

**Carson City
Agenda Report**

Date Submitted: June 6, 2014

Agenda Date Requested: June 19, 2014

Time Requested: 60 mins

To: Mayor and Supervisors

From: Nick Marano, City Manager

Subject Title: For Possible Action: To appoint two members to the Carson City Planning Commission, each for a term that expires in June 2018. *(Nick Marano)*

Staff Summary: CCMC Chapter 18.02.010 and N.R.S. 278.030 provide for a Planning Commission to be composed of not more than seven members who shall be appointed by the Board of Supervisors. There are two vacancies due to member's terms expiring. A reappointment application request was received from Kent Steele and three new applications from Daniel Salerno, Clint Hinds and Victor Castro. No other applications were received.

Type of Action Requested: (check one)
 Resolution Ordinance
 Formal Action/Motion Other (Specify)

Does This Action Require A Business Impact Statement: Yes No

Recommended Board Action: I move to appoint _____ and _____ to the Carson City Planning Commission, each for a term that expires in June 2018.

Explanation for Recommended Board Action: See staff summary

Applicable Statute, Code, Policy, Rule or Regulation: CCMC 18.02.010 and NRS 278.030

Fiscal Impact: None

Explanation of Impact: n/a

Funding Source: n/a

Alternatives: Open the position announcement for additional applicants

Supporting Material: Announcement, Current Roster, Reappointment Requests, Applications, CCMC Chapter 18.02.010, NRS 278.030

Prepared By: Rachael Porcari, Executive Offices

Reviewed By:

Richard Mariano
(City Manager)

Date: 6/10/14

[Signature]
(District Attorney)

Date: 6/10/14

[Signature]
(Finance Director)

Date: 6/10/14

Board Action Taken:

Motion: _____

1) _____

Aye/Nay

2) _____

(Vote Recorded By)



CARSON CITY PLANNING COMMISSION

The Carson City Board of Supervisors is seeking applications from persons interested in serving on the Carson City Planning Commission. This Commission oversees all matters pertaining to Carson City's planning and zoning, land use and growth management. Meetings are the last Wednesday of every month at 5:00 p.m. at the Community Center, Sierra Room. Applicants must be willing to serve approximately 12 to 16 hours a month.

There are two (2) open positions, each for a term that will expire in June 2018.

The Board of Supervisors will interview and appoint the qualified person to the Commission. Applicants must be a Carson City registered voter to qualify. All members will serve without compensation. The City's Boards, Committees, and Commissions Policy and Procedures can be viewed online at www.carson.org/volunteer.

Volunteer applications may be obtained from and returned to the Carson City Executive Offices. *Let it be known that all applications submitted to this office will be considered public information.*

Applications will be accepted until June 6, 2014. Interviews for this volunteer position are tentatively planned to be held at the regularly scheduled Board of Supervisors meeting on Thursday, **June 19, 2014.**

Thank you for your interest in assisting Carson City.

CARSON CITY EXECUTIVE OFFICES

201 N. Carson Street #2

Carson City, Nevada 89701

(775) 887-2100 FAX 887-2286

E-Mail: rporcari@carson.org

Web Page: <http://www.carson.org/volunteer>

AN EQUAL OPPORTUNITY EMPLOYER

PLANNING COMMISSION

<u>MEMBER</u>	<u>APPOINTMENT</u>	<u>TERM EXPIRES</u>
<p>John "Walt" Owens 1049 Ruby Ln. Carson City, NV 89706 882-8714 (h) 720-1001 (c) walt@owensnv.com</p>	<p>Initial Appt. 06/13</p>	<p>06/2017</p>
<p>Paul Esswein 1148 W. Fifth St. Carson City, NV 89703 246-6220 (w) 882-4754 (h) 443-7338 (c) pge2@sbcglobal.net</p>	<p>Initial Appt. 10/11</p>	<p>06/2015</p>
<p>Mark Kimbrough 6163 Rio Vista Ln. Carson City, NV 89701 885-2095 (h) 720-4732 (c) washozephyr@pyramid.net</p>	<p>Initial Appt. 06/02 Reappt. 06/06; 06/10</p>	<p>06/2014</p>
<p>George Wendell (Vice-chair, elected 11/2012) PO Box 4447 Carson City, NV 89702 885-7722 (w) 882-1800 (h) 412-2262 (c) vccwendells@sbcglobal.net</p>	<p>Initial Appt. 06/07 Reappt. 10/11</p>	<p>06/2015</p>
<p>Malkiat Dhami 2689 Wellington S. Carson City, NV 89703 283-4055 (w) 841-2177 (h) 233-4549 (c) malkiatsdhami@yahoo.com</p>	<p>Initial Appt. 07/09 Reappt. 06/13</p>	<p>06/2017</p>
<p>Mark Sattler 1408 Fremont St. Carson City, NV 89701 853-4663 (w) 882-2895 (h) 530-8990 (c) mnmcc@sbcglobal.net</p>	<p>Initial Appt. 01/11 Reappt. 07/12</p>	<p>06/2016</p>
<p>Kent Steele 5352 Dat-So-La-Lee Way Carson City, NV 89701 888-7010 (w) 882-4291 (h) 230-4637 (c) rokmnstr@yahoo.com</p>	<p>Initial Appt. 02/13</p>	<p>06/2014</p>

