the city's extraterritorial jurisdiction near the Interstate. Most of the residential development is apartment and multi-family housing. The city has a floodplain ordinance to ensure that the floodplain, creek setbacks, and other hazardous areas are taken into account as new developments are proposed.

According to census data, La Vista's population has been growing over the past few decades. The planning team attributes this growth to the city's central location within the Omaha metro area, the short commute times, and the small town feel that tends to attract residents.

## SECTION SEVEN: CITY OF LA VISTA COMMUNITY PROFILE

**Figure LVA.3: Future Land Use Map**



## Structural Inventory and Valuation

The planning team requested GIS parcel data from the County Assessor as of December 2019. This data allowed the planning team to analyze the location, number, and value of property improvements at the parcel level. The data did not contain the number of structures on each parcel. A summary of the results of this analysis is provided in the following table. Several structures in Jackson have been removed from the floodplain via LOMA. A summary of LOMAs identified for Jackson can be found in the table below.

**Table LVA.2: La Vista Parcel Valuation**

NUMBER OF PARCELS	NUMBER OF IMPROVEMENTS	TOTAL IMPROVEMENT VALUE	NUMBER OF IMPROVEMENTS IN FLOODPLAIN	VALUE OF IMPROVEMENTS IN FLOODPLAIN	PERCENT OF IMPROVEMENTS IN FLOODPLAIN
4,831	4,622	\$1,390,757,240	100	\$105,309,266	2%

Source: County Assessor

**Table LVA.3: La Vista Flood Map Products**

TYPE OF PRODUCT	PRODUCT ID	EFFECTIVE DATE	DETAILS
LOMA	12-07-0970A-310192	1/24/2012	Structure removed from SFHA
LOMA	11-07-0265A-310192	10/29/2010	Structure removed from SFHA
LOMA	19-07-0502A-310192	1/22/2019	Structure removed from SFHA
LOMA	16-07-1099A-31092	6/8/2016	Structure removed from SFHA
LOMA	11-07-2472A-310192	10/20/2011	Structure (garage) removed from SFHA
LOMA			Structure (building A) removed from SFHA
LOMA	10-07-1206A-310192	6/24/2010	
LOMA	11-07-0030A-310192	10/29/2010	Property removed from SFHA
LOMA	11-07-0684A-310192	12/20/2010	Property removed from SFHA
LOMA	11-07-1629A-310192	5/19/2011	Structure (north bldg.) removed from SFHA

Source: FEMA Flood Map Service Center

## Critical Infrastructure/Key Resources

### Chemical Storage Fixed Sites

According to the Tier II System reports submitted to the Nebraska Department of Environment and Energy, there are 12 chemical storage sites in La Vista that contain hazardous chemicals.

**Table LVA.4: Chemical Storage Fixed Sites**

FACILITY NAME	ADDRESS	LOCATED IN FLOODPLAIN?
R & L CARRIERS	10611 Gertrude St	N
UNITED STATES COLD STORAGE INC	10711 Olive St	N
CENTURYLINK	8401 Harrison St	N
OPPD SUBSTATION NO 1255 3455	8905 S 114th St	N
OPPD SUBSTATION NO 928	7717 S 72nd St	N
SHAMROCK CONCRETE CO	9305 S 97th St	N
SALONCENTRIC	11720 Peel Cir	N
YAHOO INC NE1	10917 Harry Watanabe Pkwy	N
NATUREWORKS LLC	11906 Centennial Rd	N
REPUBLIC NATIONAL DISTRIBUTING	8648 S 117th St	N
ENERSYS INC	6944 S 108th St	N
COSTCO WHOLESALe 1237	12515 Portside Pkwy	N

Source: Nebraska Department of Environment and Energy<sup>12</sup>

<sup>12</sup> Nebraska Department of Environment and Energy, "Search Tier II Data." Accessed February 2020. <https://deq-iis.ne.gov/tier2/search.faces>.

## SECTION SEVEN: CITY OF LA VISTA COMMUNITY PROFILE

There have been no reported fixed site chemical spills in La Vista, according to the U.S. Coast Guard National Response Center. The planning team expressed some concern about chemical spills due to the various industrial uses in the city. Such spills could impact nearby waterways, facilities, residences, and transportation corridors.

