

Village of Jemez Springs
Planning and Zoning Commission
Regular Meeting Minutes
November 29, 2021 following 6:30 p.m. Public Hearing
Library Conference Room

1. Mike Nealeigh called the meeting to Order at 20:21 November 29, 2021, following the Public Hearing.
 - a. Members present: Michael Nealeigh (Chair), Talia Michelle (Sec), Sarah Swarttouw, and Tom Gonzales
 - b. Members absent: None
 - c. Guests: Alexis Leidigh, Cynthia Van De Mark, Robert A. Naumann, Michael Hayden, Mayor Roger Sweet, and other members of the public
2. Introduction of Guests
3. Agenda approved.
4. Previous Meeting's Minutes (October 21, 2021) approved with correction to Members present/absent
5. Public Input – STOR Application complaint
6. Old Business
 - a. Commnet Wireless Telecommunications Facility conditional use permit application
 - i. Limit of local jurisdiction explained, basically that Federal laws do not allow municipalities to deny replacement.
 - ii. Motion to approve the Conditional Use Permit following the written recommendations provided by the Village Consultant Bob Naumann and attached hereto, in addition to the annual on-site NIER report and the 5yr recertification, and subject to the FAA height approval.
 - iii. The flush mount "natina" finish monopole Tower style has been selected.
 - b. Commission engaged in more discussion regarding time limit clause in the draft of the RV Park Ordinance. Commission decided to get more information from other RV Parks before taking action on the draft.
7. New Business – Chairman prepared a chart of people living within 100' of STORs in the Village and will be sending a letter to them according to the ordinance requirements.
8. Planning Issues
 - a. No updated on Leyba Land park as site for municipal offices.
 - b. No Jemez River Walk project update.
 - c. No update on conversion of vault toilets next to current municipal offices
 - d. No Dark Sky Ordinance is waiting for funding from state.
9. Meeting adjourned at 20:55

CENTER FOR MUNICIPAL SOLUTIONS
Phone 402-850-3424 yhc-inc@outlook.com

November 29, 2021

Village Of Jemez Springs
Planning and Zoning Commission
Attn: Mr. Mike Nealeigh,
Chair Planning and Zoning Commission
PO Box 87
Jemez Springs, NM 87025

RE: Application Approval Conditions
Proposed Site: **Jemez Springs NM ATT 17816 Hwy 4**

Dear Mike:

We have reviewed all of the materials submitted by the applicant for the above referenced application and we find them to be complete as required by Jemez Springs Zoning Ordinance. In our opinion this application is ready for review and approval / denial by the Village of Jemez Springs.

Should the Planning Commission elect to approve the application it should include the following conditions of approval:

- 123-7.F.10 - Village shall specify the type, location & design of tower & antennas approved and approval of relief for the reduced number of carriers to two and the emergency services antennas.
- 123-7.H - Certified structural analysis to be provided as specified using TIA 222 G. This information shall be provided prior to the issuance of Building Permit and prior to the start of construction. Structural analysis and detailed calculations shall include tower, foundation (using actual geotechnical information), and antenna mount calculations.
- 123-7.J - Applicant shall provide final approved Historical / Environmental Assessment Certification prior to the commencement of construction.
- 123-7.Q - Site Parking / Emergency Turnaround: Applicant has provided written authorization of use of landowner property if needed for emergency access / turnaround and this authorization is documented as a condition of approval for this application.

Mike, should there be any questions don't hesitate to let me know. If you should have any questions please call me at (402) 850-3424.

Sincerely,

Robert A. Naumann

YHC Inc./ Midwest Representative for CMS

Cc: Dick Cami, CMS (via email)