Continued next page...

AUTHORITY: NRS 278.030 states that “the governing body of each city whose population is 25,000 or more and of each county whose population is 40,000 or more shall create by ordinance a planning commission to consist of seven members.” CCMC 18.02.010 established such an ordinance and provides details of the Planning Commission. The terms of the members are 4-years (reappointment OK).

MEETINGS: Last Wednesday of each month starting at 5:00 pm. Meetings are held in the Sierra Room.

PURPOSE: CCMC 18.02.010, Paragraph 2 “The commission shall perform all duties and functions delegated to a County Planning Commission by the terms of NRS 278.010 to 278.630, inclusive, and CCMC Title 2 (Planning Commission).” Typical duties include approving special use permits, variances, subdivisions, changes of land use, master plan amendments, street abandonments, etc.

Liaison: Lee Plemel, Planning Director 283-7075 lplemel@carson.org

Attorney Assignment: Joe Ward 283-7509 jward@carson.org

- END DATA -

INTERNAL USE ONLY - NOT FOR DISTRIBUTION

Please print legibly or go online to www.carson.org/volunteer to submit a writable document

Title of Board, Committee or Commission: PLANNING

Name: STEELE KENT D
Last First Middle Initial

Home Address: 5352 DAT-SO-LA-LEE WAY CARSON CITY, NV 89701
Street City State Zip

Mailing Address (if different):
PO Box/Street City State Zip

Occupation/Business: SUPERVISOR III ASSOC. ENGINEER, N DOT

Contact: Work 775 888 7010 Home 775 882 4291
Cell 775 230 4637 E-mail rokmanst@yahoo.com
Preferred method of contact: cell

Are you currently an active registered voter in Carson City*? Yes No
(*Not required for the Convention & Visitors Bureau)

RECEIVED

MAY 28 2014

CARSON CITY EXECUTIVE OFFICES

Conflict of Interest:

- a. Within the past twelve (12) months, have you been employed by Carson City (including as an elected official)? Yes No
- b. Do you currently have a contract with Carson City for services and/or goods? Yes No
- c. Are you currently on any other Boards, Committees or Commissions? Yes No

Criminal Record: Have you been convicted of a felony, domestic violence or a gross misdemeanor involving moral turpitude (conduct contrary to community standards of justice, honesty and good morals)? Yes No

I understand that my submitted application is considered public information. I understand the Board of Supervisors may require a pre-appointment background check for any position if deemed warranted.

I have read and understand the Carson City's Boards, Committees, and Commissions Policies and Procedures (online at www.carson.org/volunteer).

I hereby declare that all statements given by me on this form are truthful and complete to the best of my knowledge.

Kent Steele
Signature of Applicant

5/28/14
Date

*You may attach more information.

Deliver, mail, fax or email signed and completed form to:

Carson City Executive Offices
201 N. Carson Street Suite 2
Carson City, NV 89701
(775) 887-2100 or 283-7125
FAX (775) 887-2286
cceo@carson.org

Carson City Reappointment Application
for Appointive/Volunteer Position
Page 2 of 2 Revised 03/2014

May 28, 2014

Kent D. Steele
5352 Dat-So-La-Lee Way
Carson City, NV. 89701

City Manager's Office
201 N. Carson Street Suite #2
Carson City, NV. 89701

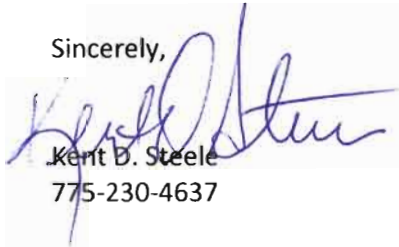
Dear Carson City Board of Supervisors,

This is in response to the email from April 2014 informing me that my term is set to expire as an appointee to the Planning Commission.