### Critical Facilities

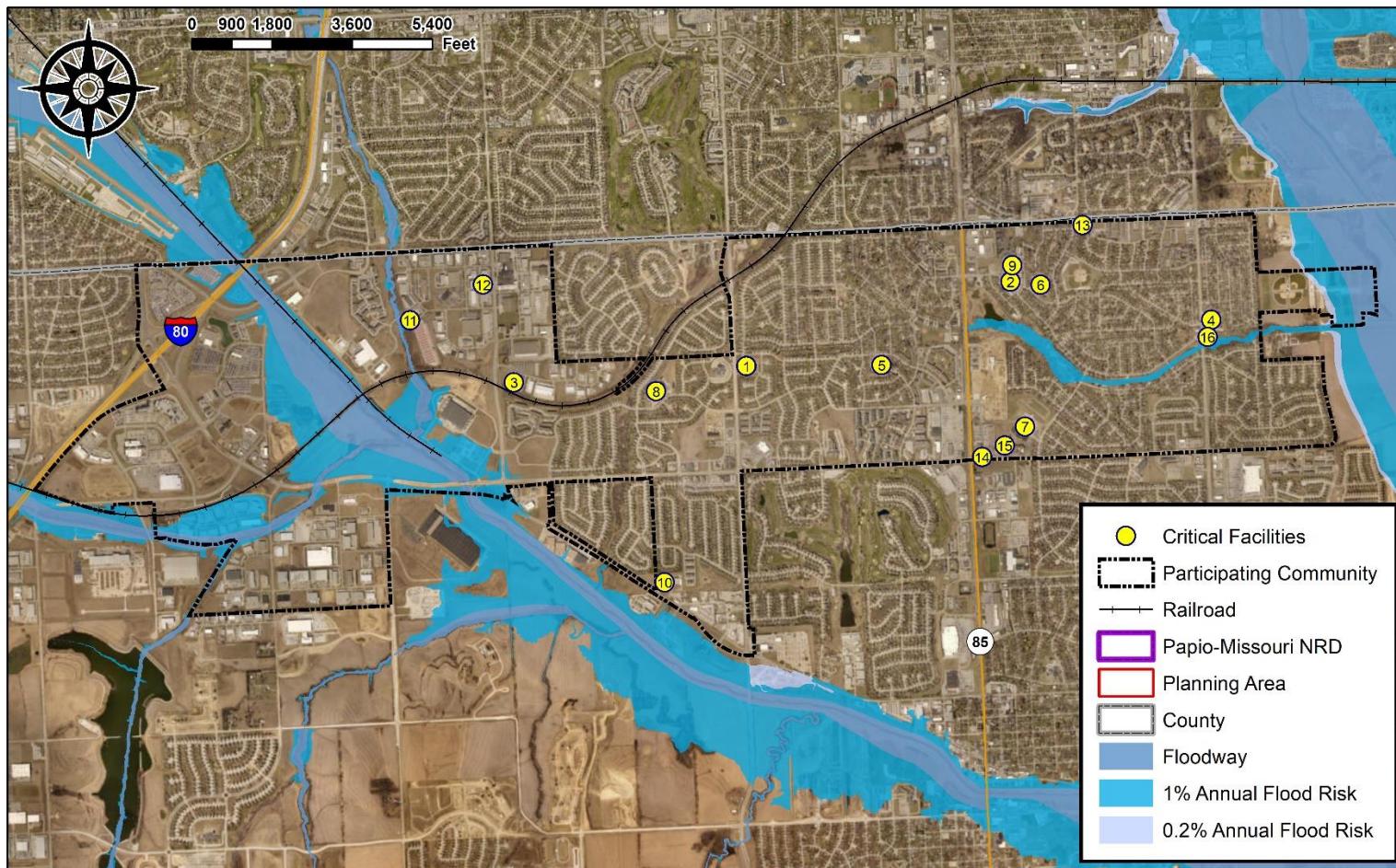
Each participating jurisdiction identified critical facilities vital for disaster response, providing shelter to the public, and essential for returning the jurisdiction's functions to normal during and after a disaster per the FEMA Community Lifelines guidance. Critical facilities were identified during the original planning process and updated by the local planning team as a part of this plan update.

The following table and figure provide a summary of the critical facilities for the jurisdiction.

**Table LVA.5: Critical Facilities**

CF #	TYPE	NAME	SHORT-TERM SHELTER (Y/N)	GENERATOR (Y/N)	FLOODPLAIN (Y/N)
1	Safety and Security	La Vista Police Department	N	Y	N
2	Safety and Security	Papillion Fire 4	N	N	N
3	Safety and Security	Papillion Fire 1	N	Y	N
4	Food, Water, and Shelter	G Stanley Hall Elementary	N	N	N
5	Food, Water, and Shelter	Parkview Heights Elementary	Y	Y	N
6	Food, Water, and Shelter	La Vista West Elementary	Y	N	N
7	Food, Water, and Shelter	La Vista Junior High	Y	N	N
8	Food, Water, and Shelter	Portal Elementary	N	N	N
9	Food, Water, and Shelter	La Vista City Hall and Community Center	Y	Y	N
10	Safety and Security	La Vista Public Works	N	Y	N
11	Food, Water, and Shelter	Brook Valley School South	N	N	N
12	Food, Water, and Shelter	Brook Valley School North	N	N	N
13	Food, Water, and Shelter	MUD Pumping Station	N/A	Unknown	N
14	School Facility	Plps Transportation/Distribution	N	N	N
15	School Facility	Plps Buildings And Grounds	N	N	N
16	Substation	OPPD Substation 928	N/A	N/A	N

Figure LVA.4: Critical Facilities



Created By: MW  
 Date: 11/13/2020  
 Software: ArcGIS 10.7.1  
 File Name: PapioNRD\_LaVistaCF.mxd

This map was prepared using information from record drawings supplied by JEO and/or other applicable city, county, federal, or public or private entities. JEO does not guarantee the accuracy of this map or the information used to prepare this map. This is not a scaled plat.

