



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

**PLANNING COMMISSION MINUTES**  
**AUGUST 20<sup>TH</sup> 2015-7:00 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, August 20th, in the Harold “Andy” Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman John Gahan called the meeting to order at 7:00 p.m. with the following members present: Mike Krzywicki, John Gahan, Kevin Wetuski, Tom Miller, Jason Dale, Kathleen Alexander, Harold Sargus, and Mike Circo. Members absent were: Gayle Malmquist and Jackie Hill. Also in attendance were Chris Solberg, City Planner; Meghan Engberg, Permit Technician; Ann Birch, Community Development Director; and John Kottmann, City Engineer.

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.

**1. Call to Order**

The meeting was called to order by Chairman Gahan at 7:00 p.m. Copies of the agenda and staff reports were made available to the public. Gahan mentioned that due to the absence of a regular member, the alternate will be a voting member for the meeting.

**2. Approval of Meeting Minutes – July 16<sup>th</sup>, 2015**

Krzywicki moved, seconded by Alexander to approve the June 18th minutes with corrections. **Ayes: Krzywicki, Gahan, Wetuski, Miller, Dale, Sargus, Circo, and Alexander.**  
**Nays: None. Abstain: None. Absent: Malmquist and Hill. Motion Carried. (8-0)**

**3. Old Business**

**A. Public Hearing for Amendment to Section 7.11 of the Zoning Ordinance-Wireless Communication Towers**

- i. **Staff Report:** Solberg states that although there is a draft ready the document still needs to be reviewed by our consultant. Staff recommends continuing hearing to the September Planning Commission meeting.
- ii. **Public Hearing:** Continued from July 16th meeting.

**Recommendation:** Krzywicki moved, seconded by Circo to recommend continuing the public hearing to the next meeting. **Ayes: Krzywicki, Gahan, Wetuski, Miller, Dale, Sargus, Circo, and Alexander. Nays: None. Abstain: None. Absent: Malmquist and Hill. Motion Carried. (8-0)**

#### 4. New Business

##### A. Public Hearing for Final PUD – Costco Wholesale Corporation

- i. **Staff Report:** Solberg states that the applicant is requesting approval for a PUD site plan for the development of a Big Box Store. Staff recommends approval of the PUD Site Plan map contingent on the finalization of the landscaping plan prior to City Council approval of the Final PUD Plan.
- ii. **Public Hearing Opened:** *Circo* moved, seconded by *Miller* to open the public hearing. **Ayes:** *Krzywicki, Gahan, Wetuski, Miller, Dale, Sargus, Circo, and Alexander.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Malmquist and Hill.* **Motion Carried. (8-0)**

Theodore Johnson, president of T.J. Design Strategies, is Costco's development director for its Midwest projects. He mentioned that he is looking for an approval for the PUD for Costco. He then proceeded to show a slide show with drawings and information on the business. He mentioned that this would be the second Costco in the Omaha Metro Area. He talked about there being over 600 warehouses worldwide. He said that they are working with the City on putting a city road on the north side to help with traffic. He mentioned that the property would include the warehouse and a member's only gas station. He said that there will be 760 parking stalls, 681 would be located in the parcel and 79 are on the north side at the city parking lot. They will be providing storm water detention on the site. They are working with the City on design review items and with the Engineering department on the storm water detention. Johnson said that contingent on approval, they are looking at starting the project in the spring of 2016 and completion at the fall of 2016.

Krzywicki asked what percentage of the storm water would be retained in the retention ponds.

Kottmann said that he couldn't give a percentage off the top of his head, but the criteria in the regulations are that a peak flow from a 2 year, 24 hour storm shall not be greater in developed conditions than in existing conditions. They are required to provide water quality treatment for the first half inch of storm water runoff and peak storm runoff from a 10 year storm event cannot exceed 125% of the same peak for predeveloped conditions.

Krzywicki mentioned that there was a requirement that 10% of the parking space was to be landscaped, but only 5.8% would be and the rest would be around the lot and not in the lot. He asked for clarification on why 10% was a requirement.

Solberg said that was a requirement that was originally drafted in the Southport West PUD back in 2006. It was more of a softening of the look of the parking lot through landscaping.

Krzywicki asked if this would have an impact on the draining and maintenance of the storm water runoff.

Kottmann said that the percentage is a bit difficult to define because of the amount of green space. In this case the storm water detention area could be considered as part of the parking lot. A lot of it depends on your definition of the boundary of the parking lot.

Miller asked Kottmann if the 2 entrance/exits are enough for a parcel of this size.

Kottmann said that a preliminary traffic study done by Olsson and Associates indicated that the 2 entrance/exits are adequate. It will be on a 3 lane road and they are looking at some traffic light modifications. He also asked Olsson and Associates to look at some other areas as well.