I am very interested in remaining on the commission. I was selected mid-term to replace a commissioner that was elected to the Board of Supervisors, and I would hope that I could continue for one more term on the commission. I respectfully ask the Board of Supervisors for the privilege of being reappointed to this valuable community position.

Thank you for your consideration of allowing me to remain as a member of the Carson City Planning Commission.

Sincerely,



Kent D. Steele
775-230-4637

Carson City Application for Appointive/Volunteer Position

Please type or print legibly

Title of Board, Committee or Commission: CARSON CITY PLANNING COMMISSION

Position Applying For (if applicable): PLANNING COMMISSIONER

Name: SALENO DANIEL N.
Last First Middle Initial

Home Address: 140 COGORNO WAY CARSON CITY NV 89703
Street City State Zip

Mailing Address (if different): _____
PO Box/Street City State Zip

Occupation/Business: ARCHITECT (RETIRED)

Contact: Work _____ Home _____
Cell 775-830-8064 Email dansalern@aol.com
Preferred method of contact: BOTH

Are you currently an active registered voter in Carson City*? Yes No
(*Not required for the Convention & Visitors Bureau)

Are you currently a member on any Carson City Board, Committee, or Commission?
 Yes No If yes, please list: _____

Conflict of Interest:
a. Within the past twelve (12) months, have you been employed by Carson City (including as an elected official)? Yes No
b. Do you currently have a contract with Carson City for services and/or goods? Yes No

Criminal Record: Have you been convicted of a felony, domestic violence or a gross misdemeanor involving moral turpitude (conduct contrary to community standards of justice, honesty and good morals)? Yes No

For Office Use Only:

Comments: *Registered voter 2*

RECEIVED
APR 29 2014
CARSON CITY EXECUTIVE OFFICES

1. Education (note: only complete below if a degree is required for this position)

College, Professional, Vocational or Other Schools Attended	Major Subject	Degree Conferred

SEE ATTACHED

2. Briefly describe the qualifications you possess which you feel would be an asset to this Board/Committee/Commission:

AS AN ARCHITECT SERVED FOR 10 YEARS ON WASHOE COUNTY PLANNING COMMISSION / CHAIRMAN 2 YEARS. SERVED ON DEL MAR, CA. PLANNING COMMISSION / CHAIRMAN 1 YEAR.
SEE ATTACHED

3. List the community organizations in which you have participated and describe participation:

SEE ATTACHED

4. List your affiliation with professional or technical societies, if required for position:

SEE ATTACHED

5. Do you anticipate any potential conflicts of interest? Yes No

If yes, please explain:

6. Personal/Professional References:

<u>Name</u>	<u>Address</u>	<u>Telephone Number</u>
JIM BARNES, ESQ.	327 CALIFORNIA AVE., RENO, NV	775-851-1282
NEIL COBB	NATVNVN@att.net	775-972-9475
JOHN KREIGER	JKDAVE@JUNO.COM	707-363-7416

I understand that my submitted application is considered public information. I understand the Board of Supervisors may require a pre-appointment background check for any position if deemed warranted.

I have read and understand the Carson City's Boards, Committees, and Commissions Policies and Procedures (online at www.carson.org/volunteer).

I hereby declare that all statements given by me on this form are truthful and complete to the best of my knowledge.



Signature of Applicant

4-29-14

Date

DANIEL W. SALERNO

Printed Name

You may attach more information.

Deliver, mail, fax or email signed and completed application to:

Carson City Executive Offices
201 N. Carson Street Suite 2
Carson City, NV 89701
(775) 887-2100 or 283-7125
FAX (775) 887-2286
cceo@carson.org

Daniel N. Salerno, Architect
140 Cogorno Way
Carson City, NV 89703

E-mail: dansalern@aol.com
Phone: 775-830-8064

EDUCATION:

Compton College, Associate of Arts Degree, 1952
University of Southern California, Bachelor of Architecture, 1957
National University, Masters in Business Administration, 1977

CURRENT PROFESSIONAL REGISTRATION:

State of Nevada, Architect #2995

PREVIOUS PROFESSIONAL REGISTRATION NOT RENEWED:

Hawaii, Architect; Arizona, Architect; Colorado, Architect; Texas, Architect; Utah, Architect
California Architect & Building Contractors License

PAST PROFESSIONAL ORGANIZATIONS:

American Institute of Architects, San Diego Chapter
San Diego Building Contractors
Associated Builders and Contractors, Past National Vice Pres.

