



CITY OF LA VISTA
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PLANNING COMMISSION MINUTES
JANUARY 19, 2017-7:00 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, January 19th, 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, Mike Circo, Kathleen Alexander, Jason Dale and Jackie Hill. Members absent were: None. 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. 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 – December 8, 2016

Krzywicki moved, seconded by *Miller* to approve the December 8, 2016 minutes. **Ayes:** *Sargus, Krzywicki, Miller, Malmquist, Circo, Wetuski, Alexander, and Dale. Nays: None. Abstain: Hill and Gahan. Absent: None. Motion Carried. (8-0-2)*

3. Old Business

None.

4. New Business

A. Public Hearing for Conditional Use Permit for a Private Recreation Facility – Tax Lots 11 and 15, together with all of Tax Lot 2A and parts of Tax Lots 2B1 and 3 lying North and West of railroad right-of-way, together with Tax Lot 1A1B and parts of Tax Lots 2B1 and 3 lying South and East of railroad right-of-way, all located in Section 17, Township 14 North, Range 12 East, of the 6th P.M. – Omaha Multi-Sport Complex

i. Staff Report – Chris Solberg: Solberg that the applicant, Nebraska Multisport Complex Board of Directors, is requesting a Conditional Use Permit to develop and operate a private recreational facility. The proposed Nebraska Multisport Complex consists of an Athletic Center and outdoor facilities including playing fields, pools and tennis courts. The indoor facility is composed of four components: Aquatics (known as the Natatorium), Tennis; Sports Medicine, Performance, Training and Fitness; and a Fieldhouse. The applicant is requesting

the Conditional Use Permit for property described as Tax Lots 11 and 15, together with all of Tax Lot 2A and parts of Tax Lots 2B1 and 3 lying North and West of railroad right-of-way, together with Tax Lot 1A1B and parts of Tax Lots 2B1 and 3 lying South and East of railroad right-of-way, all located in Section 17, Township 14 North, Range 12 East, of the 6th P.M., Sarpy County, Nebraska. Staff recommends approval of the Conditional Use Permit as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance.

- ii. **Applicant Presentation:** Trish Hoffman-Ahrens, a representative of the applicant, came up and spoke on behalf of the project. She thanked the commission for letting her speak and then introduced a couple of more people that she brought with her. Hoffman-Ahrens said that she wanted to give an overview of the project, so they can understand the scope and its purpose, its mission and the importance for having this recreational facility. She said that this will be a community-based, high performance sports complex, with swimming, soccer, tennis and a variety of field sports. Hoffman-Ahrens then showed a video showing the inspiration of the project. She mentioned that the video showed local teams, clubs and athletes. She said that the video shows that we need this facility because we have a substantiated community need in the areas of swimming and field sports, so that we can help our athletes regardless of their age, hone and enjoy their sport. This will give them to opportunity to play and train for their sport right here at home. She mentioned that today, people leave the state to train and get ready for the collegiate level stage and will leave due to the lack of facilities in this state. This facility will allow for people of all skill levels and ages to stay right here and take care of that training. Their mission is really all about raising that level of participation and performance and to provide an opportunity, for youth, adults, and seniors to ensure that there is accessibility regardless of their age, their ability or their social-economic status to host local, regional and national athletic events and to provide positive economic growth for the City of La Vista, Sarpy County and the State of Nebraska. Trish showed a slide providing an aerial view of the site. They will be developing approximately 153 acres. There will be 12 outdoor regulation soccer fields, which will also be able to be used for other field activities due to being multi-lined. Additionally, there is an athletic hub which has four components; the tennis courts; the Natatorium, which will contain multiple bodies of water; a support center, which is really for sports medicine and sports performance; and an indoor regulation sized field. Trish then showed a slide of the pools and explained the sizes and different uses for each pool as well as 3,000 seats for spectator use. She then showed a slide of the Support Center, which will have a sports medicine component to it. Trish then explained the field house components and that it will be used for a variety of things, such as practice, training, sporting events, etc. The indoor tennis will have 6 indoor courts and approximately 300 seats. These seats will be elevated and will allow for people to see onto the 6 courts and onto the courts outside as well. There will also be locker rooms and offices below that as well. Trish went on to explain the different events they plan on having and how many of each event that they are anticipating. She said that means that 42-45 weeks out the year will be dedicated to hosting events regionally and locally, while still allowing daily use. Trish brought up an economic impact study that was done by the University of Nebraska and they are anticipating that the facility will bring in \$18 million dollars in the first year. She then talked about how the location is ideal regionally and that there is great interstate access from I80 and great visibility.

