



# STAFF REPORT

**Report To:** Board of Supervisors **Meeting Date:** January 19, 2023

**Staff Contact:** Nancy Paulson, City Manager

**Agenda Title:** For Possible Action: Discussion and possible action regarding the appointment of two members to the Carson City Planning Commission, each for a four-year term ending on January 1, 2027. (Nancy Paulson, npaulson@carson.org)

Staff Summary: Pursuant to NRS 278.030 and 278.040, the Carson City Planning Commission was created by ordinance, codified as Carson City Municipal Code ("CCMC") 18.02.010, and consists of seven members who are appointed by the Mayor with the approval of the Board of Supervisors ("Board"). Currently, there are two vacancies for members who are recommended by Supervisors Giomi and Horton. Supervisor Giomi is recommending Ellen Dechristopher and Supervisor Horton is recommending Vern Krahn for appointment to the Planning Commission.

**Agenda Action:** Formal Action / Motion **Time Requested:** 15 minutes

**Proposed Motion**

I move to appoint Ellen Dechristopher and Vern Krahn to the Planning Commission, each for a four-year term ending on January 1, 2027.

**Board's Strategic Goal**

Efficient Government

**Previous Action**

January 6, 2022 (Item 13B): The Board approved and the Mayor appointed Charles Borders and Teri Green-Preston to the Carson City Planning Commission, each for a four-year term ending on January 1, 2026.

January 7, 2021 (Item 25D): The Board approved and the Mayor appointed Nathaniel Killgore and Sena Loyd to the Planning Commission, each for a four-year term ending on January 1, 2025.

**Background/Issues & Analysis**

NRS 278.040 requires the members of the Planning Commission to be appointed by the Mayor from Carson City at large, with the approval of the Board. CCMC 18.02.010 and the Planning Commission Bylaws establish the same requirement. The City's Boards, Committees, and Commissions Policies and Procedures set forth the following procedural process for member appointments:

"Notwithstanding any other provision of these policies and procedures, each member of the Board of Supervisors shall recommend one person from Carson City at large for consideration and approval, by majority vote, of the Board for appointment by the Mayor to the Planning Commission. Recommendations and appointments must be made during the first meeting of the year in which new or re-elected members of the

Board are sworn in. If the recommendation of a Board member is not approved for appointment by the Mayor, the recommending Board member may make successive recommendations of other persons until approval and appointment.

In accordance with NRS 278.040 and Title 18 of CCMC, the term of each member appointed to the Planning Commission is four years. Vacancies occurring before the expiration of an appointed member's term and vacancies occurring in years between elections for the Board of Supervisors must be filled by the Mayor from the City at large, with the approval of the Board, through the acceptance and consideration of applications submitted by interested applicants in the same manner provided for in these policies and procedures."

**Applicable Statute, Code, Policy, Rule or Regulation**

NRS 278.030 and 278.040; CCMC 18.02.010; Planning Commission Bylaws; and Boards, Committees, and Commissions Policies and Procedures

**Financial Information**

**Is there a fiscal impact?** No

**If yes, account name/number:**

**Is it currently budgeted?**

**Explanation of Fiscal Impact:**

**Alternatives**

Provide alternative direction to staff.

**Attachments:**

[planning\\_commission\\_appointments \(2\).xlsx](#)

[Planning Comm Packet 1-19-23.pdf](#)

**Board Action Taken:**

Motion: _____	1) _____	Aye/Nay
	2) _____	_____
		_____
		_____
		_____

\_\_\_\_\_  
(Vote Recorded By)


Commissioner	Term Expiration Date	Appointing Authority
Nathaniel Killgore	Jan. 2025	Supervisor Ward 2
Sena Loyd	Jan. 2025	Supervisor Ward 4
Charles Borders	Jan. 2026	Mayor (1 yr. after election)
Teri Green-Preston	Jan. 2026	At-large open applications
Paul Esswein	Jan. 2023	Supervisor Ward 1
Jay Wiggins	Jan. 2023	Supervisor Ward 3
Richard Perry	Jan. 2024	At-large open applications



## Board Details

The purpose of Title 18 is to promote the health, safety and general welfare of Carson City's citizens through implementation of Carson City's Master Plan and its elements. It is the intent of the board and the commission that regulatory decisions made pursuant to Title 18 shall promote orderly and appropriate use of land throughout Carson City and be consistent with the goals, policies, objectives and programs of the master plan and its elements.

## Overview

 **Size** 7 Seats

 **Term Length** 4 Years

 **Term Limit** N/A

## Additional

### Meetings

•5:00 p.m. •Meets on the last Wednesday of the month •Community Center, Robert "Bob" Crowell Board Room 851 East William Street

### Powers & Duties

To follow the requirements on the Carson City Charter, Title 17 and Title 18 of the Carson City Municipal Code, and NRS 278. The approval of special use permits and variances; advisory recommendations to the Board of Supervisors on subdivisions, rezoning of property, master plan amendments and street abandonments.