CIVIC:

City of Del Mar, Planning Commission, 1966-1968
Land Development Advisory Board, City of San Diego, 1971-1975
Building Construction Appeals Advisory Board, 1982-1983
City of San Diego Housing Advisory Board, 1982-1983
Washoe County Planning Commissioner, 1996-2006
Washoe County Design Review Board, 1998-Present
Optimist Club of Incline, 1996-Present

AWARDS:

Dept. of Defense and American Institute of Architects Award, 1967
Strategic Air Command, U. S. Air Force, 3 Awards 1983
Pacific Coast Builders/NAHB Gold Nugget Awards, 5 Awards
Sam Sales and Marketing Award, 1976
American Architecture State of Art in the Eighties, Cert. Of Distinction

PERSONAL

Wife: Virginia; One Son and two Daughters; Six Grandchildren; Lives in Nevada since 1991

GENERAL:

Served as City Architect for the City of San Diego, from 1961 to 1964. Served as Division Architect for Sunset International, Real Estate Division. Under his direction were 5 major developments in California, including housing, apartments, recreation centers, shopping centers and retirement communities. In 1965, he opened his own office in Del Mar, California. In 1967 the office was relocated to the San Diego City area. Retired in April of 1988 as Founding Partner and General Manager of Salerno/Livingston & Partners, a 30+ person firm and also as a Founding Partner of Building Analysts. The firm has been heavily involved in Development, Commercial and Military Architecture. Both firms are active at this time. Building Analysts is currently one of the largest firms in California specializing in Construction Litigation. After retiring from the firms he relocated to Nevada.
U.S. Navy, Korean Conflict, Honorable Discharge.

Carson City Application for Appointive/Volunteer Position

Please type or print legibly

Title of Board, Committee or Commission: Carson City Planning Commission

Position Applying For (if applicable): Volunteer Position

Name: Hinds Clint C
Last First Middle Initial

Home Address: 708 Sean Drive Carson City Nevada 89701
Street City State Zip

Mailing Address (if different): _____
PO Box/Street City State Zip

Occupation/Business: Full Time Student / Civil Engineering Intern for Douglas County

Contact: Work _____ **Home** _____
Cell 775-881-8461 **Email** clint.hinds@yahoo.com
Preferred method of contact: Cell or Email

Are you currently an active registered voter in Carson City*? Yes No
(*Not required for the Convention & Visitors Bureau)

Are you currently a member on any Carson City Board, Committee, or Commission?
 Yes No If yes, please list: _____

Conflict of Interest:
a. Within the past twelve (12) months, have you been employed by Carson City (including as an elected official)? Yes No
b. Do you currently have a contract with Carson City for services and/or goods? Yes No

Criminal Record: Have you been convicted of a felony, domestic violence or a gross misdemeanor involving moral turpitude (conduct contrary to community standards of justice, honesty and good morals)? Yes No

For Office Use Only:

Comments: _____



1. Education (note: only complete below if a degree is required for this position)

College, Professional, Vocational or Other Schools Attended	Major Subject	Degree Conferred

2. Briefly describe the qualifications you possess which you feel would be an asset to this Board/Committee/Commission:

As i am going into the engineering field, i have the ability to read maps, blue prints and plans. I have the ability to see what the final product will look like with out seeing it first hand. I have the ability to plan and coordinate projects to be cost effective and good for the community. I have the ability to see if a project will be aesthetically pleasing to the eye and make sense with a future planning point of view.

3. List the community organizations in which you have participated and describe participation:

4. List your affiliation with professional or technical societies, if required for position:

5. Do you anticipate any potential conflicts of interest? Yes No

If yes, please explain:


6. Personal/Professional References:

<u>Name</u>	<u>Address</u>	<u>Telephone Number</u>
Erika Smith		810-908-1554
Jose Torres		775-671-1130
Mike Tyler		775-721-4595

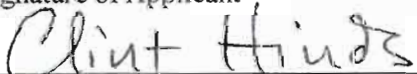
I understand that my submitted application is considered public information. I understand the Board of Supervisors may require a pre-appointment background check for any position if deemed warranted.