## 2021 Papio-Missouri River NRD Hazard Mitigation Plan

### City of La Vista Critical Facilities



## Historical Occurrences

See the Sarpy County community profile for historical hazard events.

## Hazard Prioritization

For an in-depth discussion regarding area wide hazards, please see Section Four: Risk Assessment. The hazards discussed in detail below were either identified in the previous HMP and determined to still be of top concern or were added by the local planning team based on the identification of hazards of greatest concern, hazard history, and the jurisdiction's capabilities.

### Chemical Transportation

The local planning team identified chemical transportation as a hazard of top concern. According to the Pipeline and Hazardous Materials Safety Administration, there have been 33 chemical spills during transportation in the city. Fifteen of these spills caused damages ranging from \$700 to \$14,000. None of these spills resulted in injuries or evacuations. The planning team noted a spill in September 2013 that released toxic liquids and caused \$2,000 in damages. This spill was caused by a pallet in the bed of the truck puncturing the drum while in transit. The spill was primarily contained within the truck. According to the local planning team, the transportation routes of most concern are Interstate 80, Giles Road, 84<sup>th</sup> Street/Highway 85, and 72<sup>nd</sup> Street. The fire station, city hall, and substation are all located near main transportation routes. The local concern also relates to the proximity of residents to potential chemical spills as well as the quantity and security of these chemicals.

The planning team indicated that continued monitoring and hazmat training for first responders is currently planned to improve the city's response to this hazard. Improvements to the city planning process as it relates to new developments and potential chemical transportation issues are also being planned. The team noted that ongoing monitoring and safe shipping/handling are needed in the future.

### Dam Failure

Although dam failure was not a top concern for the city, there is some risk and vulnerability from high hazard dams in the area. There are two high hazard dams in or near La Vista: Thompson Creek and Prairie Queen. The city has an evacuation plan in place for both dams, and emergency housing is available for displaced residents. If one of these high hazard dams were to fail, there would likely be loss of life and housing.

**Table LVA.6: High Hazard Dams in La Vista**

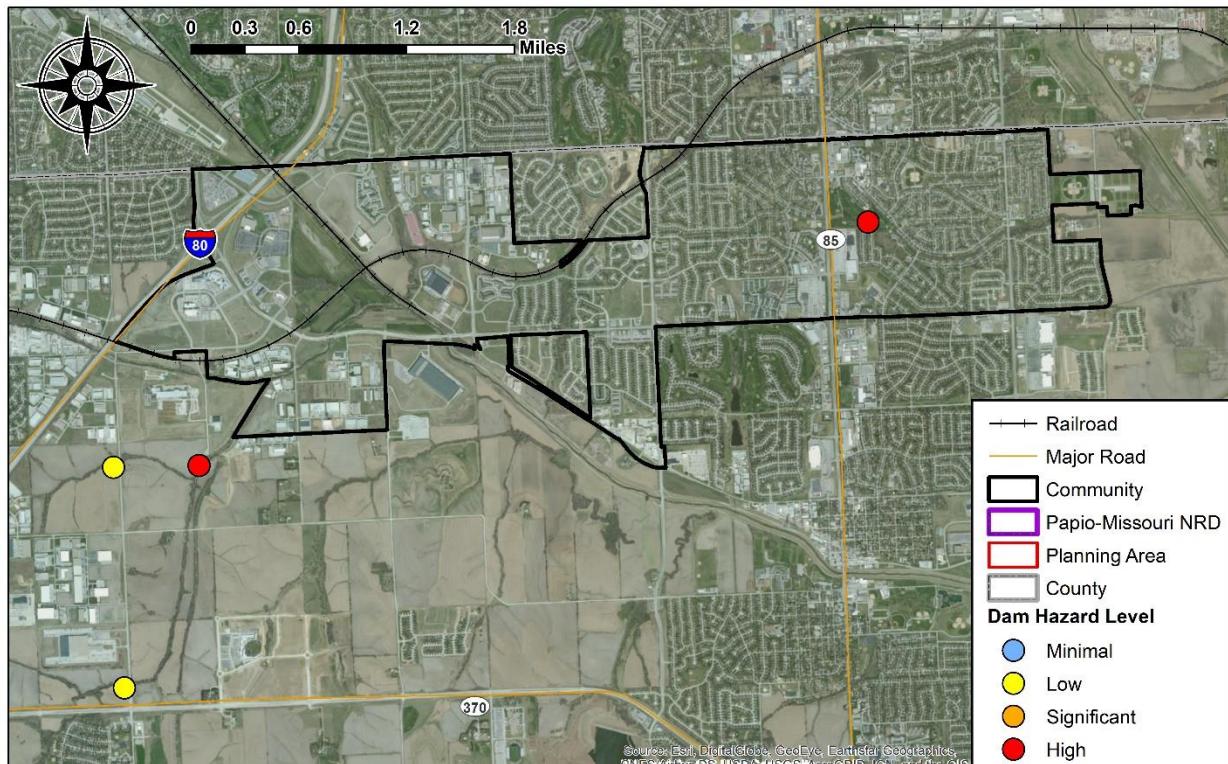
NIDID	DAM NAME	LOCATION	STREAM NAME	OWNER
NE02217	Thompson Creek Dam	La Vista	Thompson Creek	CITY OF LA VISTA
NE05082	Prairie Queen Main Dam	Papillion	Trib. To South Papillion Creek	P-MRNRD

