

Village of Jemez Springs Planning and Zoning Commission
Regular Meeting Minutes
January 23, 2025 at 6:30 p.m.
Josephine Shephard Memorial Building Conference Room

1. Betsy Daub called the meeting to Order at 18:30.
 - a. Members present: Betsy Daub (Chair), Sean Cridland (ViceChair), Talia Michelle (Sec), Susanna Cooper, Cliff Elliott, & Fred Simmank
 - b. Members absent:
 - c. Guests:
2. Introduction of Guests
3. Agenda approved.
4. Previous Regular Meeting's Minutes from December 12, 2024 approved as submitted.
5. Previous Special Meeting's Minutes from January 9, 2025 approved as submitted.
6. Public Input – none
7. New Business – none
8. Old Business
 - a. The Recommended Code Change to 130-28 submitted to the Village Council on January 21, 2025 will go through the Ordinance change process, which includes a 2 week public notice and public hearing. There was one addition to the language we proposed in the 130-28 for Tiny Houses, as follows:

“A. Permit required. As provided by the laws of the state, no building over 200sf, Tiny House, or other structure within the Village shall be erected, moved, added to, or structurally altered without first obtaining a separate building permit from the state for each such building or structure whenever the State, County, Village, or floodplain development codes require a permit for such action.”

Since Tiny Houses are not yet defined in the Village Code, the Commission approved that new language regarding Tiny Houses in 130-5 Definitions be submitted to the Mayor for going through the Ordinance change process at the same time as the changes that were submitted for 130-28. The proposed language addition to 130-5 is:

“Tiny House (aka Tiny Home): A dwelling that is 400 square feet (37m²) or less in floor area excluding lofts and does not include recreational vehicles. Tiny houses constructed on a chassis with permanent axle shall be considered recreational vehicles and shall meet codes for and be licensed as recreational vehicles so long as the axle remains in place. If axles are removed and the unit placed on supports (foundation) the unit must comply with code requirements for tiny houses placed on a permanent foundation.”
9. Commission Business
 - a. Chair Report:
 - i. Inquiries by residents – None.
 - ii. Update on Village Projects – The new village facilities at the Community Park has had more work done to it. Also, the Village is now re-evaluating whether moving to those new facilities is truly the best thing to do. Part of this evaluation will be to see if there is a need and desire for the commercial space that was planned on becoming available at the current Village location if the Village offices move to the Community Park.
 - iii. Other updates – none

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- b. Commissioner Reports –
 - i. Susanna & Betsy reported on the Village Council Jan 21st meeting.
 - ii. The Cell Tower has submitted a Conditional Use Permit and paid the required fees. Bob Nauman has been notified and is working on this request. Betsy will send out letters to required neighbors notifying them of the Conditional Use Application and the process to respond. We will hold a public hearing for the application at the next Regular meeting or when required.
 - c. Technology Update – Village website, email, and other applications are experiencing problems that seem to be caused by Starlink. Since the Village emails seem to be suffering in various ways, the PZ Commissioners may be using personal emails until resolved. Fred will get with Cliff to get him set up with an email. Other website changes are in the planning and development phase.
 - d. Betsy will attend the February 18th meeting of Village Trustees as the P&Z Representative.
10. Village Code Review – Reviewed 130-14. The Commission will return to 130-14 for more consideration at the February 6, 2025 at 18:30 Special Meeting, as well as reviewing Chapters 130-12 through 130-18.
11. Meeting adjourned at 19:51