



MEETING MINUTES
CITY OF LA VISTA PLANNING COMMISSION
8116 PARK VIEW BOULEVARD, LA VISTA, NE 68128
P: (402) 593-6400

THURSDAY, APRIL 7, AT 6:30 P.M.

The City of La Vista Planning Commission held a meeting on Thursday, April 7, in the Harold “Andy” Anderson Council Chambers at La Vista City Hall, 8116 Park View Boulevard. 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. The following Planning Commission members were present and absent:

PRESENT: Mike Krzywicki, Gayle Malmquist, Kathleen Alexander, Mike Circo, Harold Sargus, Kevin Wetuski, Patrick Coghlan, John Gahan, Jason Dale, and Josh Frey.

ABSENT: None

STAFF PRESENT: Bruce Fountain, Community Development Director; Chris Solberg, Deputy Community Development Director; Cale Brodersen, Assistant Planner; Meghan Engberg, Permit Technician.

1. Call to Order

The meeting was called to order by Chairman Sargus at 6:30 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes From March 3, 2022

Motion: *Krzywicki* moved, seconded by *Malmquist*, to **approve** the March 3rd, 2022, minutes.

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| RESULT: | Motion carried 6-0-3 |
| MOTION BY: | Krzywicki |
| SECONDED BY: | Malmquist |
| AYES: | Krzywicki, Sargus, Alexander, Frey, Circo and Malmquist |
| NAYS: | None |
| ABSTAINED: | Dale, Gahan and Wetuski |
| ABSENT: | None |

3. Old Business

None.

4. New Business

A. Conditional Use Permit – Private Recreational Facility – 8001 S 120th Street – Nebraska Multi-Sport Complex

- i. **Staff Report – Chris Solberg, Deputy Community Development Director:** Solberg stated the applicant, Nebraska Multi-Sport Complex was seeking a Conditional Use Permit to develop and operate a private recreational facility. He mentioned that the applicant had been issued a CUP in 2017, but due to a lapse in the start of the project, the CUP expired and the applicant was needing to start the approval process over. Solberg said that the applicant has the same owners, but new leadership is managing the project and city staff have worked with them on a number of different aspects including traffic and pedestrian amenities as well as design review of the site improvements and structures. He mentioned that after the Conditional Use Permit moves through the approval process, a Subdivision Agreement will go to Council for approval regarding the public improvements, which will include a roundabout near Comfort Suites on Eastport Pkwy. Future improvements to the street network will be required as the activities of the development ramp up.

Staff recommends approval of the Conditional Use Permit, subject to satisfaction of all applicable requirements, including without limitation, notice, hearing, approval by the City Council, and recording of a subdivision agreement that provides details of the public improvements to be installed.

ii. **Public Hearing**

Craig Scriven, representing the applicant, delivered a brief update on the project. He said the mission of the project has been to provide a high-quality facility year-round to the community. They want to bring both competitive and recreational sports to La Vista and help boost the local economy. Scriven mentioned the experience he has in establishing sports complexes in other states.

Scriven said they are currently working on phase one, which targets field sports. They have revised the facility design to include fast-pitch and slow-pitch softball and baseball diamonds and they have received letters of intent from local and national organizations that want to use the facility. Deviating from the previous design, they moved everything of value out of the floodway. This facility will allow teams to stay here to compete instead of traveling to other locations, and it will bring economic development to the City. Scriven mentioned that they are aware of the necessary public improvements as far as traffic with the placement of the roundabout and traffic signal, wayfinding signage, etc. He talked about the facility management plan and how the City will be involved in that.

Sargus opened the Public Hearing

Circo asked what type of seating will be at the complex.

Scriven said there won't be any stands or fixed seating. The fields will be made up of large, blanketed artificial turf because the fields are configured differently for different sports, so spectators will bring their foldable chairs and place them where they will be able to see the sport being played.

Frey asked if they would be allowing the chairs on the turf.

Scriven said that they don't want anything being staked into the ground, but the rubber bases of the chairs should protect the turf.

Gahan asked if the goals would be movable.

Scriven the goals will be on wheels.

Krzywicki said that the soccer field at the College of Saint Mary or field number 2 at Tranquility Park have turf similar to what will be used here.

Sargus asked what the project timeline is.

Scriven said they have already been on-site doing some infrastructure work, and then he showed the Commission the timeline.

Circo asked if there would be any type of fencing brought in for softball and baseball tournaments.