Source: NID

The Papio-Missouri River NRD is currently constructing two dams (WP-6 and WP-7) south of the city on Schram Creek and a tributary to West Papillion Creek. The planning team indicated that the impacts to the City of La Vista appear to be minimal due to their location. The team also indicated that Thompson Creek Rehabilitation Project is in its final phase of design. The project is located downstream from the dam until Edgewood Boulevard and will reshape the banks for floodplain restoration and provide for water quality features. Construction is anticipated within the next five years. Although no other projects were identified by the planning team as being needed

in the future, continued maintenance and inspections are crucial to understanding new needs as they come up.

Figure LVA.5: Dams in La Vista



## Flooding

The local planning team identified flooding as a hazard of top concern due to increasing development, which leads to greater runoff. The team was also concerned with flooding as it relates to dam failure. According to NCEI data, there have been no reported flood events from 1996 to November 2019. However, the local planning team noted that low-level neighborhoods can flood during heavy rains. Erosion from heavy rains events have also caused damage to infrastructure. The city continues to monitor and plan for scour issues related to heavy rain events and provides a budgetary item to address minor issues should they arise. The Civic Centre Park Transformation Project was completed recently to transform the city golf course into a city park. The water surface area was increased, and water quality basins were added to treat stormwater runoff from the 84<sup>th</sup> Street redevelopment area.

The planning team identified two areas of concern for poor stormwater drainage in the city, both along the railroad in central La Vista. Damage to two bridges above Hell Creek, one at Olive Street and the other at Harrison Street, also occurred as a result of flood waters. A sanitary sewer siphon was damaged as well. The planning team noted that the city was spared from most flood-related issues during the 2019 floods. The City of La Vista participates in the NFIP and has 36

## SECTION SEVEN: CITY OF LA VISTA COMMUNITY PROFILE

policies in-force for \$10,248,000. There are no repetitive flood loss properties in the city. Sarpy County has a Flood Insurance Study dated May 3, 2010 which includes Bellevue, Gretna, La Vista, Papillion, and Springfield. The study notes principal flood problems include heavy rainfall, snowmelt, or combinations on the Missouri River, Platte River, and the Elkhorn River. Flooding along Big Papillion Creek, Buffalo Creek, Papillion Creek, South Branch Papillion Creek, Springfield Creek, and West Papillion Creek normally occurs from heavy rainfall. The Missouri River historically was a major flood problem for Sarpy County. This, however, has changed considerably since the construction of six dams and reservoirs on the Missouri River in the Dakotas and Montana. The completion of Missouri River Levee Unit R-616 in May 1979 (Reference 13) protects from flooding that part of Sarpy County located downstream from the City of Bellevue extraterritorial zoning limits to Papillion Creek. Missouri River Levee Unit R-613 is located between Papillion Creek and the Platte River. These flood control structures eliminated the threat of a 0.2-percentannual-chance flood from the Missouri River for those areas of Sarpy County and the City of Bellevue landward of these levee systems. However, due mainly to tributary inflow downstream from the main stem dams and ice conditions, those areas of Sarpy County and Bellevue riverward of the levee system are subject to flooding. These areas include agricultural areas, recreational areas, residential areas, and barge terminals. The Platte River has also historically been a major flood problem for Sarpy County. Unfortunately, unlike the Missouri River, few flood control measures exist along the Platte River that reduce flood damages. Ice conditions on the Missouri River, Platte River, and Elkhorn River can also have a significant effect on both the degree of flooding and frequency of flooding in Sarpy County. Flood protection measures primarily include dams, reservoirs, and levees along major waterways. The Papio-Missouri River NRD has had a continuing program since 1968 to construct channel and levee improvements along Papillion Creek and Big Papillion Creek. These improvements are complete from Capehart Road in Bellevue, Nebraska, upstream through Sarpy County except for tie-back levees along Mud Creek, and a short portion on the right bank upstream from the West Papillion Creek confluence. Channel straightening by local interests has occurred on Papillion Creek, Big Papillion Creek, and West Papillion Creek, and on portions of Buffalo Creek, Springfield Creek, Mud Creek, Betz Road Ditch, and Squaw Creek. Tieback levees have been constructed along the downstream portions of Mud Creek, Betz Road Ditch, and Squaw Creek, also by local interests.

