

Village of Jemez Springs Planning and Zoning Commission  
Regular Meeting Minutes  
August 17, 2023 at 6:30 p.m.  
Josephine Shephard Memorial Building Conference Room

1. Mike Nealeigh called the meeting to Order at 18:30.
  - a. Members present: Mike Nealeigh (Chair), Talia Michelle (Sec), Susanna Cooper, Sean Cridland, Betsy Daub, Rose Fenton
  - b. Members absent: None
  - c. Guests: Fred Simmank, Colleen Melloy
2. Introduction of new Commissioner Sean Cridland
3. Introduction of Guests
4. Agenda was approved as presented.
5. Previous Meeting's Minutes (July 20, 2023) were approved as submitted and the Special Meeting Minutes from July 31, 2023 were approved as corrected.
6. Public Input – Discussion regarding Village Council meetings. Commission concluded that a P&Z Commissioner will attend the regular Village Council meetings and the most recent meeting's minutes will be delivered to the Village Clerk to be included in the Council's meeting documents. The Commission decided that adding a standing item to the agenda of "Commissioners' Reports" will be a good method to determine the Commissioner to attend the meeting. Betsy volunteered to attend the Sept 2023 Village Council Meeting.
7. New Business
  - a. Request by Frank Schmitzer for a Conditional Use Permit for a Short-term Occupancy Rental (STOR) for property at 16 Sierra Court was approved unanimously. Discussion ensued regarding the P&Z consider limiting STORs. The Commission decided no action needed after considering various points and data.
  - b. Request by Colleen Melloy of 15787 Highway 4 asking the Commission to consider recommending an ordinance governing fencing in the Village. The Commission decided it will consider ordinances for fences and setbacks for structures, such as fences, as it reviews ordinances.
8. Old Business
  - a. Commnet application to upgrade/add equipment on existing tower has no activity.
  - b. Website updates include revised applications and maps added. Discussion regarding P&Z emails and document repository.
    - i. Properties in existence before the minimum lot size of 1 acre requirement in 130-19B(1) Rural Development District's (RDD) came about are exempted in 130-29F-Nonconforming Lot Size.
9. Ordinance Review
  - a. Review of Chapter 130 through, but no further than, 130-29
    - i. Building Height Determination supplement – Mike estimated the examples of tall buildings in the area for a frame of reference (Abousleman, Bowen, Bergmann) to be no more than 24 feet. Talia restated her latest thought of doing up to 8 height measurements (4 corners and 4 mid-point to determine average height when on a slope.
    - ii. Review of 2018 State Statute Title 14, Chapter 7, Part 3.28-Appendix Q Tiny Houses – 400ft or less, without axels and on a permanent foundation and construction approved by CID. If still on an axel, it is classified as an RV.
10. Village Projects/Issues Update
  - a. The Municipal office construction at the Leyba Land park perimeter foundation and site work has been contracted and is waiting for drawings.

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- b. Status of Jemez River Walk project – 2<sup>nd</sup> part of Phase 1, stone circle gathering place, is still pending.
- c. No Change on Dark Sky work.
- d. The SW Regional Office of the BIA upheld the Trust Land designation of land within Village limits.

11. Meeting adjourned at 20:49