I have read and understand the Carson City's Boards, Committees, and Commissions Policies and Procedures (online at www.carson.org/volunteer).

I hereby declare that all statements given by me on this form are truthful and complete to the best of my knowledge.


Signature of Applicant


Date


Printed Name

You may attach more information.

Deliver, mail, fax or email signed and completed application to:

Carson City Executive Offices
201 N. Carson Street Suite 2
Carson City, NV 89701
(775) 887-2100 or 283-7125
FAX (775) 887-2286
cceo@carson.org

Contact Information

Clint C. Hinds
clint.hinds@yahoo.com
775-881-8461

Resume

JOB OBJECTIVE

To obtain a volunteer position with the Carson City Planning Commission.

HONORS

Eagle Scout

EDUCATION

Western Nevada College

Carson City, Nevada

From 6/2012 To Present

Major/Subjects Studied: studied Calculus, Physics, and Chemistry

Degree Earned: A.S.

Pierce College

Lakewood, Washington

From 9/1999 To 3/2003

Major/Subjects Studied: studied Calculus, Physics, and Chemistry

Degree Earned: Associates in Arts and Science

WORK EXPERIENCE

Cal-Nevada Precision Blasting

Carson City, Nevada

From 9/2011 To 12/2013

Job Title: *Driller / Powder Truck Driver*

Job Duties: Arrange job site so it can be easily accessible to the blast team. Drill a pattern of holes so they can be filled with explosives and blasted. Maintain the drill and equipment so they are in good shape and running. Help the load crew load the shot and help the blaster get ready to blast the area. Work as a team member to get the job done.

Powder Truck Duties – Picking up explosives and delivering them to the job site in a safe and legal manner and returning any unused items. Keeping the explosive magazines neat and orderly. Keeping records of all explosive usage, and reporting all numbers to the blaster and the office.

Narconon Southern California

Caliente, Nevada

From 4/2007 To 8/2011

Job Title: *Senior Director for Production*

Job Duties: In charge of all production at a rehabilitation center. Overseeing multiple staff members to make an atmosphere that is efficient and productive while operating a work environment that is conducive for clients to gain what they need. Controlling staff members and clients to ensure a service is delivered and accepted in a way that everybody wins. Overseeing all aspects of work, employees, and clients and handling any problems in a way that makes everyone happy and willing to continue working. Ensuring that all aspects of work are handled and there is no stop of production in any way. Keeping track of all production and statistics to make sure all areas are working at the optimum level in the facility.

Informed Land Survey

Tacoma, Washington

From 11/2005 To 6/2006

Job Title: *Survey Crew Member*

Job Duties: Operate Topcon transit, theodolite, data collector, level, and prism poles. Mark and set stakes, hubs, and laths for construction and slope staking. Compile transit and level notes both manually and with data collector. Calculate benchmarks, grades, and miscellaneous info from field notes. Train new members in basic surveying. Take measurements for apartment to condo conversions and drawing up final maps with Auto CADD.

ABCAD Land Surveying

Tacoma, Washington

From 4/2003 To 4/2004

Job Title: *Survey Crew Member*

Job Duties: Operate Topcon transit, theodolite, data collector, level, and prism poles. Mark and set stakes, hubs, and laths for construction and slope staking. Compile transit and level notes both manually and with data collector. Calculate benchmarks, grades, and miscellaneous info from field notes.

Skillings & Connolly

Lacey, Washington

From 5/2002 To 3/2003

Job Title: *Survey Crew Member*

Job Duties: Trained on TC 1103, TC 1010, and GPS 5200 Survey equipment. Establish hubs for line and grade using level, rod, tapes, and prisms. Assisted in sighting procedures and established control points. Taking linear measurements with steel tape and prisms. Driving and marking stakes for construction and slope staking.