### Additional Information

[PC\\_Bylaws.Amendment.2.15.18.pdf](#)



Carson City, NV

# Planning Commission

## Board Roster



**Charles Borders**

**3rd Term** Jan 06, 2022 - Jan 01, 2026

**Appointing Authority** Mayor Lori Bagwell

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**Paul Esswein**

**2nd Term** Feb 07, 2019 - Jan 01, 2023

**Appointing Authority** Ward 1

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**Theresa "teri" L Green-preston**

**2nd Term** Jan 06, 2022 - Jan 01, 2026

**Appointing Authority** Board of Supervisors  
**Office/Role** Vice Chair

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**Nathaniel D Killgore**

**1st Term** Jan 07, 2021 - Jan 01, 2025

**Appointing Authority** Ward 2

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**Sena M Loyd**

**1st Term** Jan 07, 2021 - Jan 01, 2025

**Appointing Authority** Ward 4

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**Richard M Perry**

**1st Term** Feb 20, 2020 - Jan 01, 2024

**Appointing Authority** Board of Supervisors  
**Position** Citizen at Large

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**Jay Wiggins**

**1st Term** Jan 17, 2019 - Jan 01, 2023

**Appointing Authority** Ward 3  
**Office/Role** Chair

## Profile

Ellen \_\_\_\_\_ M \_\_\_\_\_ Dechristopher \_\_\_\_\_  
First Name Middle Initial Last Name

ellen.huronout@gmail.com \_\_\_\_\_  
Email Address

631 N Division ST \_\_\_\_\_ Suite 201 \_\_\_\_\_  
Street Address Suite or Apt

Carson City \_\_\_\_\_ NV \_\_\_\_\_ 89703 \_\_\_\_\_  
City State Postal Code

Mobile: (775) 232-9455 \_\_\_\_\_  
Primary Phone Alternate Phone

### Which Boards would you like to apply for?

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Planning Commission: Not Submitted

Question applies to multiple boards

### Why would you like to serve on this Board/Committee/Commission?

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I had the pleasure of growing up in Carson City as a child and into young adulthood before leaving the area in 1996 for career advancement. I returned in 2014, after following career opportunities to cities in the Midwest and Eastern states where I had exposure to communities dealing with growth. From Chicagoland's urban sprawl to the landlocked areas of the Northeast, I found it fascinating to learn of each area's unique challenges and available solutions. As a resident, I experienced the planning process, as well as the outcome. As a business professional, I worked with the guidelines and ordinances while supporting dealer development in the premium luxury segment of the motorcycle and auto industries. The variety of these experiences gave me perspective when following development plans and projects in Carson City where I maintained a secondary residence. I've been encouraged and impressed with City Planning's management of the Master Plan, and would enjoy contributing to the process in an advisory role; leveraging my personal and professional experience.

Question applies to multiple boards

### Are you currently a registered voter in Carson City?

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Yes  No

Question applies to multiple boards

### Are you currently a member on any other Carson City Board, Committee or Commission?

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Yes  No

Question applies to multiple boards

### If yes, please list:

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Question applies to multiple boards

**Term expiration:**

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Question applies to Planning Commission

**How long have you lived in Carson City?**

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In total, I have lived in Carson City for 30 years; but not consecutively, I endearingly refer to my two phases of life in this community as “Carson City - The Formative Years” (1972 - 1996) and “Carson City - The Sequel” (2014 to present).

Question applies to Planning Commission, Capital Improvements Advisory Committee

**Describe any experience you have in dealing with Planning or Development?**

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Most recently (2016-17), I worked with Carson City Planning and the Historical Resource Commission (HRC) on a small rebuild project. Formerly an upstairs dental office, the building was converted to a residence on the top floor with office space below. It was a very positive experience. Professionally, my experience with Planning and Development relates to commercial projects; namely dealership and retail satellites for authorized Harley-Davidson Dealers and BMW Centers (dealerships). In my role as Director of Insurance for Harley-Davidson Financial Services Inc (HDFSI), I participated on cross-functional teams supporting H-D Dealer Development in establishing new dealership points and retail satellite locations. Later, as an independent contractor, I assisted an authorized H-D Dealer in opening a new point in Chicagoland. Following a relocation to New Jersey, I was hired as a consultant for BMW North America (BMWNA) to develop performance management indicators for authorized Centers. This led to a full-time position with Center Development where I once again had involvement with Planning and Developing as it related to new points, remodels and expansions.

Question applies to Planning Commission, Capital Improvements Advisory Committee

**In your opinion, describe Carson City's best and worst land development decisions.**

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I view the Downtown Revitalization as our community's lifeline following completion of the 580 bypass, and perhaps even more so following the pandemic. Community has never been more important, and our downtown area with its fresh face and gathering spots has proven to be a destination point for residents and visitors alike. It is the anchor and inspiration for future development. While I cannot point to one “worst” development, I can point to a great concern with the potential for “worst” implications - developing in flood prone areas. The Highlands development in northwest Carson City, now an established neighborhood, serves as a good example. The development meets today's guidelines of quality design and development, but high water table and flooding was an issue. The City has made significant progress in mitigating the drainage issue in the northwest, but it remains critical that lot size and open space in flood prone areas are not compromised in our quest to meet the demands of growth.

Question applies to Planning Commission

**Describe your vision for Carson City in ten years.**

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**Conflict of Interest**

Question applies to multiple boards

**Within the past twelve (12) months, have you been employed by Carson City (including as an elected official)?**

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Yes  No

Question applies to multiple boards

**Do you currently have a contract with Carson City for services/good?**

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Yes  No

Question applies to multiple boards

**If yes, please provide contract details:**

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Question applies to multiple boards

**Have you been convicted of a felony, domestic violence or gross misdemeanor involving moral turpitude (conduct contrary to community standards of justice, honesty and good morals)?**

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Yes  No

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## Education

**College, Professional, Vocational or Other Schools attended:**

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NORTHWESTERN UNIVERSITY, Evanston, IL (2002) STANFORD UNIVERSITY, Stanford, CA (1996)

**Major Subject:**

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Managerial and Marketing Communications Executive Management

**Degree Conferred:**

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NORTHWESTERN UNIVERSITY, Evanston, IL Master of Science in Communications, 2002 STANFORD UNIVERSITY, Stanford, CA Certificate, Executive Management, 1996

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

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Previously described in application.

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

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**List your affiliation with professional or technical societies: \*if required for the position.**

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Upload a Resume

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## Declaration to Accept Terms & Conditions

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.

