



CITY OF LA VISTA
8116 PARK VIEW BOULEVARD
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PLANNING COMMISSION MINUTES
JULY 21, 2018-7:00 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, July 19th, 2018 in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Vice-Chairman Kevin Wetuski called the meeting to order at 7:00 p.m. with the following members present: Mike Krzywicki, Gayle Malmquist, Kevin Wetuski, Jason Dale and Harold Sargus. Members absent were: John Gahan, Kathleen Alexander, Tom Miller and Mike Circo. Also in attendance were Chris Solberg, City Planner; Meghan Engberg, Permit Technician; Jeff Calentine, Deputy Director of Public Works; Kevin Pokorny, Director of Administrative Services 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 Vice-Chairman Wetuski at 7:00 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes – June 21, 2018

Malmquist moved, seconded by Krzywicki, to approve the June 21st minutes. **Ayes: Krzywicki, Wetuski, and Malmquist** **Nays: None. Abstain: Dale and Sargus. Absent: Gahan, Circo, Alexander, and Miller. Motion Carried, (3-0-2)**

3. Old Business

None.

4. New Business

Malmquist moved, seconded by Krzywicki to switch agenda items to move the PUD Amendment for Woodhouse Place ahead of the Capital Improvement Program 2019-2023. **Ayes: Krzywicki, Wetuski, Dale, Sargus, and Malmquist** **Nays: None. Abstain: None. Absent: Gahan, Circo, Alexander, and Miller. Motion Carried, (5-0)**

• **A. PUD Amendment: Woodhouse Place**

- i. **Staff Report – Chris Solberg:** Solberg stated that the applicant, LB Southwest, LLC has requested an amendment to the PUD Site Plan and Ordinance amendment for

Woodhouse Place generally located on the southwest corner of the intersection of Giles Road and 144th Street (Highway 50). The PUD request is to allow for the automobile dealership to make minor changes to the site plan and to allow for adjustments to the sign requirements specific to this site. Staff recommends approval of the PUD Amendment as the request is consistent with the Zoning Regulations and the Comprehensive Plan.

- ii. **Applicant Presentation:** Brent Beller came up and spoke on behalf of the applicant. He said that this is an existing PUD and offered to show examples of what he was going to be talking about. The current signage ordinance allows for 10 foot monument signs, which they will have 4 of (which is allowed under the PUD). He said that with the topography of this piece of property along 144th Street, these signs will actually sit below the street level and are asking to be allowed to have 21 feet monument signs, which will allow the signs to be seen as people are travelling along 144th Street. He mentioned that the architect for the project was there and offered to answer any questions.

Sargus asked if the signs will be inside the sidewalk.

Beller said yes, they will be on the west side of the sidewalks.

- iii. **Public Hearing – Wetuski opened the public hearing.**

Wetuski closed the public hearing as no members of the public came forward.

Krzywicki asked if the signage ordinance was written in a way that allows the PUD to overrule whatever the signage ordinance says or is that ordinance also being changed at the same time.

Solberg said that it's actually vice versa. He said that state statutes actually allow through a PUD ordinance to give that flexibility. He said that that's the entire purpose of a PUD district, is to allow flexibility in zoning regulations to allow it to fit into the context of the area.

- iv. **Recommendation –Approval:** Sargus moved, seconded by Dale to recommend approval based on the facts presented. Approval of the PUD Amendment as the request is consistent with the Zoning Regulations and the Comprehensive Plan.
Ayes: Krzywicki, Wetuski, Dale, Sargus, and Malmquist **Nays: None.** **Abstain: None.**
Absent: Gahan, Circo, Alexander, and Miller. **Motion Carried, (5-0)**

B. Capital Improvement Program 2019-2023

- i. **Staff Report – Jeff Calentine:** He said that he was going to give a 10,000 foot overview of what's going on with the CIP and where they are at from 2 years ago to today. He said that if they have any specific questions in regards to projects in 5

years to let him know because he was not going to go through every single project, but he will highlight the ones of importance. Calentine said that on the Capital Improvement Fund itself, they changed some of those projects where not all of the funding is coming out of the Capital Improvement Fund anymore. For example, the parking garage that is under construction up at City Centre, that funding will now be residing in the Off Street Parking Fund. So, whenever they issue bonds, those bond revenues are going directly into the associated funds for those projects. He mentioned that if the Commission were to look at the budget here in the future when it comes out and they look at the Capital Improvement fund they will see that those numbers don't exactly match up with what's in the CIP because some of those projects actually reside in the Redevelopment fund or in Off Street Parking or some of the other various funds that are out there. Calentine said that additionally something that has changed since they approved the last CIP is that the last time they had a lot of the projects associated with the Redevelopment that were all encompassing, but have now been broken down to smaller parts and individually itemized. He then went over projects and funding being carried over from 2018 and talked about new projects coming up.

