

Village of Jemez Springs Planning and Zoning Commission
Regular Meeting Minutes
March 21, 2024 at 6:30 p.m.
Josephine Shephard Memorial Building Conference Room

1. Mike Nealeigh called the meeting to Order at 18:34.
 - a. Members present: Mike Nealeigh (Chair), Betsy Daub (ViceChair), Talia Michelle (Sec), Susanna Cooper, Sean Cridland & Fred Simmank
 - b. Members absent: Rose Fenton
 - c. Guests: Paul Rael
2. Introduction of Guests
3. Agenda approved with moving item 8a to just before 10.
4. Previous Meeting's Minutes from February 15, 2024 approved as submitted.
5. Public Input - none
6. New Business
 - a. The request by the Servants of the Paraclete for a Variance for setback between buildings, and at south parking lot next to bell tower for property at 18161 Highway 4—Rural Development District: Motion to deny the Variance request seconded. This Motion is tabled. No action taken.
 - b. Request by Judy Boyd for a Variance for rear setback for porch installation for property at 49 Lucero—Village Center District. Motion to approve this Variance granted. The elements of Ordinances 130-33G and 130-33H were considered with the following results:
 - i. 130-33G1 The variation of this chapter will not be contrary to the public interest – The Commission finds no conflict.
 - ii. 130-33G2 The variation will not adversely affect adjacent property owners or residents - 2 neighbors were notified, both agreed with request. The Commission finds no conflict.
 - iii. 130-33G3 The conditions are unique to the property – This property has a park behind the property where the only setback for this Village Center District property exists which can accommodate access around the property. The Commission finds no conflict.
 - iv. 130-33G4 The variance is authorized only for lot controls and not for use of the premises – This request is for setback, not use. The Commission finds no conflict.
 - v. 130-33H1 Accessibility to property and proposed structures there on, with particular reference to automobile and pedestrian safety, traffic control, all streets/roads, and emergency access in case of fire, flood or catastrophe - The Commission finds no conflict.
 - vi. 130-33H2 Off-street parking and loading areas, where required, with particular attention to refuse and service areas - The Commission finds no conflict.
 - vii. 130-33H3 Show all locations on site for water, septic, sewer, and liquid waste facilities, with reference to soil limitations, locations, and public health - The Commission finds no conflict.
 - viii. 130-33H4 The economic, noise, glare, or odor effects of the proposed use on adjoining properties - The Commission finds no conflict.
 - ix. 130-33H5 On-site drainage and stormwater runoff - The Commission finds no conflict.
 - x. 130-33H6 General capability compatibility with adjacent properties and other properties in the vicinity - The Commission finds no conflict.
 - xi. 130-33H7 The overall health and safety of the community - The Commission finds no conflict.
 - xii. 130-33H8 The goals and objectives of the Comprehensive Plan - The Commission finds no conflict.

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7. Old Business
 - a. Request for Building Permit by Robert Sandoval for property at 49 Sandoval Road, currently waiting on Floodplain Review and Determination by floodplain administrator. No action yet. Sandoval County has not yet responded.
 - b. At this time, pass on considering any action on draft MOU from National Park Service regarding parking access for property at 18161 Highway 4—a condition of variance approval on lot size.
 - c. Request by Commnet for a wireless telecommunications facility colocation conditional use permit for property at 17816 Highway 4 was approved. The Consultant recommendation was to approve it as all conditions have been met. This change of use will not change the permanent structure in any way. It will only change the elements attached to the structure.
 - d. Discussion Only—street blockage on Lucero Road

8. Commission Business
 - a. Chair Report:
 - i. Inquiries by residents: Susan Pate cover structure collapse due to snow.
 - ii. Update on Village Projects – 1. Village offices relocation to Leyba Land on hold for Village finance cleanup. 2. The proposed Paraclete donation of the chapel is still in process pending lot line adjustment approval. 3. The Village does not have the cashflow to pay for the Dark Sky surveyor of the lighting needs at this time. 4. No Change on the River Walk. 5. No response was given to the Appeal reply on the BIA on the Trust Land designation case, so now it is now waiting for a docket time for the decision to be made.
 - b. Commissioner Reports –
 - i. Village Trustee Meeting 2024.02.21 – nothing of note to report
 - ii. Village Trustee Meeting 2024.03.20 – some headway is being made with the financial situation
 - c. Technology Update
 - i. Website
 - ii. User training – Fred will send out possible dates to Commissioners
 - d. Betsy & Talia will attend the April meeting of Village Trustees as the P&Z Representative.

9. Ordinance Review
 - a. Action: Commissioners will review Chapter 130 through 130-17 and be ready to provide any modifications they deem worthwhile.

10. Commission Officers
 - i. Resignation of current Chair Michael Nealeigh
 - ii. Election of Betsy Daub to Chair and Sean Cridland to Vice Chair.

11. Meeting adjourned at 20:28