The facility will have approximately 1800 parking spaces, but they will have access to public parking across from Cabela's and have an agreement with Embassy Suites. This will give them access to over 3000 parking spaces in total. They are also hoping that this facility will allow them to provide expansion of park and rec activities with the City of La Vista, as well as offering business health and wellness programs with surrounding businesses in the community. She then brought up this facility helping to put La Vista, Sarpy County and the State of Nebraska on the map as an amateur sports destination. It provides significant public relations and media to the area, as well as stimulating economic and community growth.

iii. **Public Hearing – Opened by Malmquist**

Malmquist closed the Public Hearing. No members of the public were present.

Krzywicki brought up the soccer fields in Council Bluffs and asked if Hoffman-Ahrens has ever utilized those facilities with the organization that she is a part of.

Hoffman-Ahrens said that they have not utilized those fields. She then mentioned that the fields at the complex will be turf, which means that they will be able to be utilized more often since they are not grass fields, which require more rest and less usage.

Krzywicki then asked about the fields being regulation sized and asked what the lowest aged group playing on the fields would be.

Hoffman-Ahrens said they will be able to do all ages because they will be able to divide up the fields to accommodate all age players.

Krzywicki asked how the facility will be managed as far as use fees, how they get on a list to use the facilities. He asked if they would need to be registered with their own programs or would they be able to be used by contract users who aren't part of their group.

Hoffman-Ahrens said that they life blood of the complex is serving clubs, team and school districts. She mentioned that Creighton and UNO will also use that facility. They will come in and they will have user agreements, which will be based on the number of hours or lanes that they desire. They will use a master scheduler to work through all those details. They have anchor users already for the facility and will then have secondary users that will use the facility for tournaments and other events.

Solberg then asked Trish if she wanted to talk about the pool out back.

Trish mentioned that they have 2 outdoor pools. One of them is the 2012 US Swim Trials warm up pool and the other will be a community pool for the City of La Vista. She said that they are in talks with the city now on what that looks like and want to provide that 0 depth entry pool for infants and young parents. They will have an area for toddlers that will have structures in there for them to play on and a deeper component for adults and teens, as well as some play structures in that area.

Hill asked why the facility would not be able to host national events.

Hoffman-Ahrens said that it's because they don't have enough seats. She then brought up that they will be hosting some national events, but on a smaller scale.

Sargus asked if they already have contracts and agreements in place.

Hoffman-Ahrens said that they are working on those User Agreements now and are gearing up to do the bidding on those national events. She said that they will start to do that bidding in the next 6-8 months and those will be secured for late 2019 and 2020.

Sargus asked when the facility was supposed to be operational and running.

Hoffman-Ahrens said October of 2018.

Dale asked if the project was fully funded at this stage.

Hoffman-Ahrens said that they are working with the City on the financial structure right now.

Circo asked why basketball, baseball and volleyball were omitted from the Multisport Complex.

Hoffman-Ahrens said that their initial intent has always been aquatics first, tennis second and then soccer came in at the end. She said that they did some very comprehensive feasibility studies so that they would understand long term sustainability for the complex itself. They were looking for what facilities we were greatly lacking, that were significantly outdated and that were greatly impacting athletes in those areas to compete. She said that they found that swimming and soccer were in the highest demands for facilities. As far as the tennis courts were concerned, there was a lack of indoor courts that were available for use by everyone. They wanted to provide facilities that were complimentary and not competing with other facilities in the community.

Gahan asked if the train track ran through the center of the facility.

Hoffman-Ahrens said that it does.

Gahan asked what they are doing to ensure the safety of their visitors.

Tim Holland came up and said that they have development on both sides of the train track and there is an existing bridge structure that allows passage underneath that bridge. They will be fencing off that area on both sides for controlled access and they will limit the traffic to pedestrian only underneath the track.

Gahan asked if this would be a slowdown zone for the train as it goes through.

Holland said that it will not.

Gahan asked if the track is lower than the fields.

Holland said that it's actually both conditions. He said that it doesn't seem like the train goes very fast when they've been out at the site.

Kottmann brought up the fatality that had happened last summer in that vicinity and that they have had various meetings with Burlington Track and their legal counsel after that happened and talked about the new development. Burlington indicated that they felt the development would be beneficial because a lot of what happens today is hidden or clandestine behavior. With this project, it would actually keep more eyes on that area and provide a higher degree of visibility to the track, which will help discourage those activities.

Gahan asked if they will have their own in-house security to monitor the facility.

Hoffman-Ahrens said that those are details that are still being worked out.

Krzywicki asked if during the daytime, where there are not a lot of things booked, will there be security there to prevent people from walking and doing things on their field.

Hoffman-Ahrens said that that is another thing that is being worked out.

Hill brought up that it was mentioned that there will be approximately 1800 parking spaces and that 60 are designated as employee parking and wanted to know if those are specifically for employees or is the public able to use them too.

Hoffman-Ahrens said that they have an area for daily users and that they have a number of different accesses. The spots are designated for employee use, but if they needed to be used for something else, they certainly could be.

Hill then asked if they have been in touch with the other vendors about using their parking and if they were in agreement with them using them.