Pierce County Public Works-

Tacoma, Washington

From 6/1998 To 9/1998

Job Title: *Survey Crew Member*

Job Duties: Served as a survey crew member. Used chain, rod, and prisms for County Construction Projects. Marked and set stakes, hubs, and laths

Carson City Application for Appointive/Volunteer Position

Please type or print legibly

Title of Board, Committee or Commission: Planning Commission

Position Applying For (if applicable): Volunteer Board Member

Name: Castro Victor M.
Last First Middle Initial

Home Address: 2189 Southridge Ct Carson City NV 89706
Street City State Zip

Mailing Address (if different): _____
PO Box/Street City State Zip

Occupation/Business: Self employed - consultant

Contact: Work _____ Home _____
Cell 818 824 2999 Email vmciv@comfb.com
Preferred method of contact: either is okay

Are you currently an active registered voter in Carson City*? Yes No
(*Not required for the Convention & Visitors Bureau)

Are you currently a member on any Carson City Board, Committee, or Commission?
 Yes No If yes, please list: _____

Conflict of Interest:
a. Within the past twelve (12) months, have you been employed by Carson City (including as an elected official)? Yes No
b. Do you currently have a contract with Carson City for services and/or goods? Yes No
c. Are you currently on any other Boards, Committees or Commission? Yes No
If yes, please list _____ Term Expiration _____

Criminal Record: Have you been convicted of a felony, domestic violence or a gross misdemeanor involving moral turpitude (conduct contrary to community standards of justice, honesty and good morals)? Yes No

For Office Use Only:
Comments: Voter Registered ✓
RECEIVED
JUN 09 2014
CARSON CITY EXECUTIVE OFFICES

1. Education (note: only complete below if a degree is required for this position)

College, Professional, Vocational or Other Schools Attended	Major Subject	Degree Conferred

2. Briefly describe the qualifications you possess which you feel would be an asset to this

Board/Committee/Commission: Much experience in city of LA as a member of the Neighborhood Council which works directly with LA City Council and all LA City Government departments, understanding of permits, zoning, city infrastructure and the purpose of the community plan.

3. List the community organizations in which you have participated and describe participation:

Vice President STNC
Chair of Design Advisory Committee of the STNC } while in Los Angeles
Vice President Chamber of Commerce of Sunland Tujunga
Member Santa Clarita, City of San Fernando and Sylmar Chamber
member Rotary of Lake View Terrace Sunland Tujunga
Dayton Valley Chamber Board Member Carson High Asst. football coach

4. List your affiliation with professional or technical societies, if required for position:

5. Do you anticipate any potential conflicts of interest? Yes No

If yes, please explain:

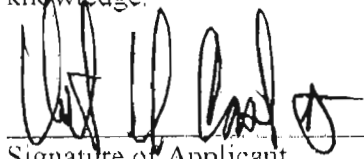
6. Personal/Professional References:

<u>Name</u>	<u>Address</u>	<u>Telephone Number</u>
Mark Chapa (Former LA City Mayors Office Manager)	http://Facebook.com	
Dan McManus (President STNC)		818.355.0063 ^{USCG Veteran}
Blair Roman (Carson High Head Football Coach)		775.544.2999
JoJo Meyers (President Dayton Chamber)		775.230.9007

I understand that my submitted application is considered public information. I understand the Board of Supervisors may require a pre-appointment background check for any position if deemed warranted.

I have read and understand the Carson City's Boards, Committees, and Commissions Policies and Procedures (online at www.carson.org/volunteer).

I hereby declare that all statements given by me on this form are truthful and complete to the best of my knowledge.



 Signature of Applicant

6.6.2014

 Date

Victor M. Castro

 Printed Name

You may attach more information.

Deliver, mail, fax or email signed and completed application to:

Carson City Executive Offices
 201 N. Carson Street Suite 2
 Carson City, NV 89701
 (775) 887-2100 or 283-7125
FAX (775) 887-2286
cceo@carson.org

18.02.010 - Planning commission.

