

Village of Jemez Springs
Planning and Zoning Commission
Regular Meeting Minutes
September 20, 2018 6:30 p.m. Village Conference Room

1. Joe Bowen called the meeting to Order at 18:42, September 20, 2018
 - a. Members present: Joe Bowen, Tom Gonzales, Talia Michelle (arrived later), Michael Nealeigh, Sarah Swarttouw
 - b. Guests present: Bob Wilson, Miguel Plana, Gary Gritoko
2. Agenda Approved as presented
3. Previous Meeting's Minutes Accepted with no changes
4. Zoning Issues
 - a. Plana Lot Line Adjustment is approved
 - b. Elliott/Stone Permit house building – no activity at this time
 - c. Lot 26 Lands of McFarland-Mr Pyatt
 - i. May they stay in temp unit (Sprint RV) while building?
 - ii. Is the Sprint RV considered a trailer?
 - iii. Does the 14 days Village Ordinance means 14 consecutive, and then a “rest period” and then be able to start again? Or 14 days total in a year?

ACTION ITEM #1: The P&Z members will consider these questions and will postpone replying to these questions until we have reviewed the Covenants (CCRs) for the area, as well as review our zoning laws. We will address this request again at the next meeting.

5. Public Input – Bob Wilson asking for assistance from the P&Z regarding Ordinance #130 does not clearly define what Air B&B type of lodging activities. This lodging activity seems to fall under #130-15, yet it is unclear. Bob would like us to ...

ACTION ITEM #2 1) determine if any of our current ordinances apply 2) if silent, decided whether this is an activity we want to allow or not (fits within the comprehensive plan) and 3) if yea or nay, what ordinances would we want governing it. Do we want it to be a conditional use or a permissive use?

The Village Council is currently interested in allowing this activity and there needs to be some regulations on it. Some of the issues associated with this type of activity are neighborhood disturbances, housing safety such as fire extinguisher and fire alarms, and fire inspections, other inspections, fees associated with such inspections, complaint resolution, etc.

Also, Bob suggested ...

ACTION ITEM #3 we make sure the new sign for Leyba Land complies with our village ordinances. Record that verification in of our minutes.

6. New Business – none

7. Unfinished Business - a) Sign Proposal – Village Council approved to pay for the sign and to provide options for posting sign (sharing the Stop Sign)
8. Discuss and Review Comprehensive Plan – Postpone until we have fewer tasks to do
9. Meeting adjourned at 20:02.