



Name: Lawrence Howell

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Current Occupation/Position: Executive Director, Rite Of Passage, Inc.

Candidate for: Douglas County Commissioner, District 4

Campaign Manager: Heather Howell

Political Party Affiliation: Republican

Previous Elected/Appointed Positions:

1. Douglas County Parks and Recreation Commissioner (Chair and Vice Chairperson)
2. Douglas County Planning Commissioner (Current Chair and former Vice Chairperson)
3. K.I.D.S. Committee Vice Chair (Keep Improving Douglas Schools)

Do you have any Building experience or Builders participating in your campaign?

I am an associate member of BAWN. Rite of Passage is a member of the National Association of Home Builders.

Tom Finch, former BAWN Board President and current NAHB Board Member is assisting with my campaign.

What endorsements have you received for your candidacy? I have waited until after the primary election to seek endorsements.

What should be done to improve the quality, affordability and diversity of housing in your community?

For years Douglas County has needed a more affordable and diverse housing opportunities for the residents. The unfortunate economic downturn our community has experienced has actually changed housing in Douglas County. Homes are priced at affordable rates and local workers can afford to live in the community they work.

Builders are now looking at multifamily residential as much as single family due to the diverse needs of the buyers and renters.

Quality can be maintained through the promotion of licensed contractors and the enforcement in the illegal use of non-licensed workers.

1. What are your thoughts on floodplain management?

The current floodplain maps are inaccurate in some areas and Douglas County should continue to fight floodplain designation where it is inappropriate.

2. In regards to residential plan submittals, what specific recommendations do you have for improving and streamlining the development plan review process?

Information related to residential plan submittals should be more accessible to contractors. Currently the list of permit applications is not updated on a regular basis. I believe this is a technology issue that can be resolved by the County staff.

The plan review process should be clear, concise, and easily understood. Issues that are not should be changed with the input of the people that most often utilize the process (i.e. contractors).

3. In your opinion how is the current growth management ordinance working for Douglas County?

The current growth management ordinance has hurt Douglas County. The permit limits are not applicable and the ordinance has created a negative “no growth” image for our County.

4. What role do you envision playing in aiding economic development?

Economic development will be one of my main priorities as County Commissioner. There are many things the County Commission can do to change the current image of Douglas not being business friendly.

We need to target and invite industries to our County. When companies move to Douglas County they bring employees who buy/rent homes, buy/rent commercial space, who buy cars, and purchase items such as gas, food, etc. Currently there are 5,000 buildable lots, a large amount of vacant commercial space, and a low tax rate for conducting business. This positive information needs to be communicated to the public.

5. If elected, how do you plan on funding road maintenance in your County?

When funding is available for roads it needs to be spent on roads. Road maintenance has been deferred in Douglas County for years. Deferring such maintenance only makes it more expensive in the long run.

The County should always have an updated and detailed plan of the road maintenance needs for the entire County. Road maintenance needs to be a priority that is budgeted annually.

Other Nevada counties have funded road maintenance through gas taxes. Douglas gas costs the consumer the same as other counties, yet the County receives less money. This issue needs to be reviewed and communicated to the residents.

Also, currently there is a significant amount of money available through grant funding. The County should be applying for all available and/or potential funding sources.

6. What are your thoughts concerning mandatory fire sprinklers in all new construction?

Fire sprinklers are not necessary in all new construction.

For example, installing sprinkles in a home with a well water source does not guarantee the home will be protected if the power goes out.

Also, there are other things that can be included in the design of a home/facility that meet the intent of sprinklers. Some examples include, but are not limited to; window and door sizes can be adjusted for entrance and exit in emergencies and fire dampers can be installed to prevent the spread of fire from room to room.