

Village of Jemez Springs  
Planning and Zoning Commission  
Regular Meeting Minutes  
January 17, 2019 6:30 p.m.  
Josephine Shephard Memorial Building Conference Room

1. Joe Bowen called the meeting to Order at 6:38 p.m. January 17, 2019
  - a. Members present: Joe Bowen, Talia Michelle, Tom Gonzales, Sarah Swarttouw and Michael Nealeigh
  - b. Guests: None
2. Agenda Approved as presented
3. Previous Meeting's Minutes (November 15, 2018) Accepted as presented.
4. Public Input – None
5. New Business
  - a. Pat Lance investigating putting a garage on his property. He would like to know what Planning and Zoning requirements there are. It was decided that we would like see a sketch of the proposed construction with basic dimensions in relation to his property lines and buildings.
  - b. Some discussion about possibility of the Village obtaining some of the surrounding land for public recreational use.
  - c. Some discussion regarding annexation possibilities and pros and cons. It might be a good idea for us to learn more about the ramifications of such an action.
6. Unfinished Business
  - a. The Chair notified the Commission that Henry Vigil has gone to the county for next stage of flood plain approval.
  - b. The Chair notified the Commission that Janet Phillips has withdrawn her request regarding renting a portion of her residence as office space.
  - c. In response to Commissioner Tom Gonzales' question in November about whether the lands east and west up the slopes of Cat and Virgin Mesas are within the Village limits. Bob Wilson, the former Mayor, and the current Mayor, Roger Sweet, said there is a mutual agreement with Sandoval County and the Village that there is a 3 mile extended area of influence beyond the actual Village boundaries. Commissioner Talia thought there might be a state rule supporting this extension of authority, but did not know where that rule is.
  - d. Commissioner Michael Nealeigh provided more information on the matter of temporary rental property. The state controls how and when our municipality applies Lodger's Tax. Currently it says that 2 or less "keys" is exempt from Lodger's Tax. The state is looking to remove that exemption this year, and the Village will then be able to receive financial benefit from vacation rentals. Therefore, it might be a good idea for us to analyze and consider regulations and processes for them to submit to the

Village Council within the next few months. Mike will draft an ordinance for the Commission's review.

7. Zoning Issues - none
8. Meeting adjourned at 7:52 p.m.