

---

**Meeting Minutes**  
**Joint Policy & Technical Committees Meeting**  
**for the**  
**Camp Clark 2014 Joint Land Use Study**  
**September 10th, 2014**  
**10:30 am**

JLUS team leader, Tyson Smith opened the meeting at 10:33am. He introduced himself and Vagn Hansen with Benchmark. In attendance were Jennifer Eaton (Nevada Chamber of Commerce), Donna Thomas (Landowner near Camp Clark), Katie Yendes (project manager), Tom Hissink (business community representative), Randy Marti (City of Nevada), Cpt. Derek Forst (Camp Clark), Everett Wolfe (Vernon County Commissioner), Neal Gerster (Vernon County Commissioner), Bonnie McCord (Vernon County Commissioner), and Austin Mount (Kaysinger Basin Regional Planning Commission).

Tyson Smith then did an overview of the agenda (which every attendee had a copy of). He then went right into explaining the report to all of the committee members, allowing for questions after discussing each chapter.

The report consists of an *Executive Summary*, followed by Chapters 1-6 and appendices.

Tyson explain Chapter 1 of the report, the purpose for doing the project. Then moved onto Chapter 2, that discussed the background of the region where the joint land use study took place, talked briefly about encroachment. Tyson then handed the presentation over to Vagn Hansen (Benchmark) to discuss chapter 3 of the report. Chapter 3 is on the Land Use Compatibility, this was presented at the July meeting, however it had been updated since talking to the City of Nevada regarding zoning in the focus area. Vagn discussed current zoning in Nevada provided to him by the city, which is the only jurisdiction in the focus area with zoning.

The presentation then moved on to Chapter 4, Vision for Camp Clark and the Community – this chapter discussed Camp Clark and the city and the county moving forward together. It was reported that everything at Camp Clark (economic impact and size of Camp Clark), are expected to stay generally the same in the near term. The community is expected to stay around the same size, though the potential for continued development to take place out by I-49 exists. There are no regulatory barriers to development. Chapter 5 Land Use Powers and Available Implementation Tools, discussed Camp Clark, Vernon County and the City of Nevada, currently there are no limitations on growth in the area. Chapter 5 also discussed the implementation plans. Chapter 6 was the Implementation Matrix. All attendees were provided a copy of the

---



---

matrix. It was divided into 8 areas of priority from voluntary to regulatory, with the voluntary tools prioritized first. On the matrix there was mention to evaluate relocation of range 6 at Camp Clark. Cpt Derek Forst (Camp Clark) stated that the space and flexibility just likely isn't there to relocate Range 6 at this time. It has been evaluated, just now needs to be monitored, advised Tyson Smith. Cpt. Derek Forst also made mention of an improvements that could potentially be made to the impact area, Tyson made note of them. He then talked about the city and the community improvements that could be made, he stated the city could redo their comprehensive plan to include the land use study, but this is not a high priority. He said that the city and/or county could implement guidelines (suggestions for new landowners moving to the area around Camp Clark) or they could implement regulations (making landowners moving to the area around Camp Clark abide by these regulations). He noted, however, lack of support/interest in regulations at this time.

Tyson Smith then addressed the Appendices of the report: A. Public Survey results, B. MOU Outline – a way to continue and formalize the relationship between the committee, Camp Clark and the City and County. C. How Master and Comprehensive Plan of city could be adjusted. D. Whiteman AFB Case Study E. Compatible Growth Districts F. Voluntary Real Estate Disclosure G. Steering Committee Meeting Minutes H. Public Meeting Notes. Tyson said all of this is on the JLUS website.

Tyson addressed the next steps are to finalize the study and present to public and maybe elected officials. It was decided by the committee that we come back October 22 and to meet in the night prior to for a Public Meeting on October 21 at 5:30pm and with the elected officials at the City Council's regularly scheduled time. He then thanked Donna Thomas for being in attendance (our newest member to the committee, a landowner on adjoining land). Austin Mount, made a suggestion to Tyson regarding talking to the city and the county about changing their comprehensive plan to a medium priority part of the project, instead of a low priority so that this land use would not be forgotten. Tyson made note of that.

He said he would contact everyone via email regarding the October dates, and closed the meeting at 11:24 am.

