

Village of Jemez Springs Planning and Zoning Commission  
Regular Meeting Minutes  
January 27, 2026 at 6:30 p.m.  
Governing Body Conference Room

1. Sean Cridland called the meeting to Order at 19:28.
  - a. Members present: Sean Cridland (ViceChair), Talia Michelle (Sec), Susanna Cooper, Cliff Elliott, & Fred Simmank
  - b. Members absent: Betsy Daub (Chair)
  - c. Guests: Benjamin Shendo, Ryan Gonzales, Sibella Salazar, Aimee Yen, Christiane Ranger, Charlotte Schell, Janet Phillips, Debi Peterson, Sandra One Feather, Myra Maher, Mano Sanchez, Merced Bennett, Victoria Martinez, Natalie Sikes, Bonnie Smith, Linda Vozar-Sweet, Jules Gourley, Jay Gourley, Laura Simmank, Andrew Adaryukov, Michael Nealeigh, Joe Moreno
2. Agenda certified posted as required by Open Meetings Act
3. Public Input – Debi Peterson expressed appreciation
4. Old Business - none
5. Previous Regular Meeting's Minutes from December 9, 2025 approved as submitted.
6. Previous Special Meeting's Minutes from January 22, 2026 approved as corrected.
7. New Business
  - a. Zoning Amendment for 496 Mooney Blvd –
    - i. Mayor Nealeigh spoke about public notice. He explained that we posted notices at the Public Library, at the Village Offices, 4 other locations around town, on the Village Website, and on Social Media
    - ii. Talia Michelle spoke about the public notice. She mentioned that she believes an administrative error was made with respect to not mailing notices. However, several actions have been taken, and more can be taken to accommodate for that mistake so that the Commission may take action tonight.
    - iii. Sean Cridland asked Benjamin Shendo if, given this information, he would like to withdraw his application today in favor of waiting for a time when a more thorough notification was given. Benjamin Shendo said that he would like to move forward with the process.
    - iv. The application to change the zoning of the three lots located at 496 Mooney Blvd in Jemez Springs from Neighborhood Residential District to Village Center District was denied with 4 in favor of denial, and 1 abstention.
8. Commission Business
  - a. Chair Report:
    - i. Inquiries by residents –
    - ii. Update on Village Projects – Michael Nealeigh reported that south Mooney Bridge has received funding for design, other money has been made available for a variety of other village project, including library improvements, waste water system improvements, and community park improvements. He also mentioned that easements were being sought to allow the water collections system to be upgraded, and that the improvement could be jeopardized if even one easement was withheld.
    - iii. Other updates – none
  - b. Commissioner Reports –
    - i. Mayor Nealeigh reported on the Village Council Dec 11<sup>th</sup> meeting and the Jan 20<sup>th</sup> meeting in updates above in 8aii.

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- ii. Fred will attend the February 17<sup>th</sup> meeting of Village Trustees as the P&Z Representative.
- c. The next Code Review date is scheduled for February 10, 2026.

9. Meeting adjourned at 19:56