**Public Hearing Closed:** Sargus moved, seconded by Miller to close the public hearing. **Ayes:** *Krzywicki, Gahan, Wetuski, Miller, Dale, Sargus, Circo, and Alexander.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Malmquist and Hill.* **Motion Carried. (8-0)**

- iii. **Recommendation:** Circo moved, seconded by Sargus to recommend approval of the Final PUD for Costco Wholesale with approval of the landscaping going from 10% to 5% **Ayes:** *Krzywicki, Gahan, Wetuski, Miller, Dale, Sargus, Circo, and Alexander.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Malmquist and Hill.* **Motion Carried. (8-0)**

#### **B. Public Hearing for Conditional Use Permit – Nelson Development LLC**

- i. **Staff Report:** Solberg states that the applicant is asking for a Conditional Use Permit to operate a continuing care retirement community on the property that includes independent living, assisted living and memory care. Staff recommends approval of the Conditional Use Permit contingent on the finalization of the landscaping plan prior to City Council review of the Conditional Use Permit.
- ii. **Public Hearing Opened:** Miller moved, seconded by Dale to open the public hearing. **Ayes:** *Krzywicki, Gahan, Wetuski, Miller, Dale, Sargus, Circo, and Alexander.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Malmquist and Hill.* **Motion Carried. (8-0)**

Nate Buss from Olsson and Associates came up on behalf of the applicant. He presented a slide show on what the layout of the senior living facility will look like. They will have a storm water detention on the south side of the property. There will be parking up front and garages in the back. The operator runs over 1200 senior living facilities and has been in operation for the past 20 years.

Brian Schleif from Pope Architects came up to speak about the interior and design of the facility. He went over the floor plans and showed where everything is going to be located. He then went over the exterior of the building. The residents will have an outdoor deck space to use and there will be plenty of windows to let in a lot of natural light. There will be a covered canopy in the front for resident pick up and drop off.

Krzywicki asked for information on the garages that will be on the property.

Schleif said that there will be 18 (garage) parking stalls behind the independent living area. He said that there will be a walking path leading from the garages to the building for the residents to use.

Gahan asked if the garage spots will be leased out.

Schleif said that the spots will be leased on a first come first serve basis. The rest of the residents will be able to park in the front.

Krzywicki mentioned that at the last meeting it was discussed that there was room for additional parking to be created if necessary.

Schleif confirmed.

**Public Hearing Closed:** Dale moved, seconded by Circo to close the public hearing. **Ayes:** *Krzywicki, Gahan, Wetuski, Miller, Dale, Sargus, Circo, and Alexander.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Malmquist and Hill.* **Motion Carried. (8-0)**

- iii. **Recommendation:** Miller moved, seconded by Alexander for the approval of the Conditional Use Permit contingent on the finalization of the verbiage of the CUP and the landscaping plan prior to City Council review of the Conditional Use Permit. **Ayes:** *Krzywicki, Gahan, Wetuski, Miller, Dale, Sargus, Circo, and Alexander.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Malmquist and Hill.* **Motion Carried. (8-0)**

#### **C. Public Hearing for Conditional Use Permit – TVA Building LLC**

- i. **Staff Report:** Solberg states that the applicant is requesting a Conditional Use Permit to operate an indoor recreational facility primarily intended to accommodate volleyball courts and their related incidental uses. Staff recommends approval of the Conditional Use Permit, conditional on the resolution of the accessible parking issue noted in Section III (E) of the report.
- ii. **Open Public Hearing:** Circo moved, seconded by Sargus to open the public hearing. **Ayes:** *Krzywicki, Gahan, Wetuski, Miller, Dale, Sargus, Circo, and Alexander.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Malmquist and Hill.* **Motion Carried. (8-0)**

Deb Grafatin, the owner of the Volleyball Academy, and the architect, Mark Sanford came up and spoke. Grafatin mentioned that they have been in La Vista for 9 years and are looking at moving into a new location. She mentioned that the construction manager was there as well. She mentioned that they have outgrown the space that they are in and need a bigger area. They are looking to expand from youth volleyball to adult and handicapped volleyball as well. Grafatin mentioned the note about the parking issue.

Sanford said that he has amended the issue with the parking and it will be corrected before it goes to City Council.

**Public Hearing Closed:** Krzywicki moved, seconded by Miller to close the public hearing. **Ayes:** *Krzywicki, Gahan, Wetuski, Miller, Dale, Sargus, Circo, and Alexander.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Malmquist and Hill.* **Motion Carried. (8-0)**

- iii. **Recommendation:** Krzywicki moved, seconded by Circo to approve the Conditional Use Permit, conditional on the resolution of the accessible parking issue. **Ayes:** *Krzywicki, Gahan, Wetuski, Miller, Dale, Sargus, Circo, and Alexander.* **Nays:** *None.* **Abstain:** *None.* **Absent:** *Malmquist and Hill.* **Motion Carried. (8-0)**

#### **D. Centech Business Park Replat Two – Millennium Place LLC**

- i. **Staff Report:** Solberg states that Millennium Place LLC is requesting to consolidate two lots into one for the purpose of the construction of an additional, separate building. Staff

recommends approval of the Centech Business Park Replat Two contingent upon the finalization of a subdivision agreement prior to City Council Review.

