

Village of Jemez Springs Planning and Zoning Commission  
Regular Meeting Minutes  
April 28, 2026 at 6:30 p.m.  
Josephine Shephard Memorial Building Conference Room

1. Betsy Daub called the meeting to Order at 18:33.
  - a. Members present: Betsy Daub (Chair), Sean Cridland (ViceChair), Talia Michelle (Sec), & Fred Simmank, Susanna Cooper
  - b. Members absent: Cliff Elliott
  - c. Guests: Benjamin Shendo
2. Introduction of Guests
3. Agenda certified as posted according to NM Open Meetings Act.
4. Previous Public Hearing Minutes from January 27, 2026 approved as submitted.
5. Previous Special Meeting's Minutes from March 19, 2026 approved as submitted.
6. Previous Meeting's Minutes from March 24, 2026 approved as submitted.
7. Public Input – none
1. Old Business – Building Permit 17526 NM 4 no additional information provided yet, so item postponed. Betsy will reach out to the contractor again.
2. New Business –
  - a. Regarding the Building Permit application from Benjamin Shendo for 496 Mooney Blvd solar panel installation, the commission verified compliance with 130-30(C). A Conditional Use Application (CUP) for solar panels had not yet been received. Based on the review of the Building Permit, and since no responses were received from the Certified letters that were mailed several weeks ago to the neighbors as required for a CUP, the motion to waive the CUP permit fee and, once the CUP has been received, to have the Chair approve the Conditional Use Permit, and the Building Permit was passed unanimously.
  - b. The motion to have the Chair approve the Building Permit Application from John McEvoy for a new home at 604 Mooney once a Floodplain determination has been received indicating it is not in the flood plain was approved with 4 in favor and 1 opposing. Discussion was favorable regarding the CUP to occupy an RV on the build site during the build for up to 18 months, pending no negative responses from neighbors received in the next two weeks. In the absence of any concerns about Mr McEvoy occupying the RV, the commission is agreeable to the CUP so long as there is a plan for dealing with waste, and a time limit of 18 mos.
  - c. No one volunteered to be the Chair. So no action was taken on new Chair appointment.
3. Commission Business
  - a. Chair Report:
    - i. Inquiries by residents – none
    - ii. Update on Village Projects and Village Trustee Meeting Report.

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- iii. Other updates – There are still some sewer easements needed on several properties before the Village can proceed on the Sewer System improvement. Fred, who has taken on a role with the Village’s Dark Sky designation, updated us on some Dark Sky issues on Mooney
  - b. Fred will attend the May 19<sup>th</sup> meeting of Village Trustees as the P&Z Representative.
  - c. Reminder of the next Planning and Zoning Meeting on Tuesday, May 26<sup>th</sup>, 18:30
4. Village Code Review –
- a. Review postponed. The Commission will continue with 130-25 in the future.
  - b. No new meeting was scheduled for another Code Review.
5. Meeting adjourned at 19:32