Ellen M Dechristopher



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

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I have read and understand the Carson City's Boards, Committees and Commissions Policies and Procedures.

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I Agree \*

**Profile**

Vern L. Krahn  
 First Name Middle Initial Last Name

vckrahn@att.net  
 Email Address

4232 Quinn Drive  
 Street Address Suite or Apt

Carson City NV 89701  
 City State Postal Code

Mobile: (775) 690-8365 Home: (775) 884-3445  
 Primary Phone Alternate Phone

**Which Boards would you like to apply for?**

Planning Commission: Submitted

Question applies to multiple boards

**Why would you like to serve on this Board/Committee/Commission?**

One of my life philosophies is to "give back" to others. Carson City and its residents have been very good to me and my family since moving here in May, 1998. Over the years, I have been involved with the following organizations. 1. Carson City's American Youth Soccer Organization (AYSO) 2. Carson City's Little League 3. Carson High School Swim Team 4. Tigersharks Swim Team (Club Team) 5. On, again / Off, again member of the Carson City Republican Party 6. On, again / Off, again member of the Capital City Arts Initiative 7. Hilltop Community Church Since my retirement from the Carson City Parks, Recreation & Open Space Department three years ago, I have "given back" to my former employer; Carson City with the below volunteer efforts. 1. Finance Department - Application Review Working Group (ARWG) member for Community Development Block Grants (CDBG) and Community Support Services Grant (CSSG), 2020 - 2022 2. Clerk/Recorder's Office - Volunteer Election Worker for the 2022 Primary and General Elections, 2022 With an opening on the Planning Commission, I have a unique and personal way to "give back" to my community. I am a Landscape Architect by education and training with 20 years in the private sector, 22 years in the public sector, and 1 year in education . During my +42 years in the profession, I was involved with many aspects of the design, planning, and development process; that included 22 years as the Park Planner for Carson City. As the Park Planner, I was involved with the development and implementation of many of the City's Master Plans. I am familiar with the City's many application processes and Community Development's internal workings. With my professional experience, I can hit the ground running on day one, as a Planning Commission Member. So, in summary --- My objective in retirement is to "give back" to the community by serving on the Planning Commission using my professional skills, talents, experience, and time to make Carson City a better place to live, work, play, and raise a family.

Question applies to multiple boards

**Are you currently a registered voter in Carson City?**

Yes  No

Question applies to multiple boards

**Are you currently a member on any other Carson City Board, Committee or Commission?**

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Yes  No

Question applies to multiple boards

**If yes, please list:**

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Not applicable

Question applies to multiple boards

**Term expiration:**

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Not applicable

Question applies to Planning Commission

**How long have you lived in Carson City?**

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24.5 Years

Question applies to Capital Improvements Advisory Committee, Planning Commission

**Describe any experience you have in dealing with Planning or Development?**

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Since moving to Nevada in 1989, I have been involved professionally with many aspects of design, planning, and development. I am a Landscape Architect by education and training. Over the years, my jobs have required me to design private sector commercial projects and public sector projects, including parks, streetscapes, and downtown redevelopment projects. Another responsibility that came with my jobs were permitting projects through multiple municipality's approval processes. This involved acquiring special use permits and building/engineering permits. Finally, as a Landscape Architect, I was responsible for both construction management and inspections to assure my clients that the projects were installed correctly. In working for Carson City as their Park Planner, I was involved with many the aspects of Master Plan development and implementation. In many of these cases, I was on the consultant selection committee, managed planning consultants, reviewed draft documents, organized the public review process, held public meetings, and spearheaded the approval process for many City Master Plans.

Question applies to Capital Improvements Advisory Committee, Planning Commission

**In your opinion, describe Carson City's best and worst land development decisions.**

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Best land development decisions: 1. Not allowing any residential or commercial development to occur in the Carson River flood plain. A Working with BLM to acquire the Silver Saddle Ranch B. Working with the Open Space Advisory Committee to acquire Buzz's Ranch C. Working with the Open Space Advisory Committee to acquire multiple private lands along the Carson River, especially in the Carson River Canyon 2. Approved Mixed Use/Residential development in the downtown area associated with improvements to Carson Street, Curry Street, and McFadden Plaza Worst land development decision - 1. Approving a residential development between Airport Road and I580; northwest of the City's Corporate Yard 2. Not having an approved corridor management/improvement/aesthetic plan for Highway 50 (East) from the I580 Interchange to the county line.

**Describe your vision for Carson City in ten years.**

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My vision for Carson City in the next ten years is as follows: 1. Continue Carson City's growth management philosophy of "Grow up; NOT Out." 2. Diversify Carson City's housing inventory (various architectural styles/types) and work with developers to provide more affordable housing in the community. 3. Diversity Carson City's employment opportunities by becoming the state's center for entrepreneurs/start up companies. 4. Diversity Carson City's industrial and manufacturing opportunities for smaller companies seeking to relocate from California and other states. 5. Have a thriving and attractive business community along North Carson Street and Highway 50 (East) Corridor. Summary --- I want to live in a multi-generational community that provides high paying/diverse job opportunities for both professional and blue collar workers, a great "Quality of Life" with good parks, trails, and open space, small but strong and unique retail opportunities, amazing schools (public and private), including an expanded WNC, an architecturally amazing "Built environment," and a friendly and welcoming community to live, work, play, and raise a family.

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**Conflict of Interest**

Question applies to multiple boards

**Within the past twelve (12) months, have you been employed by Carson City (including as an elected official)?**

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Yes  No

Question applies to multiple boards

**Do you currently have a contract with Carson City for services/good?**

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Yes  No

Question applies to multiple boards

**If yes, please provide contract details:**

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I was employed by the Carson City Clerk / Recorder's Office as an 2022 volunteer election worker for both the primary and general elections.

Question applies to multiple boards

**Have you been convicted of a felony, domestic violence or gross misdemeanor involving moral turpitude (conduct contrary to community standards of justice, honesty and good morals)?**

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Yes  No

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**Education**

**College, Professional, Vocational or Other Schools attended:**

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1. Bemidji State College, Bemidji, Minnesota 2. University of Idaho, Moscow, Idaho (For additional educational institutions attended, please refer to my attached resume.)

**Major Subject:**

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1. Bemidji State College - General Studies 2. University of Idaho - Landscape Architecture (For additional major subjects or areas of study/emphasis, please refer to my attached resume.)

**Degree Conferred:**

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1. Bemidji State College - Associate of Arts Degree 2. University of Idaho - Bachelor of Landscape Architecture (For additional information on certifications/diplomas received, please refer to my attached resume.)

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

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As Carson City's Park Planner for over 22 years, I would bring the following qualifications and experience to the Planning Commission. 1. I was a member of the City's project management team for the 2006 City Master Plan, Parks and Recreation Master Plan, and Unified Pathways Master Plan. As a result, I have a working knowledge of all these plans, understand the planning "language," and could "hit the ground running" as a new board member. Also, my working knowledge extends to other City master plans because I spearheaded the adoption of the Open Space Master Plan, Arts and Cultural Master Plan, Updated the Single Track Trail and Carson River Aquatic Trail associated with the Unified Pathways Master Plan, and Updated the Carson River Master Plan. . 2. As the City's Park Planner, I had many opportunities to appear before the Planning Commission seeking approval on park/trail projects, and many development projects; like the Multi-purpose Athletic Center. As a result, I understand the City's various application processes, know how to work with Community Development staff in preparing various applications, and can truly appreciate how an applicant feels appearing before the Planning Commission seeking project approval. 3. I understand how City boards, commissions, and committees function to improve the "Quality of Life" for Carson City residents and give the community a voice in policy decisions and on the design of projects. In my 22 years with the City, I was staff liaisons to the following Advisory Boards: A. Parks and Recreation Commission B. Carson River Advisory Committee C. Arts and Cultural Commission D. Shade Tree Council E. Open Space Advisory Committee (the early years before Juan F. Guzman) 4. I was the Parks, Recreation, and Open Space Department's representative to Community Development for Major Project Reviews, Special Use Permits, Parcel Maps, and Project Development Applications. I worked with City Engineering, Fire Department, Building Department, Health Department, and of course, Community Development staff to provide department review comments to the project applicant. As a result, I understand how City staff works with an applicant to condition projects and bring them forward to the Planning Commission. 5. Intangible qualifications; A. Lived in Carson City for 24.5 years - I am a long term resident and want to see this community improve its Quality of Life. B. East side resident - If appointed to the Planning Commission, I would be the only member living on the east side of town. C. All my children graduated from Carson High School - I know what is it like to raise a family in this town and be active in the community. D. Both my wife and I have professional roots in this community and purchased local - We both knew the importance of keeping our sales tax dollars in the community, as we supported our friends that were operating small businesses.

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

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Since coming to Nevada in September 1989, I have been involved with a number of volunteer state and community organizations; both professionally and youth sports organizations. Please refer to my attached resume for the organizations' names and approximate month/year(s) for the time and scope of my volunteer service and accomplishments.

**List your affiliation with professional or technical societies: \*if required for the position.**

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Not applicable. Being retired, there is no need to be a member of any professional or technical societies. I continue to hold my Landscape Architect registration in both Nevada and Idaho and am current with all my continuation education requirements.

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Upload a Resume

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**Declaration to Accept Terms & Conditions**

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

---

**I have read and understand the Carson City's Boards, Committees and Commissions Policies and Procedures.**

---

I Agree \*

# VERN L. KRAHN

vckrahn@att.net  
4232 Quinn Drive, Carson City, Nevada 89701  
(775) 690-8365 (C)

## OBJECTIVE

My objective in retirement is to "give back" to the community by serving on the Planning Commission using my professional skills, talents, experience, and time to make Carson City a better place to live, work, play, and raise a family.

## EDUCATION

- 📅 5/1974 High School Diploma, Stillman Valley High School, Stillman Valley, Illinois
- 📅 5/1976 Associate of Arts Degree, Bemidji State College, Bemidji, MN
- 📅 5/1979 Bachelor of Landscape Architecture, University of Idaho, Moscow, Idaho
- 📅 1992 University of Nevada Cooperative Extension, Reno, NV - Master Gardener
- 📅 2003 Recipient of Second Year Diploma by the National Recreation and Park Association's Objectives International Executive Development School
- 📅 2001/03 - National Recreation and Park Association (NRPA) - National Executive Development School, First / Second Year(s) Curriculum (Diploma)
- 📅 2004/16 - Federal Emergency Management Agency - Certificate of Achievement - Emergency Management Institute, Integrated Emergency Management Course for Carson City, Nevada. With this training, I was assigned to the City's Emergency Operations Center (EOC) Management Team. My team assignment was in logistics, and I was current with all my required subsequent federal training at the end of 2016
- 📅 2005 - University of Nevada / Washoe County Cooperative Extension - Nursery Training
- 📅 2006 - Athletic Business/Colorado Parks and Recreation Association - Recreation Facilities Design and Management School

## EXPERIENCE

### **1/2022 to Present Part-Time Faculty Truckee Meadows Community College / Edison Campus**

475 Edison Way, Reno, NV 89502  
(775) 856-5302

- Instructor - Introduction to Architectural Design - Asynchronous / On-Line Class

### **7/2014 - 11/2019 Senior Park Planner**

### **9/1997 - 6/2014 Park Planner**

### **Carson City Parks, Recreation & Open Space Department**

3303 Butti Way, Building #9, Carson City, NV 89701  
(775) 887-2262

- 
- Landscape Architect
- Project Management / Construction Management
- Project Management Team Member to NDOT's Carson City Freeway (I580) Landscape and Aesthetic Project(s) (All Phases), including revegetation treatments and erosion control
- Park and Trail System Planning
- Planning, development, and implementation of the City's Master Plan, including the Parks and Recreation Master Plan, Unified Pathways Master Plan, and Arts & Culture Master Plan
- Advisory Board(s) Staff Liaison
- Special Projects

- Grant Writer / Grant Administration

**9/1989 - 8/1997 Landscape Architecture Department Manager**

**Cathexes Architecture**

250 Bell Street, Reno, NV 89503

(775) 329-3441

- Landscape Architecture Department Manager
- Landscape Architect/Project Manager
- Business Management Team Member
- Visual Resource Consultant
- Urban Space / Park Designer
- Project Construction Administration / Inspections

**6/1979 - 8/1989 Landscape Architect / Project Manager**

**Environment West / Alpine Landscaping**

7015 North Argonne Road

Spokane, WA 99217

(509) 921-5555

- Landscape Architect
- Construction Manager
- Office Manager / Administration

**CERTIFICATES & LICENSES**

- Registered Landscape Architect - State of Idaho #102 (State of Origin)
- Registered Landscape Architect - State of Nevada #327

**HONORS & AWARDS**

University of Idaho - 1978/79

- Recipient of American Society of Landscape Architects Certificate of Merit Design Award
- Recipient of University of Idaho's Landscape Architecture Outstanding Senior Award

Cathexes Architecture - Landscape Architect / Project Manager

- NRPS - Elmer H. Anderson Parks Excellence Awards
  - Crystal Peak Park (Phase 2), Regional Park Category - 1993
  - Lockheed-MountainGate, Commercial Category - 1994
  - Bartley Ranch Regional Park, State/Regional Park Category - 1996

Carson City Parks, Recreation & Open Space Department

- 1999 - Certificate of Appreciation for the Carson City Regional Transportation Plan by Mayor Masayko
- 2000 - Certificate of Acknowledgement for the Carson River Park Master Plan, Carson River Park - Phase 1, and Stream Bank/Erosion Control Project by the Carson River Advisory Committee
- 2001 - Certificate of Appreciation for the De Boers Outstanding Environmental Plan for the Quality-of-Life Initiative's Open Space Program by the Open Space Advisory Comm.
- 2001 - Certificate of Appreciation for outstanding efforts to preserve and enhance the Carson River by Supervisor Williamson on behalf of the Carson River Advisory Comm.
- 2002 - Reflections Award for design of the Mills Park, Nevada Vietnam Memorial by the Vietnam Veterans of America Carson Area Chapter 388.
- 2004 - Certificate of Appreciation for exceptional service provided to Carson City residents on the Waterfall Fire by Mayor Ray Masayko and Linda Ritter, Carson City Manager.
- 2004 - Certificate of Appreciation for efforts in completing the Emergency Response Plan for the Waterfall Fire by Linda Ritter, Carson City Manager, Robert L. Vaught, Forest Supervisor -



Humboldt-Toiyabe National Forest, and Pete Anderson, State Forester - Nevada Division of Forestry.

- 2004 - "Thank you" letter from Gary Schiff, District Ranger for my professionalism, cooperation, and a can-do attitude with the Waterfall Fire.
- 2005 - Appreciation Award for work on the Clear Creek / Kings Canyon Landscape Analysis by the Carson Ranger District, Humboldt-Toiyabe National Forest
- 2008 - Fly Fisher of the Year by the Carson Fly Fishing Club for the Baily Fishing Pond Project.
- NRPS - Elmer H. Anderson Parks Excellent Awards
  - Carson River Park - 2002
  - Steinheimer Park - 2002
  - Blackwells Pond Park - 2004
  - Fuji Park - 2004
  - Ronald D. Wilson Memorial Park - 2009
  - Carson City Fairgrounds Renovation Project - 2009
  - Baily Fishing Pond - 2011
  - Morgan Mill Road River Access Area - 2011
  - Multi-purpose Athletic Center - 2016

## PROFESSIONAL MEMBERSHIPS

- National Recreation and Park Association (NRPA) - Member, 1991, 1992, and 1998 to 2019
- Nevada Recreation and Park Society (NRPS) - Member, 1991, 1992, and 1998 to 2019

## NEVADA STATE BOARD OF LANDSCAPE ARCHITECTURE

- Board member, Dec. 1993 - 2002, received appointments to three consecutive (3-year terms) to the Nevada State Board of Landscape Architecture by two different governors (Bob Miller - Democrat / Kenny Guinn - Republican).
- Nine years of management experience, budgeting, policy decision making, staff management and enforcement oversight of more than 300 registrants, including disciplinary actions.
- Three years, 2000 - 2002 as Board president with direct supervision authority over the Board's two part-time contract employees.
- Nevada Specific Examination Committee - Chairman, 1994 - 1998
- Board's representative to the Council of Landscape Architectural Registration Boards Regional and National Conferences 1998, 1999

During my nine years on the Board, I was assigned to the following committees:

- Nevada Construction Industry Relations Committee (NCIRC) - It was an "ad-hoc" committee of all State Professional Design and Construction Boards, Building Officials, State Fire Marshal, and State Public Works Board.
  - Committee member, 1994-1997 and 2000-2002
  - Represented the Board in development of the "The Blue Book," 1995 Edition
- Council of Landscape Architectural Registration Boards (CLARB)
  - Landscape Architectural Registration Examination - Grader, December 1996 National Exam.
  - Landscape Architectural Graphic Examination Committee - Member, 1997
- Nevada Department of Transportation (NDOT)
  - Represented the Board on a NDOT advisory committee to develop "Pattern and Palette of Place: A Landscape and Aesthetics Master Plan for the Nevada State Highway System," 2001, 2002.
- Assisted in writing legislation, planned legislative strategy, and lobbied during the 1995 and 1999 Nevada legislative sessions to help achieve successful passage of two major legislative overhauls of the state's Landscape Architect law.

VER  
N L.  
KRA  
HN

## COMMUNITY VOLUNTEER EXPERIENCE

- City of Reno, Recreation and Parks Commission - Member, 1991, 1992
- University of Nevada, Cooperative Extension
  - Master Gardner, 1992, Re-certified 1993 - 1996
  - Volunteer Park Designer for Silver Springs, Nevada (1995) and Dayton, Nevada (1996)
- Nevada Recreation and Parks Society Elmer H. Anderson Parks Excellence Awards - Panel Judge, 1994, 1995
- Carson City American Youth Soccer Organization (AYSO)
  - U6-U8 Team Referee, 1999 - 2009
  - U12 Regional Referee, 1999 - 2009
  - U6-U8 Board Member, 2007 - 2009
- Carson City Little League - Umpire, 2003 - 2005
- Tigersharks Swim Team (Club Team) - Reluctant Timer, 2010 to 2016
- Carson High School Swim Team - Happy Snack Bar Volunteer, 2014 to 2016
- Hilltop Community Church
  - Deacon Board Member, 2015 to Present
  - Project Manager - Sanctuary Remodel (+/- \$100,000 Project), 2020
  - Project Manager - Parking Lot Improvements (+/- \$575,000 Project), 2022
- Carson City - Application Review Working Group (ARWG) member for Community Development Block Grants (CDBG/CDBG-CV) and Community Support Services Grants (CSSG), 2020 - 2022 \*
- Carson City, Clerk/Recorder's Office - 2022 Volunteer Election Worker (Primary & General) \*\*

## REFERENCES

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**CARSON CITY**  
**PLANNING COMMISSION**  
**BY-LAWS**

I. GENERAL POLICIES AND PROCEDURES

A. Planning Commission established.

There is established in the City and County of Carson City a Planning Commission. The Planning Commission is established as set forth in Nevada Revised Statutes §278.040 and Chapter 18.02 of the Carson City Municipal Code.

1. The terms and membership of the commission shall be as established in Carson City Municipal Code §18.02.010.
2. The Commission shall have the authority to establish administrative procedures, operating policies, and other orders necessary to carry out the policy direction and powers vested in the Commission by the Board of Supervisors, State law, and local ordinance (Titles 17 and 18)
3. Commissioners shall inform themselves concerning the laws, policies, and legal precedents related to planning, zoning, and subdivision laws, regulations, plans, and ordinances.
4. Commissioners shall make a diligent effort to attend all meetings, arrive promptly, and be properly prepared to discuss the issues calendared for the meeting.
5. Failure to attend meetings shall be considered justifiable cause for a majority of the Commission to request that the Board of Supervisors remove a Commissioner. Attendance requirements are specified in §II.G of these By-Laws.

B. Ethics of the Commissioners

1. Conflict of interest.
  - a. Commissioners shall comply with State and City regulations related to conflict of interest.
  - b. No Commissioner shall participate in, take action, cast a vote, or lobby other Commissioners in relation to any project or proposal before the Commission that relates to a property, business, or other venture in which the Commissioner has a financial or vested interest.

- c. It shall be the policy of the Commission that the **appearance** of a conflict of interest is as prejudicial in nature for the credibility of the Commission as an actual conflict of interest. Commissioners, on behalf of the good of the Commission and to maintain its public credibility, shall utilize discretion and judgment and should disclose the appearance of conflict.
  - d. In the event of a pending matter for which a Commissioner wishes to be disqualified, the policy of the Commission shall be that if it is an actual conflict of interest as described in §I.B.1.b, the Commissioner shall leave the proscenium and may join the audience or leave the meeting room until the matter has been decided. If the matter is an appearance of conflict of interest, the Commissioner may, using his or her judgment, remain at the proscenium or step down to the floor, and announce **prior** to the opening of the public hearing that he or she will be abstaining from this matter.
2. Discretion. Commissioners shall be discreet in the discussion of pending matters outside of the meeting forum. No commitments or prejudicial comments shall be made prior to a public hearing in advance of any official action.
3. Violations of planning regulations. No commissioner shall intentionally set forth to participate in, be a party to, or cause to take place any land use action which is in violation of the codes over which the Commission is the administrator. These codes include Titles 17 and 18 of the Carson City Municipal Code. Such intentional action shall be grounds for the Commission to request the Board of Supervisors to consider removal of that Commissioner.
4. Public and private life. Commissioners should remember that actions taken in their personal lives also reflect on the public image of the Planning Commission.
5. Representations in public. At public and private functions at which a Commissioner is present as an individual, each Commissioner shall be careful to indicate when he is representing the Commission or acting as a private citizen.
6. Gifts, gratuities. Commissioners shall not accept any gifts from applicants, representatives of applications, or other persons, institutions, associations, or organizations concerned with matters which have either been or are before the Commission. Even a well intentioned, innocent action has the appearance of a conflict of interest.

C. Public meetings and records.

1. Regular meetings of the Commission shall be open to the public and subject to the provisions of the Nevada Open Meeting law. (NRS 241)
2. The Commission may cause to be kept tape recordings of the meetings together with or separate from a minute record of the meetings containing each of the items before the commission and the vote taken on each item.
3. Commission files shall be public documents, and shall be available for review by Commissioners or any member of the public within a reasonable period of time following a request to view such a document.

II. MEETINGS OF THE COMMISSION

A. Regular meetings.

The Commission, pursuant to NRS 278.050(1), may hold its regular meeting on the last Wednesday of each calendar month with the exception that the Commission may decide to hold its monthly meeting in the case of legal holidays during the week prior to the holidays during the months of November and December.

- B. Any meeting may be recessed to a specified date, time and place by a majority of members present.

C. Special meetings.

Special meetings may be scheduled as necessary. The primary purpose of special meetings is to discuss matters related to the Planning Commission and its powers and authorities. Public hearings may be incorporated, provided that any notice requirements of law or ordinance are satisfied. Other special meetings may be held upon call of the Chairman, acting chairman, or upon call signed by not less than three members of the Commission.

D. Annual meeting for election of officers.

1. At its regular meeting in November of each year, the Commission shall, as its first order of business following completion of scheduled public hearings, elect its officers for the coming calendar year.
2. The election of an officer shall be by affirmative vote of not less than four members of the Commission. The Commission shall elect a Chairman and a Vice-Chairman. The Executive Secretary of the Commission shall be the Director of Planning or his designee.

3. The terms of the Chairman and Vice-Chairman shall be one year. The officers may be re-elected to additional terms, if so desired by the Commissioners.
4. In the absence of the Chairman and Vice-Chairman, the quorum present shall appoint a Chairman Pro-tempore by majority vote.

E. Duties of the Chairman.

1. The Chairman shall be responsible for the conduct of all Planning Commission meetings.
2. The Chairman shall confer with the Director of Planning or his designee on the matters scheduled for the agenda.
3. The Chairman may request that items be calendared for a Commission meeting. If other Commissioners wish to calendar an item, such request shall be made to the Chairman.
4. In the absence of the Chairman, these duties shall be assumed by the Vice-Chairman; then chairman pro-tempore.

F. Notice of meetings.

1. Notice of meetings shall be as set forth in Nevada's Open Meeting law, NRS §278 and §241, and Title 18 of the Carson City Municipal Code.
2. Notices of all meetings or the meeting agenda shall be published one time in a newspaper of general circulation in and for the City of Carson City prior to the meeting, and shall be posted at the site of the meeting, the Planning Division office, and three other municipal office locations.
3. Notices of all meetings or the meeting agenda shall be made available or mailed to each Commissioner at least three business days prior to the meeting. In the event of a special or emergency meeting, the notice may be delivered by telephone or personal communication in conformance with the Open Meeting Act.
4. Should Planning Commissioners be invited to other meetings or events the Planning Division staff shall poll the members to determine which Commissioners would like to attend the function. Should a majority of the Commissioners respond affirmatively then staff shall prepare the necessary notice requirements for a quorum of the Planning Commission attending a meeting or function. Should there not be enough time for staff to prepare the proper notice then three (3) or less Planning Commissioners shall be the maximum number that can attend a function. The preference to what Commissioners can attend a meeting or function will be on the basis of who has responded in a timely fashion.

G. Attendance.

1. In any calendar year, Commissioners shall attend a minimum of ninety (90) percent of the scheduled regular Planning Commission meetings, and shall exercise due diligence in attending special meetings, public hearings, workshops, and study sessions. Should an absence be excused by the Chairman of the Commission for reasons of illness, death in the family, or an emergency, this will be recorded as an excused absence and will not reflect on the attendance record.
2. Should a Commissioner miss a meeting for reasons of business or other travel, the Chairman may find that this is an excused absence, and it will not reflect on the attendance record. This discretion of the Chairman is based on the Commissioner's overall attendance record. The decision of the Chairman shall be final.

H. Quorum.

1. A quorum shall be four members of the Commission.
2. To be considered an approved motion, a vote of a simple majority of the Commission present shall be required, unless a two-thirds vote is required for the action. A requirement for a two-thirds vote shall mean that five Commissioners vote aye on the motion.

I. Conduct of the meetings.

1. Commissioners shall attend the meetings in appropriate attire to represent the image and authority of the Planning Commission.
2. Commissioners shall arrive in a timely manner prior to the opening gavel.
3. There shall be no smoking or consumption of alcoholic beverages in the Commission chambers during the Commission meeting.
4. Commission meetings shall not take place without a representative of the Planning Division present.
5. It shall be the policy of the Commission that a representative of the District Attorney should be present for all public hearings.

J. Order of business.

1. Call to order. The Chairman shall gavel the meeting to order at the designated time.
2. The order of business.

- a. Roll call and determination of a quorum. The roll call shall be a call of members by the Recording Secretary to the Commission.
- b. Consideration of the minutes of prior meetings. Review, correction, or approval is to be by majority vote of Commissioners present at the meeting for which the minutes were prepared. Commissioners absent at the meeting are to abstain from voting. Following adjournment of the meeting, the Chairman shall sign the minutes.
- c. Modifications to the agenda. Modifications, except for continued public hearings, may be by direction of the Chairman without a vote of Commissioners. Continued public hearings require a motion, second, and majority vote to approve the new hearing date and time.
- d. Public comment. Public comment shall be limited to a maximum of three minutes per person or ten minutes per topic. The Chairman may direct issues of interest to be calendared for a future Commission meeting. Topics shall be limited to matters related to the Commission's areas of responsibility and authority.
- e. Disclosures. Any member of the Commission that may wish to explain any contact with the public regarding an item on the agenda or business of the Commission.
- f. Public hearings. Each project shall be announced by the Chairman as listed on the Agenda. The order of the project hearing shall be:
  - (1) presentation of the staff report;
  - (2) questions by the Commission of staff;
  - (3) presentation by the applicant or applicant's representative.
  - (4) questions of the Commissioners of the applicant;
  - (5) opening of the public testimony portion of the hearing;
  - (6) comments by members of the public in support or opposition to the proposed project;
  - (7) questions of Commissioners of the public;
  - (8) a rebuttal period with a time limit established by the Chairman;
  - (9) closure of the public hearing;
  - (10) Commission deliberations;



- (11) Commission motion and action;
- (12) announcement of the date for the Board hearing, the requirements for an appeal, and the last date to file an appeal (if required).

g. Consent agenda.

- (1) Pursuant to Resolution No. 1993-R-28 and as a component of the Commission's public hearings, the Commission may establish a section entitled Consent Agenda, which may be placed on the agenda prior to other public hearing items.
- (2) Consent agenda matters may include street and easement dedications and abandonments, review of previously approved special use permit and other matters deemed appropriate by the Commission. Only routine noncontroversial items should be placed on the consent agenda and it must never be used to stifle discussion or comment on any subject.
- (3) Under Consent agenda matters, all recommendations from staff shall be summarily approved "en masse" unless removed from the Consent agenda.

Any member of the Commission or any citizen may request before or during a meeting that one or more items be removed from the Consent agenda for full consideration and a separate action.

- (4) The public notice for a meeting at which a Consent agenda will be used must contain a statement substantially in the form of the following:

All matters listed under the Consent agenda are considered routine and may be acted upon by the Commission with one action and without an extensive hearing. Any member of the Board of Supervisors, Commission or any citizen may request that an item be taken from the Consent agenda, discussed and acted upon separately during this meeting.

3. Adjournment to the Growth Management Commission.

- a. Recess of the Planning Commission.
- b. Call to order and determination of a quorum of the Growth Management Commission.

B. Minutes.

1. The minutes of Planning Commission meetings shall be kept by the Recording Secretary to the Commission.
2. The minutes shall consist of a listing of the item under consideration, including any identifying file numbers, applicable assessor parcel numbers and a brief description of the topic, an indication of the staff report being incorporated into the public record, an indication (name) of persons who spoke in favor and in opposition and their position on the matters. The minutes shall also show the motion of the Commission, the names of Commissioners making the motion and second, and the vote. The record of the vote shall identify Commissioners voting "no" or disqualified from participating in the action.
3. Incorporated into the minutes of the meeting may be a verbatim tape recording which will be retained pursuant to the policies of the City Recorder.
4. The Director of Planning shall maintain a Case Record for each public hearing item before the Commission. A case record shall be in the form and content as determined by the Director, but in any case shall provide an outline of the Commission's hearing on the matter.

C. Copies of minutes.

Copies of minutes shall be provided to Commissioners prior to the meeting in which action is proposed to be considered to approve such minutes.

D. Taped meetings.

All Commission meetings may be tape recorded.

IV. REPORTS AND MEETING PACKETS.

A. Staff reports.

1. The Director of Planning shall cause to be prepared reports of the Planning Staff for each item which a public hearing is scheduled.
2. Each staff report shall be in the form and style as determined by the Director. At a minimum, the report shall recommend to the Commission the necessary legal findings required to consider an action on a project; recommended language for a motion supporting the proposed action and recommended conditions to ensure conformance of the proposed project with City policy and regulations.

3. The Director may present reports either orally or with written background materials for any other topics that are not scheduled as public hearings before the Commission. Such items shall be identified as non-action items on the meeting agenda.
- B. Record of staff reports.
- All staff reports shall be maintained in a master file for the specific Planning Commission meeting and in the applicable project file.
- C. Availability of staff reports.
1. Staff reports are public documents, and are to be made available to the applicant or public at no charge.
- D. Submittal of materials with applications.
1. It shall be the policy of the Planning Commission that its staff is directed not to schedule a matter before the Commission until such time that Staff has determined that all required information has been submitted in a form and manner consistent with the policies of the Commission and the requirements of NRS and the Carson City Municipal Code.
- E. Major revisions to projects occurring between the Planning Commission application submittal date and the date of the Commission hearing.
1. It shall be the policy of the Planning Commission that if a project applicant makes major changes to the scope or content of an application after the submittal date for receipt of application materials and prior to the Planning Commission hearing, the Director of Planning shall request correspondence from the applicant for a continuance of the matter to the following month's meeting to adequately review the nature of the revisions.
    - a. Any changes proposed by the applicant are to be considered "major" should it result in the submitted application to the City a change in design, site plan, or supporting documentation, which requires that the materials be recirculated to reviewing agencies or to be renoticed.
    - b. The Director of Planning shall determine whether the revisions are "major changes to the scope or content of an application" or only the submittal of additional information which satisfies issues or questions raised by a reviewing agency.
  2. In the event that an applicant does not agree to a continuance, the Director shall recommend denial, based on inadequate time to review the submitted materials to determine appropriate findings as required by NRS and the Carson City Municipal Code.

V. SEVERANCE CLAUSE.

In the event of a conflict of any individual policy or portion thereof between this document and State law, County ordinance, or policy of the Board of Supervisors, the preeminent law, ordinance, or policy shall be in force.

The Planning Commission of the Carson City Consolidated Municipality does amend its Policies and Procedures as adopted on July 26, 1988. Revisions approved on action of the Planning Commission on May 30, 1989, April 27, 1993, July 26, 1994, August 29, 1995, December 3, 1997, October 27, 1999, and September 26, 2007.

The policies and procedures of the Carson City Planning Commission supersede all previous rules, regulations, and procedures adopted by the Commission. On a motion by Commissioner Reynolds, with a second by Commissioner Vance, these policies and procedures are adopted this 26<sup>th</sup> day of September, 2007, by a vote of 5 ayes and 0 nays, 2 absent (Mullet and Wendell).

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)