Additionally, La Vista is included in the Big Papillion-Mosquito Watershed Flood Risk Report (9/12/2016). The report utilized HAZUS to estimate potential losses for flood event scenarios. For the City of Bennington the inventory estimated value was \$4,327,200,000.

The city has multiple projects planned to improve its response to flooding and reduce its risk of impacts. A project to upsize a culvert crossing at one railroad crossing is currently being planned as well as a project to address drainage issues at the other railroad crossing. A stream degradation study is being completed by the U.S. Army Corps of Engineers, with contributions from the PCWP to analyze and identify potential solutions related to scour and erosion from heavy rain events. The city is also planning to replace a sewer siphon in the coming years to address a scour concern on the east side of the community. Stream stabilization projects within the Hell Creek watershed and the South Papillion Creek watershed were identified by the planning team as being needed in the future.

### **High Winds and Tornadoes**

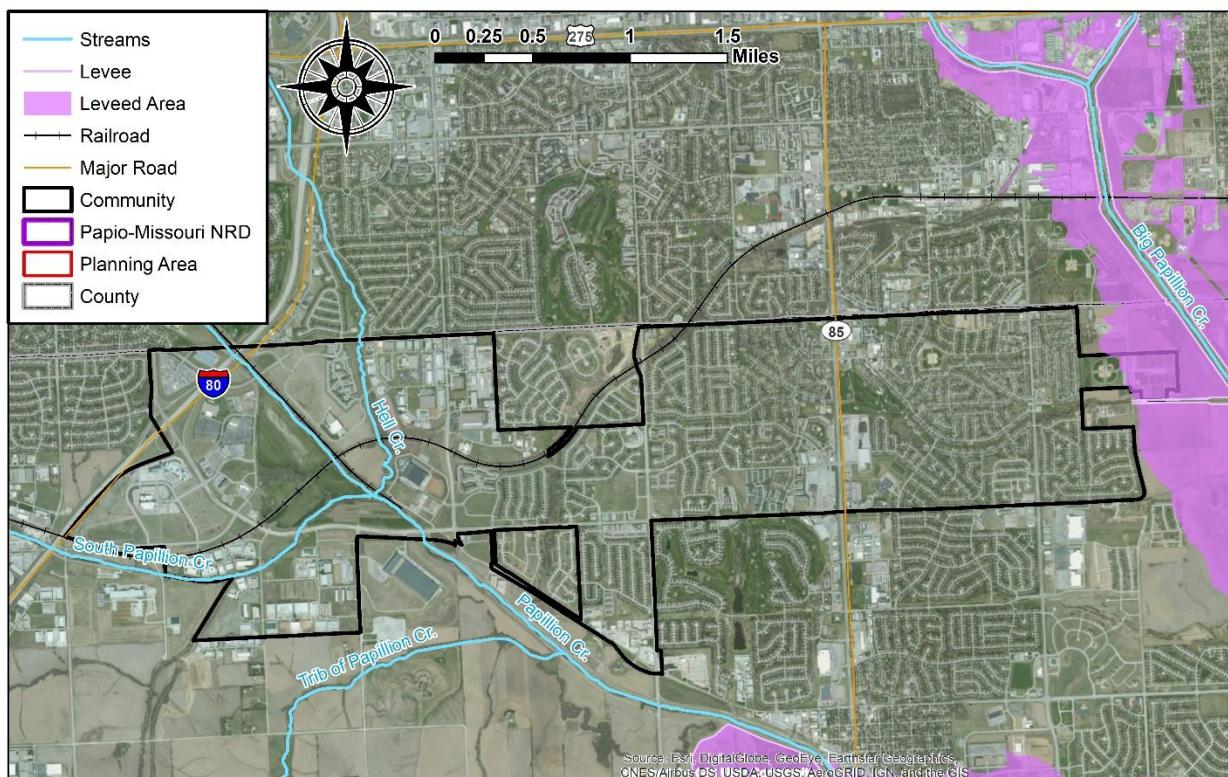
Tornadoes and high winds are common within the planning area and have the potential to cause significant damages, economic impacts, and loss of life. According to the NCEI, there have been 19 high wind events and seven tornadoes in Sarpy County from 1996 to 2019; however, no recorded tornadoes have hit La Vista. The planning team noted that a high wind event in 2017

caused significant tree damage in the city. The damage was extensive enough that a drop-off site was set up for residents to take downed branches and limbs. La Vista Public Works was able to provide mutual aid to the City of Papillion to assist in their storm cleanup efforts as well. The city does not have a community safe room, but the planning team indicated that the city could benefit from such storm shelters and that future city and parks planning efforts should incorporate shelter projects. The need for a regional warning system for cell phones was also expressed. The community backs up municipal records and performs tornado drills regularly. A severe weather notification project was completed by the city in 2014.

### Levee Failure

Although the local planning team did not identify levee failure as a top concern for La Vista, there are levee protected areas within the city. The area protected by a levee is contained to the far eastern portion of the jurisdiction. The levees near La Vista are FEMA certified and owned by the Papio-Missouri River NRD. The levees provide 1 percent annual flood risk protection. If a levee was to fail, there would likely be utility and recreation impacts.

**Figure LVA.5: Levee Map**



### Public Health Emergency

Public health emergency is a new hazard of top concern for this plan update. Concerns for public health emergencies stemmed from the development and spread of the novel coronavirus (COVID-19), beginning in 2020. Sarpy County has seen numerous confirmed cases of the virus and

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monitors the virus at the county level. According to the planning team, city policies and plans regarding the pandemic have been updated, reviewed, or are currently being modified. Emergency Declarations have closed many city facilities to the public and nearly all public events have been cancelled. As Directed Health Measures from the state or Sarpy/Cass Health Department are updated, city officials will continue to restrict use or implement policies for public facilities as needed. It is unknown if the current health emergency is a long-term concern, but current issues may have longer term effects on operations and/or policies. No other major disease outbreaks have impacted the city.

### **Severe Thunderstorms**

The local planning team identified severe thunderstorms as a top concern for the city. Severe thunderstorms occur frequently in the planning area and can include heavy rain, strong winds, lightning strikes, and hail. According to NCEI data, 13 severe thunderstorm events were recorded in La Vista from 1996 to November 2019. One storm in June 2014 caused seven and a half inches of rain to fall on the city, resulting in flooding in six residential basements. Hail during these events is also common. The main concern for hail is the cost to repair damaged property, as critical facilities have been damaged in the past. The planning team noted that municipal facilities have been insured for hail. Critical municipal records are stored electronically and protected with surge protectors. A new generator was purchased for Fire Station #4 in 2017; however, other critical facilities such as City Hall are still needing backup power. Weather radios are available in critical facilities. Other projects that reduced risk are the ongoing effort to bury power lines (30 percent complete) and identification of hazardous trees (east of 84<sup>th</sup> Street). The planning team indicated that continued tree maintenance and ordinance enforcement are needed to minimize tree-related damage.

### **Social Media Engagement**

The Papio-Missouri River NRD launched a “Would You Rather” themed social media campaign during the 2021 HMP update to garner local input on hazard priorities, residential capabilities, and action items residents would like to see the community take in the future to reduce potential impacts from hazard events.

The City of La Vista had 13 reported respondents in the campaign (based upon general zip code analysis). According to those respondents the top hazards of concern for them included: High Winds and Tornadoes, Severe Thunderstorms, and Severe Winter Storms. Some ways residents have indicated they had reduced their personal risk to hazard events included: signed up for emergency alert texts, attended safety related trainings or certifications, and identified safe places in home and work environments for hazard events.

The local respondents noted text alerts are the #1 preferred method of notification for major events, with social media and community website updates are secondary methods. Protecting people and critical facilities, prevent development in hazardous areas, increasing cooperation between emergency response agencies, improving emergency notifications, and emergency are the most important priorities for identifying hazard mitigation projects. Noted actions to improve hazard mitigation in the community included improving the timeliness and volume of emergency alerts and sirens, avoiding development in the floodplain, having one specific resource for emergency notifications/information, and developing a registry of vulnerable adults who may require assistance during hazard events to assist emergency responders or neighbors check in on them.

## Governance

A community's governance indicates the number of boards or offices that may be available to help implement hazard mitigation actions. La Vista has a number of offices or departments that may be involved in implementing hazard mitigation initiatives. The city has a mayor, an eight-member council, and the following offices.

- City Clerk
- City Administration
- Police Department
- Public Works
- Library
- Parks and Recreation
- Building Department
- Planning Department
- Finance Department
- Human Resources

## Capability Assessment

The capability assessment consisted of a Capability Assessment Survey completed by the jurisdiction and a review of local existing policies, regulations, plans, and the programs. The survey is used to gather information regarding the jurisdiction's planning and regulatory capability; administrative and technical capability; fiscal capability; and educational and outreach capability.

