



**CITY OF LA VISTA**  
**8116 PARK VIEW BOULEVARD**  
**LA VISTA, NE 68128**  
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**COPY**

**PLANNING COMMISSION MINUTES**  
**JULY 18, 2019 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, July 18th, 2019 in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Tom Miller called the meeting to order at 6:30 p.m. with the following members present: Gayle Malmquist, Jason Dale, Mike Krzywicki, John Gahan, Tom Miller, Mike Circo, and Harold Sargus. Members absent were: Kevin Wetuski and Kathleen Alexander. Also in attendance were Chris Solberg, Senior Planner; Meghan Engberg, Permit Technician; Cale Brodersen, Assistant Planner; Jeff Calentine, Deputy Director; Pat Dowse, City Engineer; 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 Miller at 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

**2. Approval of Meeting Minutes – June 20, 2019**

*Malmquist* moved, seconded by *Gahan*, to approve the June 20<sup>th</sup> minutes. **Ayes: Dale, Sargus, Miller, Gahan and Malmquist. Nays: None. Abstain: Krzywicki and Circo. Absent: Wetuski and Alexander. Motion Carried, (5-0-2)**

**3. Old Business**

**A. La Vista City Centre Theater Preliminary Plat**

- i. **Staff Report – Chris Solberg:** Solberg stated that the applicant, La Vista City Centre LLC, is requesting a Preliminary Plat for Lots 11-13 and Outlot A La Vista City Centre, and portions of Tax Lot 12 14-14-12. Staff recommends approval of the La Vista City Centre Theater Preliminary Plat, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Redevelopment Plan and approval and recording of final replat, redevelopment agreement amendment, and applicable property conveyances.
- ii. **Applicant Presentation:** Chris Erickson came up and spoke on behalf of applicant. Erickson said that this is the first of many steps to take in order to hopefully receive approval of the music venue. He mentioned that this is the

first time that they have done a presentation in front of the commission and welcomed any questions that they may have. He said that the music venue is about a 50,000-54,000 square foot building indoor facility which would have about 2,400 seats inside. There is also an outdoor amphitheater component to it that is tucked right on the back. It's a private facility as well and would support about 4,500 seats. He mentioned that the indoor and outdoor facilities would be configured for standing and sitting. Erickson said that this will be privately owned by people from his group, a local group, and a group from Kansas City that have a strong foothold in the music world and especially in the midsize music event world. Erickson then showed the commission renderings of the venue. He mentioned the changes from the original concept and that they are needing a different shaped lot, which is why the approval of the Preliminary Plat is needed. He then offered to answer questions.

Sargus asked if the venue would have 2,400 inside and 4,500 outside at the same time.

Erickson said that there would not be indoor and outdoor events going on at the same time.

Krzywicki asked if Erickson could give a delineation on the plan about how much additional space into the park that the redesign is.

Erickson said that the original lot was about .6 acres and the new lot is about 2 acres.

Krzywicki asked Solberg if that causes any issue with events that the city would have wanted to use the outside amphitheater for.

Solberg said that it does not and that they have always looked at different ways to present most of their events. He said that the amphitheater was a proposal by the consultant for the park, so it wasn't something set in stone.

Erickson said that their goal would be to collaborate with the city on the use of the space so it would become home of some of the city events.

Krzywicki brought up the slope on the side closest to the lake and asked if it was now steeper than it used to be.

Erickson said that the original concept for the amphitheater was that the seats would be built into the hill which does not work with the new configuration, so he would that it did get a little bit flatter as it moved out.

Krzywicki asked if there will be fencing to prevent people from falling.

Erickson said that they will make sure that have something there to help transition to the edge of the park.

Miller said that in most of these amphitheaters the seats are up and music projects up and this one is not set up that way. He asked if we would get complaints about the noise.

Erickson said that it's not exactly that way. He said that from the bottom of the stage it tapers up and the sound will be focused down into the people and the grassy areas. He said that they are aware that noise does travel and are conscience of that and will do what they can to help control that.

Gahan said that their partner in Kansas City sounds like they are very experienced and would know how to deal with that problem.

Erickson said that they deal with it everyday and they run one of the largest outdoor amphitheaters in Kansas City.

Dale asked if parking was going to be an issue with the increased size and increased number of people.

Erickson said that between the 2 garages, there will be plenty of parking.

Krzywicki asked if this will require a conditional use permit down the road.

Solberg said that it would.