Dan Thiele and Tracy Custard came up to speak. Thiele mentioned that they own two lots. They are planning on putting a building on the remnant parcel that they have and are looking to split their land into two lots so they have the option to sell one of the buildings if they choose to.

- ii. **Recommendation:** *Krzywicki* moved, seconded by *Sargus* to approve the Centech Business Park Replat Two Contingent upon the finalization of a subdivision agreement prior to City Council review. **Ayes:** *Krzywicki, Gahan, Wetuski, Miller, Dale, Sargus, Circo, and Alexander*. **Nays:** *None*. **Abstain:** *None*. **Absent:** *Malmquist and Hill*. **Motion Carried. (8-0)**

iii.

#### **E. Public Hearing regarding Capital Improvement Program 2016 – 2020**

- i. **Staff Report:** Jeff Calentine started a review of 2016 CIP with the Planning Commission, which is the portion of the CUP that they will be voting on. He mentioned that there are some fairly significant changes being made to help connect the CIP book and budget. Categories have been broken down to make them more specific. He states that 19 projects will be moved over from 2015. He mentioned that there are also some large capital improvements that are going to be paid for with bonds. He then went over what funds are being allocated to certain projects.

Krzywicki asked if the City had resources available to provide to citizens in regards to how the percentage of bonded indebtedness to property values in the city has changed over the years and how it will change in the future. He also wanted to know what additional revenue sources could be used because of the improvements that are being made.

Calentine said that he did not have that information available, but that the Finance Director would be able to compile that information for a citizen if requested.

Gahan asked about the 15,000,000 dollars for the redevelopment for Brentwood Crossing. He asked what the coding on the side meant.

Calentine said that that would be for acquisition of the property.

Gahan asked where the money would come from.

Calentine said that it would most likely come from a bond.

Gahan asked if the bond needed to be approved by the vote of the people.

Calentine said that the revenue source came from the sales tax increase in 2014. There does not need to be a vote by the people in order for the city to create a bond.

Krzywicki asked if the issuance of the bonds can be phased if not all funds are used.

Calentine said that he would have to speak to the Finance Director.

Gahan asked if negotiations have been made to acquire the property.

Solberg said yes and that a consultant has been hired to help the city on that process.

Gahan asked if First National would be part of that relocation, or just the businesses in the strip mall.

Solberg said that they are only planning on doing demolition on the strip mall itself and that the businesses up front will remain.

Krzywicki asked if there would be a property tax hike in order for the city to issue the bonds proposed for 2016.

Calentine said that the city has the revenue to pay for the bonds and there will be no raise in property taxes.

Miller asked about the east La Vista sewer project and if Black Hills will be replacing the line since, due to its age, is more than likely cast iron.

Kottmann said that they have not gotten to that part yet, but that he believes that Black Hills and MUD will want to come and replace what is there.

Gahan asked about the Multi Sports Complex being slated for a 1,000,000 and 9,000,000 dollar cost for planning, design, and construction/.

Kottmann said that he has been in meetings in regard to design, but that he has not been a part of the funding.

Calentine mentioned that the amounts are not finalized as of yet.

- ii. **Public Hearing Closed:** Circo moved, seconded by Alexander to close the public hearing. **Ayes: Krzywicki, Gahan, Wetuski, Miller, Dale, Sargus, Circo, and Alexander. Nays: None. Abstain: None. Absent: Malmquist and Hill. Motion Carried. (8-0)**
- iii. **Recommendation:** Circo moved, seconded by Wetuski to approve the Capital Improvement Program 2016 – 2020, with the 2016 budget. **Ayes: Krzywicki, Gahan, Wetuski, Miller, Dale, Sargus, Circo, and Alexander. Nays: None. Abstain: None. Absent: Malmquist and Hill. Motion Carried. (8-0)**

**5. Comments from the Floor**

None.

**6. Comments from Planning Commission**

None

**6. Comments from Staff**

Solberg mentioned the fall workshop for NPZA. He said that we have it budgeted for Commissioners to attend and to let City Hall know if they are interested in going.

Solberg went over Comprehensive Plan and updated the Commission on events coming up.

## 7. Adjournment

Reviewed by Planning Commission:

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Planning Commission Secretary

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Planning Commission Chairperson

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Approval Date

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