



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

THURSDAY, DECEMBER 1, AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, December 1, 2022, 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: Gayle Malmquist, Patrick Coghlan, Harold Sargus, Kevin Wetuski, Austin Partridge, John Gahan, and Mike Krzywicki

ABSENT: Jason Dale, Mike Circo, and Kathleen Alexander

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

1. Call to Order

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

2. Approval of Joint Planning Commission & City Council Workshop November 14, 2022

Motion: Wetuski moved, seconded by Malmquist, to **approve** the November 14, 2022, minutes.

RESULT:	Motion carried 5-0-2
MOTION BY:	Wetuski
SECONDED BY:	Malmquist
AYES:	Coghlan, Sargus, Krzywicki, Malmquist, Wetuski
NAYS:	None
ABSTAINED:	Gahan, Partridge
ABSENT:	Dale, Circo, Alexander

Approval of Meeting Minutes from November 17, 2022

Motion: Gahan moved, seconded by Coghlan, to **approve** the November 17, 2022, minutes.

RESULT:	Motion carried 4-0-2
MOTION BY:	Malmquist
SECONDED BY:	Coghlan
AYES:	Coghlan, Alexander, Malmquist, Partridge
NAYS:	None
ABSTAINED:	Gahan, Circo
ABSENT:	Wetuski, Dale, Sargus, Krzywicki

3. Old Business

None.

4. New Business

A. Comprehensive Plan Amendments – Revised Future Land Use Plan and Future Land Use Map – City of La Vista

- i. **Staff Report – Bruce Fountain, Community Development Director:** Fountain provided a recap of the joint workshop that the Planning Commission had with City Council regarding the future land use plan and market analysis. He gave an overview of the plan and showed the changes to the future land use map that are suggested by the plan.

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

Dean Hokanson spoke about the lower Southport West property that he owns, and said that he is happy that multi-family housing is being considered as a potential option for that site. He said that his only concern with the plan is the potential of only allowing a lower-density project, which will not work economically for his partners. He stated that he is currently under contract with a multi-family housing developer that is interested in the site and feels that a higher-density project would be better for the overall Southport development. He also asked for clarification on the definition of Urban-Commercial.

Sargus closed the Public Hearing.

Fountain said the Urban-Commercial land use designation in the plan showed the density as being 12 plus, meaning that it could accommodate 12 units per acre or greater. It's setting 12 as the lower end and can go higher, depending on the project and development. He discussed the need identified in the plan for missing middle housing and that La Vista currently has a lack of housing choice and variety. We have more than our share of typical suburban apartment complexes, so we are looking for

something different , such as townhomes and condominiums and other types of missing middle housing options. He said the density will depend on what the overall project brings together, but that it could allow for higher density provided that it is not the typical suburban multi-family development.

Krzywicki referenced the packet that was sent out to Planning Commissioners that included the RDG presentation. He mentioned that it showed that in the last several years, an overwhelming number of the residential units that have been approved have been multifamily. He also discussed the balance of residential units in the City that are owner-occupied versus renter-occupied, and that La Vista has the highest percentage of nonowner-occupied residential in the area. He concluded that focusing on housing diversity, as discussed in the plan, could allow for more opportunities to develop owner-occupied housing.

Fountain said that the plan does not dictate whether newly constructed residential units must be for sale or for rent. City staff can encourage the development of homeownership opportunities, but it’s not something that can be regulated. He said the most important part is providing a variety of choices for housing. The demographic data shows that La Vista’s population is aging, and a lot of people don’t have an option for where to live in La Vista outside of their large home, so different housing options would allow for them to stay in La Vista, simultaneously opening up those single-family houses for new families.

Partridge said that he looks at the Land Use Plan through the lens of being the youngest member of the Commission, as someone who is starting a family, and as someone who has a lot of experience living in the large multi-unit apartment complexes. He expressed his excitement that the City is looking at those missing middle options for housing that would provide attractive housing options for people at all stages of their lives.

- iii. **Recommendation:** Coghlan moved, seconded by Malmquist, to recommend **approval** of the proposed amendments to the City’s Comprehensive Plan including a revised Future Land Use Plan and a revised Future Land Use Map.

RESULT:	Motion carried 7-0
MOTION BY:	Coghlan
SECONDED BY:	Malmquist
AYES:	Coghlan, Malmquist, Partridge, Gahan, Wetuski, Sargus, Krzywicki
NAYS:	None
ABSTAINED:	None
ABSENT:	Dale, Circo, Alexander

5. Comments from the Floor

None.

6. Comments from the Planning Commission

Wetuski said that this is his last meeting as a Planning Commission member before beginning his first term as a City Council member, and wanted to thank everyone.

1. Comments from Staff

2. Adjournment

Sargus adjourned the meeting at 6:54 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair