

Village of Jemez Springs
Planning and Zoning Commission
Regular Meeting Minutes
February 21, 2019 6:30 p.m.
Josephine Shephard Memorial Building Conference Room

1. Joe Bowen called the meeting to Order at 6:38 p.m. February 21, 2019
 - a. Members present: Joe Bowen, Talia Michelle, Sarah Swarttouw and Michael Nealeigh
 - b. Guests: Roger Sweet, Jon Altheide, Gary Gritsko,
2. Agenda Approved as presented
3. Previous Meeting's Minutes (January 17, 2019) Accepted as presented.
4. Public Input – Roger Sweet mentioned that there is construction occurring on Firecracker Hill off of Canyon Circle, adjoining his property. The neighbor has cut down trees on Sweet's property on the easement across his property. He also requested that we remind applicants of the Night Sky ordinance. The Council agreed.
5. New Business
 - a. Gary Gritsko representing Richard Gruders who wants to build on a sloping lot and do a lot line adjustment in Area 1. The owner is requesting to merge two properties. There are utility easements that will pass through the middle of the merged properties. He will proceed to obtain sign-offs to release some utility easements. Once the easement releases have been obtained, the Commission will review the site plan.
 - b. Dupot/Vigil was on the agenda, but was not present at this meeting.
 - c. Jon Altheide, lot line adjustments that maintained 3 lots, just with different borders. He wants to formally obtain the P&Z approval and file the lot line. He will bring it back when he has the owners' notarized signatures, and his request has been formally included on the agenda.
 - d. Roger Sweet is looking to build an addition to his main residence which is located down near the river. He has obtained Flood Plain approval, but it was not provided to us at this meeting. Once Joe sees it, everything else looks good.
 - e. Tom Mnich wants to build up off of Canyon Circle, but was not present at this meeting.
6. Unfinished Business
 - a. Commissioner Michael Nealeigh provided a draft Article for our Village Ordinances regarding short term rental property. As of 7/1/2019, the Village will be able to charge lodger's tax. Some discussion with the Mayor regarding the pros and cons of vacation rentals. Talia questioned the limitation to 30-day or less occupancy. The Village will be modifying the current ordinance with regard to short-term rentals.
7. Zoning Issues - none
8. Meeting adjourned at 7:46 p.m.