

**LA VISTA CITY COUNCIL & PLANNING COMMISSION  
JOINT WORKSHOP  
November 14, 2022**

A joint workshop of the City Council & Planning Commission of the City of La Vista, Nebraska was convened in open and public session at 6:00 p.m. on November 14, 2022 at the La Vista City Annex. Present were Councilmembers: Sheehan, Thomas, Crawford, Quick, Hale and Sell. Also present were Planning Commission members: Coghlan, Krzywicki, Dale, Alexander, Wetuski, Malmquist and Circo. Also in attendance were City Attorney McKeon, City Administrator Gunn, City Clerk Buethe, Chief of Police Lausten, Director of Public Works Soucie, Director of Administrative Services Pokorny, Community Development Director Fountain, Deputy Community Development Director Solberg and Assistant Planner Brodersen.

A notice of the workshop was given in advance thereof by publication in the Times on November 9, 2022. Notice was simultaneously given to the Mayor and all members of the City Council and a copy of the acknowledgment of the receipt of notice attached to the minutes. Notice was also simultaneously given to Planning Commission members. Availability of the agenda was communicated to the Mayor and City Council and to Planning Commission members in the advance notice of the workshop. All proceedings shown were taken while the convened workshop was open to the attendance of the public. Further, all subjects included in said proceedings were contained in the agenda for said workshop which is kept continuously current and available for public inspection at City Hall during normal business hours.

Mayor Kindig called the workshop to order, led the audience in the Pledge of Allegiance, and made the announcements.

Mayor Kindig welcomed the public, the City Council and the Planning Commission to the work session. The Mayor stated that there would be no public comment at this meeting as this would be a discussion for the Mayor, City Council and Planning Commission. The Mayor stated that there would be opportunities at a future Planning Commission meeting and future City Council meeting when this plan is brought forward at those meetings.

**A. DISCUSSION – LAND USE**

City Administrator Gunn provided some background information on the land use plan and its importance to the City. Gunn stated that, throughout the history of the City of La Vista, the Planning Commission and City Council have had very good foresight on the future and planning of the City. She stated the I-80 interchange at Giles and City Centre are examples of that foresight and planning.

Amy Haase with RDG Planning Design gave background on the reason for a land use plan and what it is and the process used to build the draft land use plan. Haase went through the current state of the City regarding visitors, vacant spaces, households and limits in opportunities for current and future residents. Haase presented market projections of the city in comparison to other cities of the same size in the Midwest. She provided information on the future land use plan including land use principles, framework, shifts, uses and opportunities. Opportunity areas which were covered were: Lower Southport West, Brentwood Square, Hillcrest Plaza, 108<sup>th</sup> & Giles, The

Original 9's, La Vista Sports Complex and City Century Environs. Haase told the group that the development process in the land use plan does not change, this just gives officials tools for making good decisions. With this plan, proposals are brought to staff for review and decisions will be handled by staff when those proposals conform to the comprehensive plan, land use map and zoning regulations. Amendments to the plan, rezonings, CUPs, and PUDs will come before Planning Commission and City Council.

Next steps would include: 1. Amend the Comprehensive Plan and Future Land Use Map through public hearings (Planning Commission and City Council). 2. Begin updates of the zoning ordinance as needed to streamline the process and provide consistency. The complete update of the Zoning & Subdivision Regulations is budgeted for 2024.

Discussion was held and included the ability to approve the land use map without looking at zoning, concerns with parking and the change in business capabilities, whether this is a good model for a climate such as ours, types of housing in denser areas, addition of more condominium type of housing (allowing people to leave for a few months and have things taken care of).

Mayor Kindig encouraged the members of the City Council and Planning Commission to take the information they have received and look at it further and call staff with any questions before this comes up in meetings, potentially in December.

**COMMENTS FROM MAYOR AND COUNCIL**

There were no comments from the Mayor and Council.

At 7:48 p.m. Mayor Kindig declared the workshop adjourned.

PASSED AND APPROVED THIS 6TH DAY OF DECEMBER 2022.

CITY OF LA VISTA

---

Douglas Kindig, Mayor

ATTEST:

---

Pamela A. Buethe, MMC  
City Clerk