

Village of Jemez Springs
Planning and Zoning Commission
Regular Meeting Minutes
March 18, 2021 6:30 p.m.
Shephard Memorial Conference Room

1. Mike Nealeigh called the meeting to Order at 6:45p.m. on March 18, 2021
 - a. Members present: Michael Nealeigh (C), Talia Michelle (Sec), Sarah Swarttouw (VC), and Tom Gonzales
 - b. Members absent: none
 - c. Guests: Jeff Bold
2. Introduction of Guests
3. Agenda accepted as presented
4. Minutes of Previous Meeting (February 18, 2021) accepted.
5. Public Input
 - a. Jemez Springs resident Colleen Melloy called Commissioner Mike Nealeigh prior to our regularly scheduled meeting requesting that the Commission consider whether Jemez Springs should have an ordinance regulating fences. Sarah Swarttouw absented herself from the room during this discussion. The remaining members of the Commission discussed the matter and unanimously agreed that regulations on fencing were not warranted based on the current level of community concern and the Commission's reluctance to expand its regulatory jurisdiction.
 - b. Jeff Bold described how difficult it was for him to discover how to get on the P& Z agenda. The Commission agreed that the Village Office being closed to the public made the process more difficult and committed to expanding access to P&Z processes through the Village website. Jeff spoke briefly on his intention to make structural changes to the old fire station currently housing the 2nd Alarm Brewery should he receive permission to proceed with the project from the property owner (Village of Jemez Springs). He was advised to fill out a Floodplain Development Permit form and submit it with the required drawings and fee to the Village Clerk.
6. Unfinished Business
 - a. The Chair updated the Commission on the Trustee's approval of a request by Ralph Garcia for use of property at 16081 Hwy 4. Mr. Garcia signed a letter stating the terms of a conditional use permit and 2 variances which had been granted by the Village Trustees and signed by the Mayor.
 - b. The Chair also updated the Commission on the status of CommNet's request to replace its current tower located at 17816 Hwy 4 with a tower of the same height and functionality. CommNet has been advised that this request shall not be processed by the P & Z Commission until their failure to comply with NIER reports and recertification requirements are resolved. No action was taken.
 - c. A motion to approve the Building Permit Checklist form with a few minor modifications was made, seconded and passed.
7. New Business
 - a. Robert Sandoval requested approval to subdivide his property on the north side of the Village into two plats. The Commission approved his request pending the submission of a signed and notarized survey and the payment of required fees.
 - b. Jemez Valley Ventures, LLC (Mike and Jeannene Nealeigh) requested a Conditional Use Permit for Short Term Occupancy Rental for property at 15869 Hwy 4. The Commission reviewed and approved the request.
8. Planning Updates
 - a. Locating the municipal center at the Civic Park (Leyba Land) is moving forward utilizing \$100,000 made available from the state of New Mexico to secure a site master plan that would coordinate the

possible movement of all municipal functions in four phases (1. Municipal office & conference room, 2. Police Department, 3. Library, 4. Maintenance Facilities).

b. The USFS is in process of procuring the Paraclete steep-slope property within the Village limits

c. The Jemez River Walk project is moving forward with funding from the state (\$100,000). The Village has secured the services of a landscape architect to develop concept drawings.

9. Meeting adjourned at 7:54 p.m.