

**COUNCIL OF THE VILLAGE OF BOSQUE FARMS, NM
MINUTES OF THE SPECIAL MEETING/WORKSHOP WITH
THE PLANNING & ZONING COMMISSION
MAY 29, 2014**

1. CALL TO ORDER

Mayor Robert G. Knowlton called the meeting to order at 6:00 P.M.

2. ROLL CALL

Present were Mayor Robert Knowlton, Councilors Wayne Ake, Bill Kennedy and Russ Walkup, Clerk/Administrator Gayle Jones, P & Z Officer Loretta Hatch, P & Z Commission Chair Sharon Eastman, Commissioners Karen McAda, Carl Hulsey, John Craig and Robert Morgan. Councilor Dolly Wallace arrived at 6:03 p.m. Attorney David Chavez arrived at 6:42 p.m.

3. REVIEW/DISCUSSION OF THE 10-1 ZONING ORDINANCE

There was discussion about a situation where a resident was renting a bungalow or casita on a nightly basis. The rental was advertised on a website.

Mayor Knowlton asked P&Z Officer Hatch her opinion. Ms. Hatch stated that she gets a lot of plans for a second dwelling that includes a kitchen. She tells them that she can't approve the plans with an additional kitchen and the resident comes back later with plans that do not include a kitchen.

Ms. Hatch stated that our ordinance reads that any combination of appliances constitutes a kitchen. How can this be regulated?

There was discussion on bed and breakfast facilities and also on multi-family dwellings.

Commissioner Eastman pointed out that there is a definition for Accessory Living Quarters in Ordinance 10-1.

Councilor Ake asked what would happen if the Village allowed a mother-in-law quarters and the other set of parents needed a place to live.

The question was also raised about what would be done to the mother-in-law quarters after the parents were gone? Would they have to tear it down, or should the Village allow rentals?

Councilor Wallace suggested having the resident sign a paper that states when the parent is no longer living; they agree not to rent it.

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Commissioner McAda suggested allowing casita vacation rentals and use the same regulations as a bed and breakfast facility, assess a lodger's tax and only allow up to a 14 day rental.

There was discussion on how the Village could stop residents from building a building just to rent.

Bosque Farms resident Cyndy McCrossen stated that the Village needs to open up our community to outsiders. She suggested limiting the number of rentals per neighborhood and asked if the Village could assess a fee for licensing of these types of rentals.

The discussion went back to the definition of a kitchen and redefining it. Ms. Hatch will look at definitions of 'conventional dwelling units'.

There was discussion about not allowing permanent rentals. Ms. Hatch will research short-term vacation rental ordinances.

Councilor Walkup stated that he would like to have another joint workshop.

Commissioner McAda suggested planning and zoning formulate something to bring back to the joint workshop.

4. REVIEW/DISCUSSION OF A NOISE ORDINANCE

Mayor Knowlton discussed the sample ordinances submitted from Portland, Oregon and Aztec, New Mexico.

There was discussion of noise levels and adding tighter restrictions to the existing noise ordinance in 7-1-6. It was noted that the Bosque Farms Police Department would be enforcing this ordinance.

It was also noted that the Village needs to keep farm equipment noise in mind. There is a new state law that allows farm equipment to be used at any time effective 7/1/14.

5. REVIEW/DISCUSSION OF THE INTERNATIONAL PROPERTY MAINTENANCE CODE

P & Z Officer Hatch stated that she was introduced to this at a recent workshop in Farmington. She stated that this code was very specific and stringent. She stated that she thought this would be a good tool to deal with nuisance properties.

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Councilor Wallace stated that when the property maintenance ordinance was written, the IPMC was used and she had encouraged the Village at that time to become members of the IPMC Association.

The P & Z Officer and the P & Z Commission would go through IPMC to see if there were things that needed to be added to the property maintenance ordinance.

6. ADJOURNMENT

Mayor Knowlton adjourned the meeting at 8:00 p.m.

PASSED, APPROVED AND ADOPTED THIS 17TH DAY OF JULY 2014

Robert G. Knowlton, Mayor

(SEAL)

ATTEST:

Gayle A. Jones, Clerk/Administrator