



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

**PLANNING COMMISSION MINUTES**  
**JUNE 15, 2017-7:00 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, June 15<sup>th</sup>, in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Gayle Malmquist called the meeting to order at 7:00 p.m. with the following members present: Mike Krzywicki, Gayle Malmquist, John Gahan, Tom Miller, Kevin Wetuski, Harold Sargus, and Jackie Hill. Members absent were: Mike Circo, Jason Dale and Kathleen Alexander. Also in attendance were Chris Solberg, City Planner; Meghan Engberg, Permit Technician; 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 Malmquist at 7:00 p.m. Copies of the agenda and staff reports were made available to the public.

**2. Approval of Meeting Minutes – April 20, 2017**

*Miller* moved, seconded by *Gahan* to approve the April 20, 2017 minutes. **Ayes: Krzywicki, Malmquist, Gahan, Wetuski, Sargus, and Miller. Nays: None. Abstain: Hill. Absent: Circo, Dale, and Alexander. Motion Carried. (6-0-1)**

**3. Old Business**

None.

**4. New Business**

**A. Public Hearing for an Amendment to the Planned Used Development (PUD) Site Plan and an Amendment to the Conditional Use Permit (CUP) – Lot 2, Mayfair 2<sup>nd</sup> Addition Replat Five – La Vista Senior Living, LLC**

- i. **Staff Report – Chris Solberg:** Solberg stated that the applicant, La Vista Senior Housing, LLC is requesting a PUD site plan amendment and Conditional Use Permit amendment for a continuing care retirement community to remove independent living, adjust unit counts of memory and assisted living care units, along with associated site plan and building design changes. The proposed development is Lot 2, Mayfair 2<sup>nd</sup> Addition Replat Five near the Southwest corner of Brentwood Dr. and South 97<sup>th</sup> Plaza. Staff recommends approval of the amended PUD Site Plan, contingent on Papillion Fire Department approval of proposed changes to the fire lane and approval of building design prior to City Council review. Staff also

recommends approval of the Conditional Use Permit, contingent on Papillion Fire Department approval of proposed changes to the fire lane and approval of building design prior to City Council review.

- ii. **Applicant Presentation:** Nate Buss, from Olsson and Associates, came up and spoke on behalf of the applicant. He brought up that they had presented this project around 2 years ago and in that time, they've adjusted some things, done some market research and have come to find out that independent living is not really needed, so they took that out. He mentioned that the facility will now be just assisted living and memory care. He then showed and explained to the commissioners the new site plan. He said that the main and visitor entrance will still be off of 97<sup>th</sup> Plaza, but the steep drop-offs and slopes have been made to be more gradual. He then went over the new plans for the units and invited any questions.

**(Note: Due to audio equipment difficulties, not all questions and discussion may be included in these minutes.)**

Krzywicki talked about the handouts they were given and mentioned that North is pointing the wrong direction.

Sargus asked if the construction starts next week.

Buss said yes.

Hill mentioned that the definition of a continued care retirement facility includes independent living and asked if the applicant still considered themselves that, even though they no longer have independent living, or if they were calling themselves a nursing home.

Buss said that he wasn't sure exactly how that reads, but that he was still envisioning themselves as a continued living care facility.

Hill said that as she reads the ordinance, the definition of continued care includes all 3 levels; the independent living, the assisted living and the memory care and you omit that one, it no longer falls under that definition. Hill then asked if the CUP should be for a nursing home instead of a CCRC.

Brian Scheif then came up to speak on behalf of the applicant and said that it is an assisted living and memory care facility.

Solberg said that Hill brought up an interesting point considering the verbiage of the definition of continuing care facility. He said that that would be a minor tweak to the CUP and that he would bring it up to the Community Development Director and that they might make a change to the CUP. He said that it still falls under the same realm of conditional use as continuing care, if you were to say it's an assisted living facility; nursing care or rehabilitation facility. It's all in the same wheel house, but it's a technical thing that needs to be looked at.

- iii. Recommendation – PUD Site Plan Amendment:** Krzywicki moved, seconded by Sargus to recommend approval to City Council the PUD Site Plan amendment, contingent on Fire Department approval of proposed changes to the fire lane and approval of building design review and change on the North directional on the elevations to make them correct prior to City Council review. **Ayes: Krzywicki, Malmquist, Gahan, Wetuski, Sargus, Hill, and Miller. Nays: None. Abstain: None. Absent: Circo, Dale, and Alexander. Motion Carried. (7-0)**
- iv. Recommendation – CUP Amendment:** Sargus moved, seconded by Miller to recommend approval of the amended Conditional Use Permit, contingent on Papillion Fire Department approval of proposed changes to the fire lane and approval of building design prior to City Council review, as well as changes to CUP definition of continued care facility. **Ayes: Krzywicki, Malmquist, Gahan, Wetuski, Sargus, Hill, and Miller. Nays: None. Abstain: None. Absent: Circo, Dale, and Alexander. Motion Carried. (7-0)**

**5. Comments from the Floor**

No members of the public came forward.

**6. Comments from the Planning Commission**

None.

**7. Comments from Staff**

None.

Krzywicki mentioned that he was looking over the minutes from the last meeting and how he asked about updates on the Multisport Complex and that if Solberg had any further updates he would let them know. He asked if anything had changed on that.


Kottmann updated the Planning Commission on the status of the project.

**8. Adjournment**

Malmquist adjourned at 7:31 p.m.

Reviewed by Planning Commission:

  
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Planning Commission Secretary

  
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Planning Commission Chairperson

7-20-17  
Approval Date