

Resume of Lee Nellis, FAICP

Most Recently -----

Three Forks, MT. Helping a small city that is expected to double in size by 2040 update its capital facilities program and impact fees. Have also ended up providing advice on how to do a parking inventory and regulate accessory dwellings.

Boulder Town, UT. My work with Boulder began at a 2018 training session that led to the current commercial development standards, then the campground standards, and then amendments to comply with the state mandate re ADUs and other changes in state law. We are now focusing on how the Town's zoning can best encourage open space protection and the provision of attainable housing, while also supporting the state's new approach to subdivision regulation.

Lake George, NY. Conducting a series of site plan and environmental review trainings for the Village and Town planning commissions of this popular Adirondack resort.

2022. Deer Lodge, MT. Analyzed the financial feasibility of a business improvement district in downtown Deer Lodge for Future-West, a Bozeman-based nonprofit.

2019-22 Paul Smiths College, NY. Taught *Introduction to Environment and Society, Land Use Planning* (three terms each), and *Facilities Management* (two terms) at a small college in the Adirondacks.

Professional Experience since 2000 -----

Deputy Director of Planning & Community Development, Great Falls, MT. 2013-15. Led a staff of five in historic preservation, land use, and transportation planning. Managed the municipal parking system.

- Designed and facilitated the community visioning process that began an ongoing effort to create a National Heritage Area along the Missouri River. Supervised the Historic Preservation Officer.
- Trained and supervised current and transportation planning staff. Negotiated a contentious development agreement for a new Wal-Mart, then drafted major improvements in the City's development agreement practices.
- Managed well over a million dollars in structural and elevator repairs at city parking facilities. Negotiated contract with and supervised the parking operator. Took a rate increase and ordinance updates through adoption by the City Commission. Represented parking in downtown revitalization efforts.

Consulting, 2008-12

Sonoran Institute, Tucson, AZ. Completed a manual on local planning for wildlife habitat for Montana Fish, Wildlife, and Parks. Provided training on

ranchland conservation in Sheridan County, WY. Evaluated land use issues associated with the Yuma [AZ] Army Proving Grounds.

Voices of the Valley, Saratoga, WY. Helped a citizen's group educate the public and local elected officials about the impacts of wind and natural gas development.

Town of Shelburne, VT. Conducted training on the management of contentious meetings for staff and local officials.

Minnesota Forest Resources Council, St. Paul, MN. Assisted a state agency in exploring how counties could better manage the land use impacts of changes in industrial forest land ownership.

Teaching, 2008-09

Lecturer in Communication Arts, University of Wisconsin-Madison. Taught 500-level "Theories of Deliberation and Controversy."

Lecturer in Urban and Regional Planning, University of Wisconsin-Madison. Taught 900-level studio on neighborhood design.

Town Planner, Town of Williston, VT. 2004-08. Led staff of three in land conservation, historic preservation, current and long-range planning, storm water management, and stream restoration in VT's most rapidly changing town.

- Reviewed and negotiated approval of what were then VT's largest residential, commercial, and mixed-use developments, while also designing and leading a multi-year public process that led to adoption of a new plan and development code (both of which I wrote).
- Served as Historic Preservation Officer and Stormwater Program Manager.
- Helped the Conservation Commission obtain a new conservation easement and amend another. Secured significant wetlands habitat and trails via development review. Completed a stream restoration project.
- Comprehensively revised the growth management system in response to litigation, then led VT's first approved growth center initiative. See "Awards" below for more about that.

Director of Land Use Policy, Sonoran Institute, Tucson, AZ. 1999-2003. Promoted community-based conservation throughout the West.

- Led the public engagement effort that led to Congressional designation of the Las Cienegas National Conservation Area southeast of Tucson.

- Trained federal land managers and local officials from gateway communities for the Office of the Secretary of the Interior and county commissioners for the Western Community Stewardship Forum (see “Awards”).
- Managed projects addressing land use issues throughout the West, including citizen-driven planning for the Sonoita [AZ] Crossroads Community Forum; working with the National Park Service and Baker, NV on employee housing; and the Rio Arriba County, NM project that appears under “Awards.”
- Supported National Trust for Historic Preservation training programs in IA, ME, and NM.

Professional Experience Before 2000 -----

- Worked for regional planning agencies and local governments in WY and ID.
- Taught undergrad and grad courses as an Assistant Professor at Utah State and Eastern Washinton Universities. Led student planning projects in ID, UT, WA, and WY.
- Consulted with and provided training for local governments, institutions of higher education, nonprofit organizations, and state and federal agencies throughout the U.S.

Certification -----

American Institute of Certified Planners. Elected to the College of Fellows of the Institute in 2010 in recognition of innovative contributions to planning for rural landscapes throughout the nation.

Awards -----

John Keller Award for Outstanding Planning Initiatives, Small Town and Rural Planning Division, American Planning Association. For growth management initiative in Williston, VT.

Sheldon Gerber Memorial Award for Excellence in Environmental Planning, from *The Western Planner*. Four times part of winning teams.

Western Community Stewardship Forum – helped design and produce growth management training program for local officials with National Association of Counties and Sonoran Institute.

Rio Arriba County, NM - technical support and training for agricultural/cultural preservation efforts, with County staff and SI colleagues.

City of Red Lodge, MT – for preparing the city’s first master plan and helping local officials persuade the US Postal Service to keep the post office downtown.

Fremont County, ID – for first comprehensive plan and development code for this Yellowstone Gateway County.

Outstanding Planning Project from *The Western Planner* for the *Snake River Greenbelt Master Plan* and initial implementation in Idaho Falls, ID.

Western Planner of the Year, 1990, from *The Western Planner*.

Education -----

Current with **AICP Certification Maintenance** requirements. Scheduled to attend Rocky Mountain Land Use Institute trainings in Denver in March.

Certificate in Dialogue, Deliberation, and Public Engagement from Fielding Graduate University, Santa Barbara. CA.

MA in Public Policy and Administration from University of Wisconsin-Madison.

BA, (with honors) in Anthropology from University of Wyoming, Laramie.

Supporting Work Experience -----

Park Ranger (Seasonal) for the BLM, National Park Service, and U.S. Forest Service. Co-owned and operated a Yellowstone tour company. Airport shuttle driver. Radio announcer. Camp cook and guide.