Table LVA.7: Capability Assessment

SURVEY COMPONENTS/SUBCOMPONENTS		YES/NO
PLANNING & REGULATORY CAPABILITY	Comprehensive Plan	Yes (2019)
	Capital Improvements Plan	Yes (2019)
	Economic Development Plan	No
	Emergency Operational Plan	Yes (2017)
	Floodplain Management Plan	Yes (2005)
	Storm Water Management Plan	Yes (2019)
	Zoning Ordinance	Yes (2020)
	Subdivision Regulation/Ordinance	Yes (2014)
	Floodplain Ordinance	Yes (2015)
	Building Codes	Yes (2016)
	National Flood Insurance Program	Yes
	Community Rating System	No
	Other (if any)	
ADMINISTRATIVE & TECHNICAL CAPABILITY	Planning Commission	Yes
	Floodplain Administration	Yes
	GIS Capabilities	Yes
	Chief Building Official	Yes
	Civil Engineering	Yes
	Local Staff Who Can Assess Community's Vulnerability to Hazards	Yes

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SURVEY COMPONENTS/SUBCOMPONENTS		YES/NO
FISCAL CAPABILITY	Grant Manager	No
	Mutual Aid Agreement	Yes
	Other (if any)	
	Capital Improvement Plan/ 1 & 6 Year plan	Yes
	Applied for grants in the past	Yes
	Awarded a grant in the past	Yes
	Authority to Levy Taxes for Specific Purposes such as Mitigation Projects	Yes
	Gas/Electric Service Fees	No
	Storm Water Service Fees	No
	Water/Sewer Service Fees	Yes
EDUCATION & OUTREACH CAPABILITY	Development Impact Fees	Yes
	General Obligation Revenue or Special Tax Bonds	Yes
	Other (if any)	
	Local citizen groups or non-profit organizations focused on environmental protection, emergency preparedness, access and functional needs populations, etc. Ex. CERT Teams, Red Cross, etc.	No
	Ongoing public education or information program (e.g., responsible water use, fire safety, household preparedness, environmental education)	Yes
	Natural Disaster or Safety related school programs	No
	StormReady Certification	No
	Firewise Communities Certification	No
	Tree City USA	Yes
	Other (if any)	

OVERALL CAPABILITY	LIMITED/MODERATE/HIGH
FINANCIAL RESOURCES NEED TO IMPLEMENT MITIGATION PROJECTS	Limited
STAFF/EXPERTISE TO IMPLEMENT PROJECTS	Limited
COMMUNITY SUPPORT TO IMPLEMENT PROJECTS	Moderate
TIME TO DEVOTE TO HAZARD MITIGATION	Limited

### Plan Integration

The Local Emergency Operations Plan (LEOP) for La Vista, which was last updated in 2016, is an annex of Sarpy County's LEOP. The LEOP is anticipated to be updated in 2021. It is an all hazards plan that does not address specific natural and man-made disasters. It provides a clear assignment of responsibility in case of an emergency.

According to the planning team, plans and mechanisms that currently incorporate hazards and mitigation include planning and zoning ordinances, subdivision regulations, and building permits. The city will need to continue best practices for city planning, code enforcement, and operations to ensure hazard mitigation is incorporated.

The City's Comprehensive Plan was last updated in 2019. The plan does not discuss natural hazards; however does encourage smart growth, annexation, and future land use designation. The Capital Improvements Plan is updated annually and, as of winter 2020, identified the last phase of Thompson Creek Rehabilitation project programmed. The city's zoning and subdivision ordinances are updated on an as needed basis and limit development in hazardous areas such as the floodplain or near chemical storage sites. The city has adopted the 2012 IBC edition.

## Plan Maintenance

Hazard Mitigation Plans should be living documents and updated regularly to reflect changes in hazard events, priorities, and mitigation actions. These updates are encouraged to occur after every major disaster event, alongside community planning documents (i.e. annual budgets and Capital Improvement Plans), during the fall before the HMA grant cycle begins, and/or prior to other funding opportunity cycles begin including CDBG, Water Sustainability Fund, Revolving State Fund, or other identified funding mechanisms.

The local planning team is responsible for reviewing and updating this community profile as changes occur or after a major event. The local planning team will include the City Engineer and City Council. The profile was last updated in 2020 after the past City Engineer retired. The Capability Assessment was also updated to reflect changes to Planning and Regulatory Capabilities. The local planning team will review the plan no less than annually and will include the public in the review and revision process by: updating the city website, social media posts, and sharing information at city council meetings open to the public.

## Mitigation Strategy

### Continued Mitigation Actions

MITIGATION ACTION	BACKUP POWER GENERATOR
DESCRIPTION	Obtain back up power generation for critical facilities especially for the La Vista Community Center
HAZARD(S)	All hazards
ESTIMATED COST	\$500,000
FUNDING	HMGP, BRIC
TIMELINE	2-5 years
PRIORITY	High
LEAD AGENCY	Public Works
STATUS	Fire Station #4 was outfitted with a generator in 2017 but other critical facilities still lack backup power capabilities. Facilities plans and needs studies are programmed for the future and could indicate the need for more generators.

