

Village of Jemez Springs Planning and Zoning Commission
Regular Meeting Minutes
July 22, 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: Myra Maher, Olympia Fletcher, Ian Cook , Lily Cook
2. Introduction of Guests
3. Agenda certified as posted according to NM Open Meetings Act.
4. Previous Regular Meeting's Minutes from June 26, 2025 approved as corrected.
5. Public Input – none
6. Old Business
7. New Business
 - a. The Short Term Occupancy Rental Conditional Use Permit Application for 343 Mooney Rd by Rebecca and Ian Cook was approved.
 - b. The Building Permit application for 17403 Highway 4 by Steven Neff and Talia Michelle was unable to be approved as it does not have a floodplain determination. The Commission requested the Chair to make a determination on the application once the floodplain determination is received. The delay is due to the Sandoval County not currently having a floodplain administrator who can provide a determination. The Commission is looking into possibly utilizing a different floodplain administrator in the meantime, which could possibly be much more costly than the current arrangement with Sandoval County. We will review the possibility of passing on unusual extra costs to the applicant at the next regular meeting.
8. Commission Business
 - a. Chair Report:
 - i. Inquiries by resident – none.
 - ii. Update on Village Projects – still seeking funding for the Mooney Bridges renovations.
 - iii. Other updates
 1. The Building Permit for 16677 Highway 4 owned by Susan Pate was approved by Chair once the open space was determined to be approximately 80%.
 2. Jenny Lewis – Conditional Use application for RV occupancy in progress as the neighbors need to be notified.
 3. Planning & Zoning submitted an article in July 17th After the Thunder that provided some guidance and direction for common questions.
 4. Reviewed the 1998 Dark Sky Ordinance #132 and compared it with the Village Code Chapter 51 - Lighting which was updated in 2020.
 5. The updating of the Building Permit and Conditional Use Permit forms is still in progress, and another change to the Application after the Dark Sky note “see Village Code Chpt 51” was added.
 6. The Paraclete chapel demolition update is that the Church is eager to move forward with the demolition, even though there are potential archeological restrictions and some people who are interested in purchasing the property have reached out to them.

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7. Cliff updated the Commission on the financial penalties allowable in the Village Code. Commissioners were again encouraged to share with the Chair their views/ideas regarding the penalty structure.
 - b. Commissioner Reports –
 - i. Talia reported on the Village Council July 15th meeting.
 - c. No reflections on June 3rd meeting
 - d. Susanna will attend the August 19th meeting of Village Trustees as the P&Z Representative.
 - e. Planning & Zoning Meeting is reschedule to August 26, 2025. A Special Meeting for Code Review is set for 6:30pm on August 12, 2025.
9. Village Code Review – postponed.
 10. Meeting adjourned at 20:12

DRAFT