1. Purpose. The purpose of this ordinance is to specify the establishment and authority of the Carson City Planning Commission (hereinafter in Title 18 referred to as "commission").
2. Authority; powers; duties; review by the board.
 - a. The commission is hereby created, pursuant to NRS 278.030.
 - b. The commission shall perform all duties and functions delegated to a County Planning Commission by the terms of NRS 278.010 to 278.630, inclusive, and CCMC Title 2 (Planning Commission).
 - c. The commission shall take action to approve, conditionally approve or deny special use permits, variances, and appeals of administrative decisions. The commission shall hear applications and recommend to the board action on changes to the Master Plan, zoning districts, amendments to Title 18 ordinances, amendments to the Development Standards, and all other appropriate subjects.
 - d. On matters where the commission takes final action, the proponent, any aggrieved party, or member of the board may appeal the decision to the board.
 - e. On matters where the commission makes a recommendation to the board, the board by majority vote may affirm, deny, or return to the recommendation to the commission for further consideration of any proposed recommendations.
3. Membership; terms of office; vacancies; removal; attendance by director.
 - a. There shall be seven (7) members of the commission.
 - b. The terms of the members shall be four (4) years or until a successor takes office and all terms shall expire on June 30th of their respective years.
 - c. Vacancies occurring before the expiration of a commissioner's term shall be filled for the remaining unexpired portion of the term.
 - d. Members may be removed, after a public hearing, by a majority vote of the board for inefficiency, neglect of duty, or malfeasance of office.
 - e. The Planning and Community Development Director (hereinafter in Title 18 referred to as director) or his designee shall be in attendance at all commission meetings.
4. Qualifications.
 - a. The mayor shall appoint, with the approval of the board, the members of the commission.
 - b. The members shall be residents of Carson City and registered voters therein at the time of their appointment and continuously throughout their term.
5. Compensation. All members of the commission shall serve without compensation.
6. Meetings and Records.
 - a. The commission shall hold at least one (1) regular meeting in each month.
 - b. The commission shall adopt by-laws and rules for the transaction of their business and shall keep a record of its decisions and findings. This record shall be a public record.
 - c. Complete records of official actions of the commission shall be kept on file in the office of the planning and community development department.
7. Chairman and Other Officers.
 - a. The commission shall elect yearly its chairman from among the appointed members.
 - b. The commission shall elect yearly other offices as it may determine necessary.

(Ord. 2001-23 § 2 (part), 2001).

PLANNING COMMISSIONS

NRS 278.030 Creation by cities and counties; number of members.

1. The governing body of each city whose population is 25,000 or more and of each county whose population is 40,000 or more shall create by ordinance a planning commission to consist of seven members.

2. Cities whose population is less than 25,000 and counties whose population is less than 40,000 may create by ordinance a planning commission to consist of seven members. If the governing body of any city whose population is less than 25,000 or of any county whose population is less than 40,000 deems the creation of a planning commission unnecessary or inadvisable, the governing body may, in lieu of creating a planning commission as provided in this subsection, perform all the functions and have all of the powers which would otherwise be granted to and be performed by the planning commission.

[Part 3:110:1941; A 1947, 834; 1943 NCL § 5063.02]—(NRS A 1973, 914; 1989, 1917; 2001, 1967)

NRS 278.040 Members: Appointment; qualifications; compensation and expenses; terms; removal; vacancies.

1. The members of the planning commission are appointed by the chief executive officer of the city, or in the case of a county by the chairman of the board of county commissioners, with the approval of the governing body. The members must not be members of the governing body of the city or county. The majority of the members of the county planning commission in any county whose population is 400,000 or more must reside within the unincorporated area of the county.

2. In Carson City, the members of the planning commission established as provided in NRS 278.030 are appointed by the Mayor from the city at large, with the approval of the Board of Supervisors.

3. The governing body may provide for compensation to its planning commission in an amount of not more than \$80 per meeting of the commission, with a total of not more than \$400 per month, and may provide travel expenses and subsistence allowances for the members in the same amounts as are allowed for other officers and employees of the county or city.

4. Except as otherwise provided in this subsection, the term of each member is 4 years, or until his successor takes office. If applicable, the term of each member of a county or city planning commission in any county whose population is 400,000 or more is coterminous with the term of the member of the governing body who recommended his appointment to the appointing authority. If the recommending member resigns his office before the expiration of his term, the corresponding member of the planning commission may continue to serve until the office is next filled by election. If the office of the recommending member becomes vacant before the expiration of the term for any other reason, the corresponding member of the planning commission may continue to serve for the duration of the original term.

5. Except as otherwise provided in this subsection, members of a county or city planning commission may be removed, after public hearing, by a majority vote of the governing body for just cause. In a county whose population is 400,000 or more, members of a county or city planning commission serve at the pleasure of their appointing authority.

6. Vacancies occurring otherwise than through the expiration of term must be filled for the unexpired term.

[Part 3:110:1941; A 1947, 834; 1943 NCL § 5063.02]—(NRS A 1959, 13; 1969, 328; 1971, 1115; 1973, 914; 1979, 529, 1385, 1386; 1983, 1246; 1985, 22; 1989, 1917; 1991, 248; 1995, 198; 2001, 2804; 2003, 1733)