

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

1. Joe Bowen called the meeting to Order at 6:30 p.m. March 21, 2019
 - a. Members present: Joe Bowen, Talia Michelle, Tom Gonzales, and Michael Nealeigh
 - b. Guests: Roger Sweet, Jon Altheide, Gary Gritsko, Tom Mnich, Randy Peterson, Debi Peterson
2. Agenda Approved as presented
3. Previous Meeting's Minutes (March 21, 2019) Accepted as presented.
4. Public Input – none
5. New Business
 - a. Gary Gritsko representing Jon Altheide, Canon Del Rio Bed & Breakfast owner for a lot line adjustment. They were asking for 2 non-compliance certificates for two of the 3 new property boundaries. It was suggested that he might consider changing one of the lot lines so that only one non-compliance would be needed on the property that has a pool house that would then be only 8' from the lot line.
 - b. Gary Gritsko representing Richard Gruders who wants to build on a sloping lot and do a lot line adjustment in Area 1. The owner will want to merge two properties. There are utility easements which will be passing right through the middle of the merged properties. He applied with the county, and has received sign-off releasing the easement from WindStream, and will be getting Jemez Mountain Electric Coop signature for release of easement tomorrow. Joe Bowen asked for and received the Board's approval to sign off on the lot line adjustment with the understanding that the final easement signed off form will be sent to us.
 - c. Tom Mnich wants to build up above Mooney Blvd just south of the north bridge, with access to the property from Canon Circle, utilizing an access easement through Roger Sweet's and the Paracletes' properties. So he is needing the flood plain approval before we can sign off. The placement of the house meets the lot line boundary setbacks, and is on a piece of the land that has some steep slopes. Several Board members will walk the property tomorrow to verify the build site.
 - d. Chris Tolleson wants to build a 30'x40' workshop. Joe Bowen had him submit a plat with the proposed dwelling in to the Flood Plain Administrator.
6. Unfinished Business
 - a. Commissioner Michael Nealeigh reviewed a draft of the amendment to Article V of the Village Ordinances regarding short term rental property. Senate Bill 106 recently passed allowing us to collect Lodgers' Tax.

Effective date of the Village's rights to begin collecting the tax is not yet clear. The Board suggested some modifications to the draft, and then approved it to be submitted to the Village Council.

7. Zoning Issues - none
8. Meeting adjourned at 8:36 p.m.