



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

**THURSDAY, AUGUST 17 AT 6:30 P.M.**

The City of La Vista Planning Commission held a meeting on Thursday, August 17, 2023, 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:** Gayle Malmquist, Harold Sargus, Mike Krzywicki, Kathleen Alexander, Jason Dale, Mike Circo,

**ABSENT:** John Gahan, Josh Frey, Patrick Coghlan

**STAFF PRESENT:** Bruce Fountain, Community Development Director; Cale Brodersen, Associate City Planner; Lydia McCasland, Permit Technician

**Call to Order**

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

**1. Approval of Meeting Minutes from July, 6, 2023**

***Motion:** Malmquist moved, seconded by Dale, to approve the July 6, 2023, minutes.*

<b>RESULT:</b>	<b>Motion carried 6-0-0</b>
<b>MOTION BY:</b>	Malmquist
<b>SECONDED BY:</b>	Dale
<b>AYES:</b>	Krzywicki, Alexander, Sargus, Malmquist, Dale
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	Circo
<b>ABSENT:</b>	Gahan, Frey, Coghlan

**2. Old Business**

None.

### 3. New Business

A. **Conditional Use Permit for a totally enclosed, automated and conveyor-style car wash – Olympus Pines – Lot 5 Val Vista Replat One, located at 10779 Hillcrest Plaza**

i. **Staff Report – Cale Brodersen, Associate City Planner:** Brodersen introduced the development proposal for a Tommy's automated and conveyor-style car wash. Brodersen explained that staff extensively reviewed any potential negative impacts that the proposed car wash could have on adjacent properties, as recently the future land use map was amended for the large property to the northeast to allow for potential future residential development. Brodersen stated that the primary areas of concern were lighting, noise, traffic, and design. He explained that the applicant submitted a traffic impact analysis which was reviewed by a third-party engineering firm that the City contracted. In order to ensure that all vehicle stacking could be accommodated on-site during days and times with peak demand, the applicant will be required to construct a turn lane on their property to add capacity. In addition to the turn lane, the City's third party review recommended some public improvements that the applicant will be required to contribute to once they are warranted and constructed. These improvements include a signal at the intersection of S. 108<sup>th</sup> and Brentwood, and the conversion of the intersection at S. 107<sup>th</sup> Street and Giles Road to right-in, right-out only. Brodersen also explained the fail-safe plan that the applicant will employ if stacking ever approaches the right of way, which would be to close the southern access to the site and route vehicles through the interior of the site, which would result in a stacking capacity of 67 vehicles before the tunnel entrance. Brodersen stated that the applicant will also construct a noise barrier wall on the southeast exit of the tunnel to help reduce noise pollution onto adjacent properties.

Staff recommended approval of the Conditional Use Permit for Olympus Pines for a totally enclosed, automated and conveyor-style car wash on Lot 15 Val Vista Replat One, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance, subject to satisfaction of all applicable requirements, including approval and execution of a development agreement.

**Chair Sargus opened the Public Hearing.**

ii. **Public Hearing:** Andrew Towne, representing the applicant Olympus Pines, gave some background on himself, Olympus Pines, and the Tommy's car wash concept to the Planning Commission. Towne described the plan for Lot 15 Val Vista which will be the home of Tommy's Car Wash. Towne presented the site plan for the proposed Tommy's, in addition to the draft exterior building elevations.

Krzywicki asked if members could use any Tommy's car wash. Towne confirmed and mentioned that they could use their memberships even if the different location was owned by a different franchisee.

Krzywicki asked how they kept vehicles moving going from 3 lanes down to 1 lane. Towne replied that the 2 outer lanes would be for members and the inside lane would be

for single-wash, paying customers. Towne said each lane has a mechanical arm that would lower and raise to guide and meter traffic.

Krzywicki asked if they have looked at statistics to see if the car wash market was saturated. Towne said when a new car wash opens, they see a down tick in washes at each site, as people typically adjust and go to the closest car wash to their house or workplace. Towne also mentioned that the money from the membership subscriptions goes to the wash that each member uses most frequently.

Sargus asked if members were taxed on their memberships. Towne was not sure, but Fountain confirmed that car washes are required to pay sales tax.

Malmquist moved, seconded by Circo to close the public hearing.

<b>RESULT:</b>	<b>Motion carried 5-0-1</b>
<b>MOTION BY:</b>	Malmquist
<b>SECONDED BY:</b>	Circo
<b>AYES:</b>	Krzywicki, Alexander, Sargus, Malmquist, Circo, Dale
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Gahan, Frey, Coghlan

**Chair Sargus closed the Public Hearing.**

**Recommendation:** Krzywicki moved, seconded by Malmquist to recommend **approval** of the Conditional Use Permit for Olympus Pines for a totally enclosed, automated and conveyor-style car wash on Lot 15 Val Vista Replat One, as the request is consistent with the Comprehensive Plan and the Zoning Ordinance, subject to satisfaction of all applicable requirements, including approval and execution of a development agreement.

iii.

<b>RESULT:</b>	<b>Motion carried 6-0-0</b>
<b>MOTION BY:</b>	Krzywicki
<b>SECONDED BY:</b>	Malmquist
<b>AYES:</b>	Krzywicki, Alexander, Sargus, Malmquist, Circo, Dale
<b>NAYS:</b>	None
<b>ABSTAINED:</b>	None
<b>ABSENT:</b>	Gahan, Frey, Coghlan

#### **4. Comments from the Floor**

None.

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

The Commission discussed development updates for Smash Park and City Centre.

Krzywicki asked when the Tommy's was expected to be done building.

Andrew Towne replied he believed construction would be completed sometime between summer and winter of 2024.

#### **6. Comments from the Staff**

None

#### **7. Adjournment**

Chairman Sargus adjourned the meeting at 7:15 p.m.

Reviewed by Planning Commission:

---

Planning Commission Secretary

---

Planning Commission Chair

---

Date