

Village of Jemez Springs Planning and Zoning Commission
Regular Meeting Minutes
January 18, 2024 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), Betsy Daub (ViceChair), Talia Michelle (Sec), Susanna Cooper, Sean Cridland, Rose Fenton
 - b. Members absent:
 - c. Guests: Fred Simmank, Lana Kelsey , Misty Stacy, Kacee Ramirez
2. Introduction of Guests
3. Agenda approved with the revision of swapping 6a and 6b.
4. Previous Meeting's Minutes from December 21, 2023 approved with correction to address in 6b.
5. Public Input - none
6. New Business
 - a. The Variance for subdividing the Neighborhood Residential District property at 630 Mooney Blvd was denied. The reasons supporting the decision were:
 - i. The current lot size of 0.21ac is already below the minimum required lot size of 0.25ac for the district.
 - ii. The intent of this district is to "preserve the" current small lot sizes "without compromising" its "rural residential culture". Allowing subdivisions below the 0.25 is contrary to that intent.
The Lot Line adjustment application for 630 Mooney Blvd was dismissed since the Variance required to allow the adjustment was denied, and the filing fees for the Lot Line Adjustment will be refunded.
 - b. The Variance for allowing a Lot Line adjustment by Servants of the Paracletes at 18191 Highway 4 and contiguous properties which will result in the 0.85acre property decreasing in size to approximately 0.48acre was approved CONTINGENT upon (1) acquiring an appropriate legal agreement attached to the property specifying adequate access to parking on north and/or south side of property along with the duration of the agreement and parking lot maintenance responsibilities specified and (2) minimum 10' setbacks of structures from all lot lines are met.
 - c. No discussion on possible land use for the property at 74 Armenta Road due to no-show of requestors.
7. Old Business
 - a. Commnet application to upgrade/add equipment on existing tower has no activity.
8. Commission Business
 - a. Chair Report:
 - i. Inquiries by residents: Pat Lance house directly south of the Post Office may be requesting to build a garage on the north side of his home.
 - ii. Observations of the Jan 17, 2024 Village Trustee Meeting reported.
 - iii. Update on Village Projects – no changes other than the that there was a Response given from the BIA on the Trust Land designation case to which the Village has until January 30, 2024 to respond.
 - b. Commissioner Reports - none
 - c. Fred reported that transitions to new services are still in process.
 - d. Betsy will attend the February 21st meeting of Village Trustees as the P&Z Representative.

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9. Ordinance Review
 - a. Chapter 130 through, but no further than, 130-29. Postponed.
 - b. Decided that submitting for approval to the Village Council revisions of smaller sections of the ordinance would be a good idea rather than trying to complete everything before submitting anything. Talia will provide a summary of suggestions accumulated so far for further review at the next meeting.
 - c. Discussed adding language to 130-23 The Steep Slope Overlay District to address “viewscales” and “viewsheds”.
10. Meeting adjourned at 20:15