Scriven said they will have netting on the sides to offer protection behind the diamond and they will have rolling fences for the fields.

Frey asked if they have a plan for turf disposal.

Scriven said that Astro Turf has a secondary turf program that donates the turf for use in developing countries. He also mentioned they have a turf replacement fund to help keep the fields well-maintained.

Krzywicki inquired about the section in the initial review letter stating that gravel parking lots are not allowed under the current Zoning Ordinances, but that there would be a possibility that their use would be added. He asked if the applicant would be able to operate even with gravel parking without the change of the Zoning Ordinance.

Solberg said that some changes have already been made to allow for gravel parking lots for recreational facilities in the Transitional Agriculture (TA) zoning district, and that it was adopted into the Ordinance with the last zoning "clean up" amendments earlier this year.

Krzywicki asked how stalls in the parking lot would be counted and delineated.

Kyle Graham from Olsson said that each of the parking stalls will have a concrete curb stop to mark out the stalls. He mentioned that the ADA stalls will be concrete with access.

Krzywicki asked if there is sidewalk paving from the ADA stalls to the fields.

Graham said there is, and the fields have sidewalk around them as well.

Krzywicki asked if the ADA requirements can still be met for the fields where there is a large blanket of turf that is not broken up by paved sidewalks.

Graham said that the fields are blanketed together in pairs, so there will still be sidewalks along the south and north ends and the east and west ends, just not along the middle where the two fields connect.

Sargus asked how the portable bathrooms will be maintained.

Scriven said there is one permanent building that has a concession stand with restrooms that will be part of the phase one project. He mentioned that phase two will have a field house with additional restrooms, but in the meantime, they will have two restroom trailers elsewhere on the site.

Frey asked if the pump trucks would be able to access the portable restrooms to pump them out and clean them.

Scriven said that they will not be putting the restrooms next to the fields, and they will have access to clean them.

Sargus asked if the roads will be graveled for a while or if it's permanent.

Scriven said the goal is to pave the roads, but they will need to wait until they have the funds to pay for it.

Frey asked if the maintenance equipment will be stored outside, or if they have somewhere to store it.

Scriven said it will be stored in the concession building.

Alexander asked if there will be a facility for all the sporting equipment.

Scriven said the goals will be stored outside and that once the field house is built, there will be equipment rooms in there.

Krzywicki asked how the managing of games would work so there aren't too many people there at the same time.

Scriven said that the facility has multiple access points, which helps with traffic. He also mentioned that by not scheduling consecutive games for the same age group at the same time, traffic will not be as congested.

Solberg said that they are working on walkability from the hotels to the fields and that there are neighboring companies that have expressed a willingness to let the complex use their parking.

Krzywicki asked if there would be any traffic control modifications during peak times to allow for more traffic to get off the site.

Solberg said that it is in their management plan for them to work with the City and the police department to discuss times where they are expecting high traffic flows. He

mentioned that there will also be a study done to see about widening Giles Rd. to six lanes.

Frey asked what the timeline for the roundabout will be.

Solberg said they have not gotten into the timing of it, but that it is part of the subdivision agreement, and they will be having discussions soon.

Graham said the roundabout will be one of the last things built on the site as part of the first phase, because they are starting at the north end, and they will need the access to the south for construction.

Frey asked if the square footage of the concession stand had been determined yet.

Graham said that it had.

Frey said that he has concerns about pallets of turf being stored outside while this project is being worked on and where the larger maintenance equipment will be stored.

Scriven said the maintenance equipment will be stored in the building and the turf will not be stored on pallets. He said there will be a maintenance company that comes in once a month to take care of the fields.

Sargus closed the Public Hearing.

- iii. **Recommendation:** Circo moved, seconded by Gahan, to recommend **approval** of the Conditional Use Permit for a private recreational facility at 8001 S 120th Street for the Nebraska Multi-Sport complex.

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| RESULT: | Motion carried 9-0. |
| MOTION BY: | Circo |
| SECONDED BY: | Gahan |
| AYES: | Krzywicki, Frey, Circo, Sargus, Alexander, Wetuski, Gahan, Dale, and Malmquist |
| NAYS: | None |
| ABSTAINED: | None |
| ABSENT: | None |

5. Comments from the Floor

Scriven thanked the Commission.

6. Comments from the Planning Commission

None.

7. Comments from Staff

Fountain told the Commission there will be not second meeting in April.

8. Adjournment

Sargus adjourned the meeting at 7:20 p.m.

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chair

Date