



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

**PLANNING COMMISSION MINUTES**  
**MAY 20, 2021 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, May 20th, 2021 in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman Wetuski called the meeting to order at 6:30 p.m. with the following members present: Mike Krzywicki, Gayle Malmquist, Harold Sargus, John Gahan, Patrick Coghlan, and Josh Frey. Members absent were: Jason Dale, Mike Circo, and Kathleen Alexander. Also, in attendance were Chris Solberg, Deputy Community Development Director; Bruce Fountain, Community Development Director; Cale Brodersen, Assistant City Planner; Meghan Engberg, Permit Technician; Rachel Carl, Assistant to City Administrator; Jeff Calentine, Deputy Director of Public Works; and Pat Dowse, 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 Wetuski at 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

**2. Approval of Meeting Minutes – April 15, 2021**

*Malmquist moved, seconded by Sargus, to approve the April 15th, 2021 minutes. Ayes: Krzywicki, Gahan, Coghlan, Frey, Sargus, Wetuski, and Malmquist. Nays: None. Abstain: None. Absent: Dale, Circo, and Alexander. Motion Carried, (7-0)*

**3. Old Business**

None.

**4. New Business**

**A. Final Plat – La Vista City Centre Replat 4 – La Vista City Centre, LC**

- i. **Staff Report – Christopher Solberg, AICP:** Solberg stated that the Final Plat for La Vista City Centre Replat 4 was first presented to and approved by the Planning Commission in March of 2020. However there were delays in the project and in the recording of the Final Plat due to the pandemic. This agenda item then came before the Planning Commission again this past February because the Subdivision Regulations require that the Final Plat come back for reapproval if it is not recorded with the Sarpy County Register of Deeds within 90 days. It was approved by the Commission, but never went to City Council because staff was waiting for other items related to this project to come forward. Since the last approval in February, the

City's architect that is designing the pavilion in Central Park has requested some minor changes to the lot lines to more appropriately accommodate the City's planned facility. Staff recommends reapproval of the Final Plat for La Vista City Centre Replat 4, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, recording of redevelopment agreement amendment, subdivision agreement amendment, and applicable property conveyances.

- ii. **Recommendation:** Gahan moved, seconded by Frey, to recommend approval for La Vista City Centre Replat 4 Final Plat, La Vista City Centre, LLC. **Ayes:** Krzywicki, Gahan, Coghlan, Frey, Sargus, Wetuski, and Malmquist. **Nays:** None. **Abstain:** None. **Absent:** Dale, Circo, and Alexander. **Motion Carried, (7-0)**

## B. 2022-2026 Capital Improvement Plans

- i. **Staff Report- Rachel Carl & Jeff Calentine:** Calentine introduced Rachel Carl, who has recently started a new role with the City as Assistant to the City Administrator. He prefaced that Rachel will be coordinating and presenting on the Capital Improvements Plan from now on as part of her role. Carl presented the CIP for the years 2022-2026, breaking down the individual projects into 4 main categories; Streets, Sewers, Parks, and Public Facilities. Carl also updated the Commission on changes that have been made to previously programmed projects.

Calentine updated the Commission on the East La Vista Sewer Project and Pavement Rehabilitation project. He said that the project has started to gain traction and may be starting shortly. Calentine mentioned that he had submitted a needs assessment to the State of Nebraska for some loan funding for this project. The State recently approved a 0% interest loan for this type of sanitary sewer work, and this project is eligible. Calentine said that City staff have met with HDM, who had done some preliminary design and investigative work on the original House of Nines area (Harrison St. to South 69<sup>th</sup> and east of 72<sup>nd</sup> St.) where there is some sanitary sewer work that needs to be done and we have them working on a final design for the project.

Sargus asked if every area indicated on the shown map was going to be replaced.

Calentine said that most of the sanitary sewer will be CIPP lined, but that there are some areas that will have to be dug down and point replacements will need to be done. They will be lining some of the laterals that connect to the City's main outside of their pavement, so if a homeowner must replace their sanitary line, it won't affect the pavement rehabilitation that will have recently been completed.

Gahan mentioned the street cut on Park View Blvd. and asked if that situation will be avoided in East La Vista by lining the laterals outside of the pavement.

Calentine confirmed that it would be.

Frey brought up the Cimarron Woods Project and asked why the City would be responsible for a culvert that goes under a railroad.

Dowse said that the way the project is set up, the SID is going to do majority of the work. The City is going to help with the design and permitting process.

Frey asked if there was any responsibility on the railroad's part.

Dowse said they have worked with the railroad tirelessly for the past couple of years and that the railroad feels it isn't their issue.

Fountain mentioned the planning studies included in the CIP that are going to be started and will eventually be presented to the Commission for review and recommendation. The studies will look at a land use plan update as well as a bicycle and pedestrian trails plan.

Krzywicki asked if there was anything in the packet that gave an update on the West Giles Road project to align it with Giles Rd.

Solberg said it's on their radar long-term, but it has a large dollar figure to it, and they are looking at a few different financing options to help get that completed.

ii. **Public Hearing: Wetuski opened the Public Hearing.**

**Wetuski closed the Public Hearing as no members of the public came forward.**

iii. **Recommendation:** Malmquist moved, seconded by Sargus, to recommend approval of the 2022-2026 Capital Improvement Plan as presented. **Ayes: Krzywicki, Gahan, Coghlan, Frey, Sargus, Wetuski, and Malmquist. Nays: None. Abstain: None.**  
**Absent: Dale, Circo, and Alexander. Motion Carried, (7-0)**

**5. Comments from the Floor**

**None.**

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

**None.**

## **7. Comments from Staff**

Fountain mentioned that the American Heritage Firearms, LLC Conditional Use Permit was approved by City Council Tuesday night, as well as the Zoning Text Amendment for the Wireless Communications Facilities update.

Fountain mentioned that the City Council is letting the facemask mandate expire May 25<sup>th</sup> and they will not be renewing it at this time. He said that CDC guidelines will be followed throughout the City and City Staff will not be required to wear facemasks if fully vaccinated. He said that Commissioners will not have to wear facemasks to meetings if they are fully vaccinated but we would encourage those who are not to continue wearing them.

Krzywicki asked if there were any future plans to livestream and keep archived online any public meetings.

Solberg said that was considered when the Council Chambers system was initially set up, but the strategic decision was made not to at that time. Solberg said that it is something they have reconsidered recently, but it just hasn't gone forward yet.

Krzywicki said that the reason he brought it up was because he has witnessed a lot of concern from La Vista residents on social media about things the City does and the more information that gets put out there, the less surprises there are when something happens.

Solberg said that La Vista's Community Relations Coordinator has done a great job with social media so far and that it's an item that's been discussed with Community Development. One idea we are exploring is an annual report to the public on past and future developments. Solberg said that multiple options are being considered and agreed that more information provided to the public would be beneficial.

## **8. Adjournment**

Wetuski adjourned the meeting at 6:54 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