

Village of Jemez Springs Planning and Zoning Commission  
Re-Zoning Application Public Hearing Minutes  
January 27, 2026 at 5:30 p.m.  
Governing Body Conference Room

1. Sean Cridland called the meeting to Order at 17:30.
  - a. Members present: Sean Cridland (ViceChair), Talia Michelle (Sec), Susanna Cooper, Cliff Elliott, & Fred Simmank
  - b. Members absent: Betsy Daub (Chair)
  - c. Guests: 41 - Michael Nealeigh, Sibella Salazar, Ryan Gonzales, Benjamin Shendo, Laura Simmank, Glen Thamert, Myra Maher, Harriette Lawler, Christopher Toya, Aimee Yen, Jeannene Nealeigh, Merced Bennett, Victoria Martinez, Mano Sanchez, Jules Gourley, Jay Gourley, Bob Wilson, Janet Phillips, Olympia Holiday, Fletcher Holiday, Steven D Neff, Todd Forsythe, Debi Peterson, Pamela Cornell, Ian T Cook, Linda Vozar-Sweet, Bonnie Smith, Jake Cerino, Kai Mammoser, Christiane Ranger, Charlotte Schell, Amber Ward, Cindy Lewis, Sandra One Feather, Andrew Adaryukov, Joe Moreno, and several that did not sign in including Cheryl Forsyth, and Haley. In addition, letters were read from the following 6 individuals who were not in physical attendance: Marla Rhab, Michael Elliott, Elizabeth Oaster, Mark P Mooney, Kathleen Allen, and Tom Mnich. For a total of 47 guests represented in the meeting.
2. Sean Cridland set forth rules of order for the meeting
3. Benjamin Shendo spoke about his proposed use of the property at 496 Mooney Blvd, three conjoined lots located in the area zoned as Neighborhood Residential District, for which he has submitted an application to rezone this address with these three lots to Village Center District.
4. Letters received from the public were read aloud by the Commissioners or the letter sender. 6 letters were read. 5 letters were against the rezoning. 1 letter requested a delay until better notification had been made.
5. Talia Michelle read a description of the matters that would need to be considered for a rezoning application. The focus of the Commission's consideration will be not on the current proposed usage, but on the Maximum Theoretical Intensity, and whether the current infrastructure can support the results of a "worst-case scenario". In addition, the Village's Comprehensive Plan must be considered, and whether a "spot zoning" grants a special privilege to one lot that is inconsistent with the surrounding neighborhood.
6. Comments from the attendees: 16 people spoke: 7 speaking in favor of considering some option that might allow the business to operate in the proposed location, but not necessarily rezoning the lots; 5 support the business, but not in the proposed location; 3 people spoke against rezoning; 1 had more questions.
7. Ben Shendo spoke in response to the comments
8. Final Comments from the Sean Cridland
9. Meeting adjourned at 19:24