Krzywicki brought up the Brentwood project and asked if they planned to do anything on Granville because the cracks on the street are really bad.

Calentine said that there are a couple of other resurfacing packages like that, that are funded in the CIP in FY2020 that addresses resurfacing by City Park and Granville. He said that the resurfacing packages could change depending on road conditions. Calentine showed a chart to the commission showing them what percentage of the funding goes where. He then mentioned that Kevin Pokorny, Director of Administrative Services, was there to answer any specific questions about revenue and finances.

Krzywicki brought up the landscape plan on 84th Street and asked if there was any thought given on whether they were going to expand it beyond 4 lanes or if they were going to leave it. He mentioned that they were going to be putting a lot of money on the side and if they have to widen it, then they will have to tear out what they just spent the money on.

Calentine said that they are no plans to change that aspect of 84th Street. He mentioned that he believed there was some stuff brought up about turn lanes on Harrison Street.

Kottmann said that the Design Workshop Team had an engineering expert as part of the streetscape project and that they looked at the traffic projection and it was determined that they do not need additional lanes on 84th Street, with the

exception of some additional turn lanes on 84th and Harrison. They are actually trying to promote slower traffic, so the more lanes they are the less pedestrian traffic there would be.

Sargus mentioned First National Bank being complete and asked what they thought the next business at City Centre would be.

Kottmann asked if he meant the brand of a store or just a business in general.

Sargus said whatever he could share.

Kottmann said that he has not been given identities, but has been told that Chili's is expected to relocate. He mentioned that McDonald's is close to doing a remodeling package. Kottmann said that the 6 story building should have spaces opening next year and that he believed that there are 4 bays in there signed up, but he has not been told what they are.

Solberg mentioned that the second building is under construction and is being built a little bit behind the first building because they are staggering the opening of the apartments and that will have some retail in the bottom of it too.

ii. **Public Hearing – Wetuski opened the public hearing.**

Wetuski closed the public hearing as no members of the public were present.

Krzywicki asked for a 2 minute summary on the phasing of the bonds, the ability for the city to pay off the bonds over how many years, and whether there's any potentials for tax increases or other revenue sources needed to retire them if certain things are coming on the income side.

Pokorny said that they have done a long range forecasting of what they are going to need. He said on Monday of this week, they submitted the workshop binder to the City Council asking for a GBOT to help fund the projects up there. He said that is a General Business Occupation Tax and if it is approved, then there will be an additional tax for anyone along 84th Street and a tax on sales that will go to pay for some of the debt for that project. He then said that other than that, most of the debt based off of the projections, that 2 different companies that they hired to give them an estimate on sales tax revenue that will come in from that area, they believe will be able to generate enough revenue off of the sales tax to pay off the debt as they roll along. He said that they are also looking at, but it hasn't been decided yet exactly what rates for parking will be, using some of that revenue from the structures that are being built. He said that in talking to the developer that some of

the parking stalls will be leased to residents that live there and that revenue will come to the city. Pokorny said that the debt itself shouldn't last more than 20 years.

- iii. **Recommendation – Approval: Malmquist moved, seconded by Dale to recommend approval of the Capital Improvement Program from 2019-2023 as presented. Ayes: Krzywicki, Wetuski, Dale, Sargus, and Malmquist Nays: None. Abstain: None. Absent: Gahan, Circo, Alexander, and Miller. Motion Carried, (5-0)**

5. Comments from the Floor

No members of the public were present.

6. Comments from the Planning Commission

None.

7. Comments from Staff

None

8. Adjournment

Wetuski adjourned the meeting at 7:30 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chairperson

Approval Date