- iii. **Recommendation:** Sargus moved, seconded by Malmquist to recommend approval of the La Vista Centre Theater Preliminary Plat subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, and approval of an amendment to the Redevelopment Plan and approval and recording of final replat, redevelopment agreement amendment, subdivision agreement amendment, and applicable property conveyances. **Ayes: Dale, Sargus, Miller, Malmquist, Gahan, Krzywicki, and Circo. Nays: None. Abstain: None. Absent: Wetuski and Alexander. Motion Carried, (7-0).**

#### 4. New Business

##### A. La Vista City Centre – Replat 3

- i. **Staff Report – Chris Solberg:** Solberg stated that the applicant, La Vista City Centre LLC, is requesting a replat for Lots 5-12 La Vista City Centre and Lot 1 La Vista City Centre Replat 1 into multiple lots for development. Staff's recommendation is for approval of La Vista City Centre Replat as the Replat request is consistent with the Comprehensive Plan and the Subdivision Regulations.
- ii. **Applicant Presentation:** Chris Erickson came up and spoke on behalf of the applicant. He said that this has largely to do with what they just spoke about, but that there are other elements to it as well. He mentioned that they had Chili's in place in the original plat and they were working with them to get the ability to build that new primary access road that extended beyond until earlier this year. They were

finally able to get that done with them and get a place for them to relocate to. They were able to get more clarification of some of the right-of-way's and provide more public space now that they have been able to find somewhere for Chili's to go.

Circo asked where Chili's is going to relocate.

Erickson showed them a slide and pointed out where it will be. He said that they will be in a similar level of prominence that they are now.

- iii. **Recommendation:** Krzywicki moved, seconded by Malmquist to recommend approval of La Vista City Centre Replat 3 as the replat request is consistent with the Comprehensive Plan and the Subdivision Regulations. **Ayes: Dale, Sargus, Miller, Malmquist, Gahan, Krzywicki, and Circo. Nays: None. Abstain: None. Absent: Wetuski and Alexander. Motion Carried, (7-0).**

#### **B. Comprehensive Plan Amendment – Future Land Use Map**

- i. **Staff Report – Chris Solberg:** Solberg stated that at this time the application for the Comprehensive Plan Amendment – Future Land Use Map is not ready for review by the Planning Commission. Staff recommend opening and continuing the public hearing for Agenda Item 4B (Comprehensive Plan Amendment – Future Land Use Map) until the August 15<sup>th</sup> Planning Commission meeting.
- ii. **Public Hearing: Miller opened the public hearing.**
- iii. **Recommendation:** Kryzwicki moved, seconded by Circo to continue the public hearing to the next meeting. **Ayes: Dale, Sargus, Miller, Malmquist, Gahan, Krzywicki, and Circo. Nays: None. Abstain: None. Absent: Wetuski and Alexander. Motion Carried, (7-0).**

#### **C. Capital Improvements Plan**

- i. **Staff Report – Jeff Calentine:** Calentine came up and presented some changes for the 2020 budget cycle. He told the commission that he will go over a few carryover items, some new projects coming up and will be highlighting things that the commission may have questions about. He then stated that he will answer any questions they may have after he's done.

Circo asked if it was known what specifically was being done with the pool after it gets demolished.

Calentine said they see that area as being very synergistic to the City Centre development and Civic Centre Park and that the 84<sup>th</sup> St. underpass will tie into that space. He said that they don't what exactly will happen to that space, but that there may possibly be parking. He said that he does not feel that the new pool will end up there just because of how important that area will be for the new development.

Solberg said that he felt that a good chunk of the \$500,000 listed in the 2020 projects are the design fees for the new pool.

Miller asked if there is a guarantee on how many years a road resurfacing will last.

Dowse said yes and no. He said that a lot of it depends on traffic volume and discussed the impacts of traffic volume on the life expectancy of a road overlay.

Sargus asked if there were any updates on the MultiSport Complex.

Calentine said that he was not sure what is going on with that project. He said that he believes they are still committed to do public infrastructure on our end if they can get their end taken care of.

Kottmann said that the developer is still trying to move forward with making the soccer fields happen, but that it's not moving forward at this time.

**ii. Public Hearing: Miller opened the public hearing.**

**Miller closed the public hearing as no members of the public came forward.**

**iii. Recommendation:** *Malmquist* moved, seconded by *Sargus* to recommend to move forward the Capital Improvement Plan program as presented with the FY21 projects in the capital fund as presented and to recommend approval. **Ayes: Dale, Sargus, Miller, Malmquist, Gahan, Krzywicki, and Circo. Nays: None. Abstain: None. Absent: Wetuski and Alexander. Motion Carried, (7-0).**

**5. Comments from the Floor:**

**No members of the public came forward.**

**6. Comments from the Planning Commission:**

Malmquist asked how the process was going for the finding of a new Community Development Director.

Solberg said that they have started the interview stage and will continue down the decision making process after that.

**7. Comments from Staff:**

Solberg mentioned that Taste of La Vista is next weekend. He said that they are still looking for volunteers and for them to contact Mitch Beaumont or Rose Barcal if interested.

**8. Adjournment**

Miller adjourned the meeting at 7:15 p.m.

Reviewed by Planning Commission:

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Planning Commission Secretary

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Planning Commission Chair

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Date