Hoffman-Ahrens said that they have spoken with them and worked out use of those spots.

Sargus asked if the way in and way out was from the Giles side only.

Hoffman-Ahrens said that it is accessible from Eastport Parkway as well. She then pointed out other access points on the slide.

Hill pointed out a soccer field and asked how close the corner was to the drive.

Hoffman-Ahrens said that it was about 40-50 feet.

Miller asked if there were any benefits to a citizen of La Vista for swimming lessons, soccer, etc.

Hoffman-Ahrens said that there absolutely is. She mentioned that they are a nonprofit and their rates are affordable and that a citizen of La Vista would have

a discounted rate above that. She said that this works with the City and the City Staff as they work through their agreements.

Miller asked how they would advertise that to the citizens.

Hoffman-Ahrens said that they will have a website where they can sign up, use of PR and advertisements, flyers, etc.

Wetuski asked if they were going to run everything or is the City going to help facilitate leagues and events.

Hoffman-Ahrens said that they are running the facility, that it is their management team and management expertise that will run the facility. They are looking into board expansion and imagine having a position on the Board of Directors for the City of La Vista.

Hill asked about disadvantaged youth and if there were any allowances for them.

Hoffman-Ahrens said that there is a scholarship fund set aside for people to apply for. They want this facility to be accessible for everyone. She said that they also know there are foundation grants available for economically disadvantaged youth.

Gahan mentioned that they have Omaha Multisport Complex as the business name.

Hoffman-Ahrens said that that is their legal name because they originally filed for business in 2012. They do have an official DBA, which is Nebraska Multisport Complex and that is how they do business. They are a nonprofit with renaming capabilities, so the facility could always end up being named something else.

Gahan asked if the City has any ownership.

Hoffman-Ahrens said that they are working that out with the City, but that that question needed to be deferred to the City.

Solberg said that the agreements haven't been finalized yet, but reminded the commission that they are not looking at that, but the land use.

Sargus asked about the traffic and mentioned that studies were done and asked if everyone felt comfortable with that. He wanted to know if the traffic from Werner field would come through the hotel and create issues.

Kottmann said that several traffic impact studies have been done so far and have shown that there is a need to improve capacity on Giles Rd. There is a project in the CIP for the widening of Giles Rd. from Eastport Pkwy. to the interchange, but in order for that to happen there needs to be some cooperation from the Nebraska Dept. of Roads. They've also looked at intersection improvements at Eastport and Southport that need to be done. He said that they are also looking at improving traffic signals and have been conducting other traffic studies as well.

Hill brought up the railroad and asked if they have ever indicated what their speed is going through there. She said that her residence is adjacent to the track and that some of the trains seem to move very quickly. She asked if they had had any conversation with them about putting a slowing in that area.

Hoffman-Ahrens said that they have had conversations with Burlington, along with Kottmann and the City in conjunction with their architects, and their first plan of attack was really the under path the Tim had mentioned earlier and understanding pedestrian safety and access to both sides of the site itself. She said that they did ask about scheduling and understand that there will be about 12 trains in a 24 hour period that go through. She also mentioned that the trains can go up to 55 mph, but that it is in a quiet zone. She said that safety is their main concern and that they have time to work with Burlington on those issues and will have further discussion as time passes.

Wetuski asked if there will be any room for seat expansion on the Natatorium.

Hoffman-Ahrens said no, but that they can always put in some tip and rolls if need be.

Solberg said that any major expansion like that would have to come back to amend the CUP.

iv. **Recommendation:** *Krzywicki* moved, seconded by *Sargus* to recommend approval of the Conditional Use Permit as the CUP request is consistent with the Comprehensive Plan and the Zoning Ordinance. **Ayes:** *Sargus, Krzywicki, Miller, Malmquist, Circo, Wetuski, Alexander, Hill, and Gahan.* **Nays:** *None.* **Abstain:** *Dale.* **Absent:** *None.* **Motion Carried.** (9-0-1)

5. Comments from the Floor

None. No members of the public were present.

6. Comments from the Planning Commission

Gahan asked about Marco's pizza no longer being there.

Solberg said that Marco's and Family Video have closed, but that we have received an application for an urgicare at that location. He mentioned that the Subway will stay.

Krzywicki asked if there has been any discussion with the owner of Brentwood Square, so it doesn't go into a disrepair situation like the Walmart did.

Solberg said that they are in constant contact with the leasing agent on that site and that there have been some improvements on that site.

7. Comments from Staff

A. **Reminder that 2017 Officers will be elected at the February meeting.**

Solberg mentioned the demolition on 84th Street and mentioned that the developer is looking at starting construction in the next few months.

Solberg also thanked the Planning Commission for all of their help and efforts with everything that has come up lately.

Solberg brought up NPZA coming up in March and that members are promoted to go to the conference and to contact Meghan if interested in going.

8. Adjournment

Malmquist adjourned at 8:10 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chairperson

Approval Date