



CITY OF LA VISTA
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DRAFT

PLANNING COMMISSION MINUTES
MAY 15, 2014

The City of La Vista Planning Commission held a meeting on Thursday, May 15, 2014, in the Harold "Andy" Anderson Council Chamber at La Vista City Hall, 8116 Park View Boulevard. Chairman John Gahan called the meeting to order at 7:00 p.m. with the following members present: Tom Miller, Mike Circo, Mike Krzywicki, Gayle Malmquist, John Gahan, Jody Andsager and Kathleen Alexander. Members absent were: Lowell Miller. Also in attendance were Christopher Solberg, City Planner, John Kottmann, City Engineer and Diane Grobeck, Permit Technician.

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

- a. The meeting was called to order by Chairman Gahan at 7:00 p.m. Copies of the agenda and staff reports were made available to the public.

2. Approval of Meeting Minutes – April 17, 2014

- a. Malmquist moved, seconded by Krzywicki to approve the April 17, 2014 minutes as submitted. **Ayes:** Tom Miller, Krzywicki, Malmquist and Gahan, Andsager and Alexander. **Nays:** None. **Abstain:** Circo. **Absent:** Lowell Miller. **Motion Carried.** (6-0)

3. Old Business

None.

4. New Business

A. Discussion – Papillion Creek Watershed Partnership Interlocal Agreement

- i. **Staff Report:** Solberg explained that as the result of a regional effort to establish a plan for management of water quality and flood control in the Papillion Creek watershed, a Stormwater Element was added to Omaha's Master Plan in June of 2006 and amended in June of 2009. As part of the renewal of the Interlocal Agreement that defines the PCWP and its mission, the member communities (Bellevue, Boystown, Gretna, La Vista, Omaha, Papio-Missouri River NRD, Papillion, Ralston, and Sarpy County) are being asked to adopt the revised Implementation Plan. No changes to the policies were recommended.

Solberg reviewed both Master Plan Amendments: Changes to the Watershed Management Plan and the New 5-year Implementation Plan.

Solberg said the La Vista Master Fee Ordinance will be amended to implement the Watershed Management fee system developed by the Papio-Missouri River NRD for fiscal years 2014-2018. The rate structure was amended to meet the goal of 1/3 of structural project costs are funded through the Watershed Fees and 2/3 of structural project costs are funded by the NRD and to provide for inflation moving forward.

Kryzwicki asked how long the Watershed fees will be charged.

Solberg said 2018 is the end of the agreement and the end of the fees as listed on Exhibit G. If the PCWP agreement is renewed, new fees will be determined for the next 5 year span.

Kryzwicki asked what the developers think of the agreement.

Kottman said there has been no negative response from developers at the NRD public hearings. They realize the necessity to be in compliance with environmental regulations.

Kryzwicki asked if there are tax benefits for using low impact development.

Kottmann said no.

B. Discussion – Arterial Street Improvement Program (ASIP)

- i. **Staff Report:** Kottmann spoke about the 2004 study of roadway needs in Douglas and Sarpy Counties done by HDR, at the request of MAPA. The study determined there was a need for \$30 million per year in 2004 dollars growing to \$42 million per year by 2025. The study showed that funding falls far short of the needs if growth and development is to continue in the Omaha metro area.

The base level of federal funding to the MAPA region is \$13 million per year for transportation projects. This funding is not expected to increase and local sources of funds will be required in order to address roadway needs.

Omaha and Douglas County implemented an ASIP in 2006, Sarpy County is very close to enacting an ASIP and the City of Papillion has indicated a desire to adopt an ASIP fee as well.

Kottmann said the program open for discussion is the same program being considered by Papillion with proposed fees the same as Sarpy County and Papillion.

Kryzwicki asked if the current shortfall will continue or slow.

Kottmann answered that the \$42 million figure is a broad community based number. Within the La Vista boundaries, it's a different scenario. When some of these needs are addressed and when La Vista is fully developed, for example in the Southport area, the shortfall may tend to level off within our perimeter. But, within the Metro area, it will most likely be an ongoing problem in light of the difficulties with the Federal funding assistance.

Kryzwicki asked about the status of the beltway project that was supposed to encompass the Metro area.

Kottmann said with regard to the southern portion of the beltway, there is currently a study going on through MAPA on the Platteview Road corridor and the anticipated impact from the Highway 34 bridge across the Missouri River. However, there has been no recent discussion about the portion going around the west and north side of the Metro area.

Circo asked if the widening of Harrison Street is a project the Federal Government consider funding.

Kottmann said MAPA has created a map of priority corridors with rating levels of high, medium and low. Harrison Street is a medium level priority corridor.

As a point of interest, Kottmann said Omaha and Douglas County have used their ASIP fees to fund the improvements on Q Street and 156th Street. The Omaha and Douglas County program only applies in the Omaha ETJ and Douglas County, not within the city limits. Papillion's discussion is to apply the fees within the city limits and in the ETJ. Kottmann said he thinks La Vista would benefit applying the fees within the city limits and the ETJ. Southport West is within the city limits and will require a lot of traffic improvements.

Malmquist agreed with Kottmann about applying ASIP fees both within the La Vista city limits and the ETJ.

Gahan commented there are 4 options for transportation funding: developer contributions, local option sales tax, wheel tax and the state highway allocation fund or fuel taxes.

Kryzwicki said the fuel tax is the fairest because the more you drive, the more you are taxed.

Kottmann commented there are inequalities in the fuel tax with the increased use of hybrid, electric, high efficiency and alternate fuel vehicles.

5. Comments from the Floor

None.

6. Comments from the Planning Commission

None.

7. Comments from Staff

Solberg said a few firms have expressed interest in the RFP sent out for the Comprehensive Plan. The deadline is May 30, 2014. There are ongoing internal discussions about the make-up of the Consultant Selection Committee and the Steering Committee. When decided, a memo will go out to the Planning Commissioners.

8. Adjournment

Circo moved, seconded by Alexander to adjourn. **Ayes:** Tom Miller, Circo, Krzywicki, Malmquist, Gahan, Andsager and Alexander. **Nays:** None. **Abstain:** None. **Absent:** Lowell Miller. **Motion Carried.** (7-0)

Reviewed by Planning Commission:

Planning Commission Secretary

Planning Commission Chairperson

Approval Date

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