

Village of Jemez Springs Planning and Zoning Commission
Regular Meeting Minutes
May 18, 2023 at 6:30 p.m.
Josephine Shephard Memorial Building Conference Room

1. Mike Nealeigh called the meeting to Order at 18:31.
 - a. Members present: Mike Nealeigh (Chair), Talia Michelle (Sec), Susanna Cooper and Betsy Daub
 - b. Members absent: None
 - c. Guests: Rob Eaton, Lana Kelsey, Janet Phillips
2. Introduction of Guests
3. Agenda was approved as presented.
4. Previous Meeting's Minutes (Apr 20, 2023) were approved as submitted.
5. Public Input – Inspection of Public Records Act & Open Meetings Act Training offer.
6. Old Business – none.
7. New Business
 - a. The request by Janet Phillips for a conditional use permit for a Short Term Occupancy Rental for property located at 43 Canyon Circle was approved since no negative responses were received from the Notices to Neighbors mailed on May 8, 2023, and no opposition was presented at this open hearing.
 - b. The request by Our Lady of the Assumption Catholic Church for Building Permit for property located at 17402 Hwy 4 was approved. Discussion regarding the determination of the addition of a rectory as a 130-20D(1) Mixed Use property or a 130-20D(3) Accessory Dwelling Unit resulted in the consensus that a rectory is an integral part of a religious institution and therefore does not fall into the Mixed Use nor the ADU category. Discussion regarding compliance with the parking requirement of 130-27D(5) is satisfied by the Church's adjacent Madonna Hall parking. Fines as a consequence of engaging in construction without the Village Permit are waived. Motion to allow construction on only the wheelchair ramp to proceed immediately before compliance with the floodplain review was approved.
 - c. Comprehensive Zoning Ordinance enforcement strategy was discussed based on the power given to the P&Z in 130-35 and 1-22. As an adjunct to enforcement, it was decided to create a procedure and form to send to CID for requests for projects that are not covered by our current permitting requirements.
8. Ordinance Review – POSTPONED
9. Village Projects/Issues Update
 - a. The Municipal office construction at the Leyba Land park perimeter foundation and site work bids came in more than twice the amount we have available.
 - b. Status of Jemez River Walk project – No Change.
 - c. No Change on Dark Sky work. Mayor will be meeting with light fixture contractor to inventory our needs regarding light replacements for Dark Sky compliance.
 - d. No change on the Appeal of Trust Land designation of land within Village limits since it was remanded back to the SW District of the BIA court.
10. Meeting adjourned at 20:42