

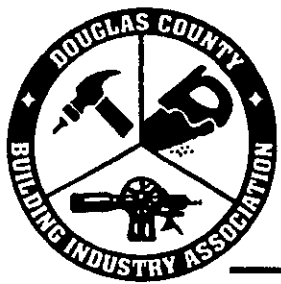
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# DOUGLAS COUNTY BUILDING INDUSTRY ASSOCIATION

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April 1, 2003

Committee on Government Affairs:

Assembly Bill No. 428 – Assemblymen, Hettrick, Knecht, Gibbons, Angle, Beers, Brown, Grady, Hardy, Mabey, Marvel, Sherer, and Weber

*Testimony given by: Carole Thompson, Executive Director, Douglas County Building Industry Association*

Mr. Chairman, members of the committee, my name is Carole Thompson, and I am the Executive Director of the Douglas County Building Industry Association.

I am here today on behalf of the members of the building industry in Douglas County and to inform this committee that we support and are in favor of AB428. This bill would bring much needed alignment in thought and rational justification to support an initiative's ability to be compatible with a county or a city's master plan.

AB428 would establish sensible guidelines and structure in the initiative's designing stages and it would assist initiatives in remaining harmonious and functional with a county or city's master plan.

The Douglas County Building Industry does not seek to stop or restrict the initiative petition process. We are the first to defend the right of the people, however, we do appeal to the committee's sense of reason, inasmuch as: that if a county or city has adopted a *master plan*... and by initiative or petition process a group decides they want to adopt another measure within the *master plan*... or amend the *master plan*... they should be asked to take into consideration the impact of their initiative on the *master plan*.

AB428 asks for the same conscientious effort and due diligence, from a committee or group that would bring forth an initiative -- that a county or a city would take before adopting their master plan. AB428 asks that initiatives look at the environmental impact, fiscal impacts, infrastructure needs and that initiatives provide some fragment of foundation and accountability of its impact on the public.

When an initiative is in direct conflict with a county or city's master plan, it creates uncertainty and disorder for all the people. The amount of time, money and energy it takes to put such a *Humpty-Dumpty* situation together again... is infinite. Doesn't common sense dictate, that with our right to the initiative, petition process – comes responsibility and accountability? I hope this committee sees AB428 as a positive approach and an effective solution that could save the citizens of Nevada... the loss of their time, their money and their master plan.

ASSEMBLY GOVERNMENT AFFAIRS

DATE: 4/1/03 ROOM: 3143 EXHIBIT C

SUBMITTED BY: Carole Thompson

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