

**CITY OF LA VISTA**  
**PLANNING COMMISSION MINUTES**  
**JULY 19, 2007**

The Planning Commission meeting of the City of La Vista was convened at 7:00 p.m. on Thursday, July 19, 2007 at the La Vista City Hall, 8116 Park View Boulevard. Members present were: Andsager, Gahan, Krzywicki, Malmquist and Carcich. Rizzo had resigned earlier in the week. Hewitt and Horihan absent. Also in attendance were Community Development Director Ann Birch and City Planner Marcus Baker.

Legal notice of the public meeting and hearing was posted, distributed and published according to Nebraska law. Notice was simultaneously given to all members of the Planning Commission and a copy of the acknowledgement of the receipt of notice is attached to the minutes. 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 Chairperson Krzywicki at 7:00 pm. A copy of the agenda and staff report were made available to the public.

**2. Approval of Meeting Minutes – June 21, 2007**

Carcich motioned to approve the minutes of June 21, 2007 as presented. Andsager seconded. Ayes: Andsager, Gahan, Krzywicki, Malmquist and Carcich. Nays: None. Motion carried.

**3. Old Business**

- A. Updated Future Land Use Map for the City of La Vista.
- B. Updated Zoning Map for the City of La Vista

i. **Staff Report:** A public hearing was continued from the February 15, 2007 Planning Commission meeting on items 3A and 3B due to some delays in finalizing the maps. The Future Land Use and Zoning Maps have been revised to show corrected future land use boundaries and previously approved land use designations.

Staff recommends approval of both the Future Land Use and Zoning Maps to City Council for their consideration at the August 21, 2007 meeting.

Both maps are living documents that will be continually updated and will be updated by amendments.

ii. **Public Hearing:** The public hearings were continued from the last meeting.

No public comments were given to the Planning Commission. The public hearing was closed at 7:06 p.m.

iii. **Recommendations:** Malmquist motioned to recommend approval of item 3A, the Updated Future Land Use Map, to City Council for their consideration at the August 21, 2007 meeting as presented. Gahan seconded. Ayes: Andsager, Gahan, Krzywicki, Malmquist and Carcich. Nays: None. Motion passed.

Carcich motioned to recommend approval of item 3B, the Updated Zoning Map, to City Council for their consideration at the August 21, 2007 meeting as presented. Gahan seconded. Ayes: Andsager, Gahan, Krzywicki, Malmquist and Carcich. Nays: None. Motion passed.

#### 4. **New Business**

##### A. Amendments to Section 5.17 of the Zoning Ordinance regarding the Gateway Corridor District.

i. **Staff Report:** Baker stated there are two important changes being made to the Gateway Corridor District. First, a change needed to be made to the Gateway Corridor District but to cover multi-family and industrial uses within the corridor currently the district addresses only commercial uses. Amendments have been made to this section to clarify the uses the Gateway Corridor Overlay District applies to. Second, the description of the district boundaries has been re-written to coincide with the boundaries previously approved on the Official Zoning Map.

Staff recommends approval of the amendments to Section 5.17 Gateway Corridor District to City Council for their consideration at the August 21, 2007 meeting.

ii. **Public Hearing:** Malmquist motioned to open the public hearing. Carcich seconded. Ayes: Andsager, Gahan, Krzywicki, Malmquist and Carcich. Nays: None. Motion passed. Public hearing opened at 7:14 p.m.

No public comments were given to the Planning Commission.

Carcich motioned to close the public hearing. Malmquist seconded. Ayes: Andsager, Gahan, Krzywicki, Malmquist and Carcich. Nays: None. Motion passed. Public hearing closed at 7:15 p.m.

iii. Recommendation: Gahan motioned to recommend approval of the amendments to Section 5.17 Gateway Corridor District to City Council for their consideration at the August 16, 2007 meeting. Malmquist seconded. Ayes: Andsager, Gahan, Krzywicki, Malmquist and Carcich. Nays: None. Motion passed.

5. Comments from the Floor.

None.

6. Comments from the Planning Commission.

Carcich requested feedback from Planner Baker on items sent to City Council from the June meeting.

Baker reported that the last City Council meeting heard the items on Southport East Replat 10 and Southport East Replat 11 which were both approved. The Zoning text amendments to add child care centers to the C-3 zoning district was approved. A zoning change from TA to C-3 to replat 10 of Southport East was approved. The in-home beauty salon of Jina Sedlacek was also approved with no opposing comments.

Carcich requested a tour for the Planning Commission to view the future growth areas and projects within the city jurisdiction. Birch suggested this take place in August or September this year.

Gahan asked for information on the Thompson Creek issue that had recently been in the news. Baker said a study is going on regarding this flood plain area and the city is looking at existing structures that are currently in harms way due to eroding banks of the creek. The water comes from west of 84<sup>th</sup> Street into the golf course where it flows down into the creek. The golf course pond was built with the intention of flood detention and prevent future flooding downstream. Conceptual alternative scenarios are being looked at by City Engineer.

Krzywicki added it has eliminated the flooding but is undermining the bank which may require taking of land in the area to correct this erosion.

Krzywicki reported that he had been in the area of Downers Grove, Illinois while on vacation and visited former City Administrator Cara Pavlicek who is the city official in that city. He was given a tour and things were going well for her in that position.

Krzywicki suggested that right turn lanes be installed where none existed as the city streets are continually improved. He noted especially the area on 84<sup>th</sup> Street and Giles going westbound for potential future improvement.

Malmquist noted that it was a nice job on the repaving of 84 Street.

Planner Baker announced that Phyllis Rizzo has moved out of the area and has resigned her position on the Planning Commission.

Planner Baker also announced that there is no longer a need for a special meeting on August 2, 2007. The next meeting will be August 16, 2007.

**7. Adjournment**

Andsager motioned to adjourn. Carcich seconded. Ayes: Andsager, Gahan, Krzywicki, Malmquist and Carcich. Nays: None. Meeting adjourned at 7:28 p.m.

Reviewed by Planning Commission: John Gahan



Recording Secretary

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Planning Commission Chair

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Approval Date