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MITIGATION ACTION		BURY POWER LINES
<b>DESCRIPTION</b>	Work with local public power district to bury power lines where feasible High Winds and Tornadoes, Severe Thunderstorms, Severe Winter Storms \$10,000,000 HMGP, BRIC 5+ years Low Public Works	
<b>HAZARD(S)</b>		
<b>ESTIMATED COST</b>		
<b>FUNDING</b>		
<b>TIMELINE</b>		
<b>PRIORITY</b>		
<b>LEAD AGENCY</b>		
<b>STATUS</b>	Although some power lines have been buried where feasible, a city-wide effort has not started due to lack of funding. Coordination with the power utility continues as development projects occur.	
MITIGATION ACTION		CHANNEL MAINTENANCE AND BANK STABILIZATION
<b>DESCRIPTION</b>	Channel maintenance and bank stabilization for Thompson Creek from 72 <sup>nd</sup> to 78 <sup>th</sup> Streets. Hell Creek is prioritized next for maintenance and stabilization. Flooding \$3,000,000 (Thompson Creek); \$6,000,000 (Hell Creek) NET Grant, P-MRNRD Funds, City sales tax revenue 2-5 years High Public Works	
<b>HAZARD(S)</b>		
<b>ESTIMATED COST</b>		
<b>FUNDING</b>		
<b>TIMELINE</b>		
<b>PRIORITY</b>		
<b>LEAD AGENCY</b>		
<b>STATUS</b>	The Thompson Creek project is entering its final phase and will be completed over the next five years. The next phase of the Hell Creek stabilization project has been discussed but is not currently in the CIP.	
MITIGATION ACTION		DEVELOP AN URBAN TREE MANAGEMENT PROGRAM
<b>DESCRIPTION</b>	Develop an urban tree management program especially along city right of ways and parks. Drought and Extreme Heat, High Winds and Tornadoes, Severe Thunderstorms, Severe Winter Storms \$50,000 Sales or property tax if available 5+ years Low Public Works	
<b>HAZARD(S)</b>		
<b>ESTIMATED COST</b>		
<b>FUNDING</b>		
<b>TIMELINE</b>		
<b>PRIORITY</b>		
<b>LEAD AGENCY</b>		
<b>STATUS</b>	The parks department is currently working on a 1 & 5 year tree program to identify tree maintenance and plantings within city-owned property.	

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MITIGATION ACTION		STORM SHELTERS/SAFE ROOMS
<b>DESCRIPTION</b>		Identify, designate, and publicize tornado shelter
<b>HAZARD(S)</b>		High Winds and Tornadoes
<b>ESTIMATED COST</b>		\$50,000
<b>FUNDING</b>		HMPG, BRIC
<b>TIMELINE</b>		2-5 years
<b>PRIORITY</b>		Medium
<b>LEAD AGENCY</b>		Community Services
<b>STATUS</b>		This project has not yet started; however, as public areas are redeveloped or rehabilitated, discussions continue.

MITIGATION ACTION		STORMWATER SYSTEM AND DRAINAGE IMPROVEMENTS
<b>DESCRIPTION</b>		Reduce impacts of stormwater at various locations at major culverts and drainage ditches.
<b>HAZARD(S)</b>		Flooding, Severe Thunderstorms
<b>ESTIMATED COST</b>		\$1,000,000
<b>FUNDING</b>		P-MRNRD Funds, Sales tax if sufficient funds are available
<b>TIMELINE</b>		5+ years
<b>PRIORITY</b>		Medium
<b>LEAD AGENCY</b>		Public Works
<b>STATUS</b>		The city continues to work on minor stabilization projects as they become apparent and works with other agencies on potential stabilization opportunities. Some sanitary and improvement districts (SIDs) within the city's zoning jurisdiction continue to embark on channel stabilization projects.

MITIGATION ACTION		UPGRADE PROBLEM BRIDGES AND CULVERTS
<b>DESCRIPTION</b>		Upgrade problem bridges and culverts. Two bridges on Hell Creek have been identified for upgrades.
<b>HAZARD(S)</b>		Flooding
<b>ESTIMATED COST</b>		\$2,000,000
<b>FUNDING</b>		Sales tax, Bonds, P-MRNRD funds
<b>TIMELINE</b>		2-5 years
<b>PRIORITY</b>		Medium
<b>LEAD AGENCY</b>		Public Works
<b>STATUS</b>		The improvement project near Harrison Street bridge has been completed. The next phase near the Olive Street bridge is being discussed but is not currently in the CIP.

**Removed Mitigation Actions:**

MITIGATION ACTION		MAINTAIN GOOD STANDING IN THE NFIP
<b>DESCRIPTION</b>		Maintain good standing with National Flood Insurance Program (NFIP) including floodplain management practices/ requirements and regulation enforcements and updates.
<b>HAZARD(S)</b>		Flood
<b>REASON FOR REMOVAL</b>		While the community will continue to participate in the NFIP, this project can be removed as it is considered an ongoing effort.