

DRAFT MINUTES
 X APPROVED MINUTES

VILLAGE OF JEMEZ SPRINGS

PLANNING AND ZONING COMMISSION

MINUTES OF THE REGULAR MEETING JUNE 23, 2026

Date: June 23, 2026

Time: 6:35 P.M.

Meeting called to order by: Cliff Elliott, Chair Pro Tem

CERTIFICATION OF NOTICE OF MEETING AND AGENDA

The Chair certified that the meeting notice and agenda were posted and published in compliance with the New Mexico Open Meetings Act.

ROLL CALL OF COMMISSIONERS AND DETERMINATION OF QUORUM

Andrew Adaryukov – Present
Susanna Cooper – Present
Cliff Elliott – Present
Cheryl Denney – Present
Jay Gourley – Present
Fred Simmank – Present

The Chair announced that a quorum was present and that the meeting could proceed.

APPROVAL OF MINUTES

The minutes of the May 26, 2026 meeting were approved, following motion and second, by unanimous vote of the Commissioners.

REPORTS

Mayor Nealeigh presented a report. No other reports were presented.

ELECTION OF A SECRETARY PRO TEM

Andrew Adaryukov was unanimously elected to serve as Secretary Pro Tem until the election of officers of the commission occurs.

OLD BUSINESS

- a) Discussion occurred regarding a public request for an ordinance change to allow for recreational vehicle pads within the Village. No action was taken.
- b) The application by Sophia Guthrie and Andrea Barela for a Conditional Use Permit for Short-term Occupancy Rentals for property at 16443 Highway 4 was introduced, being carried over from the May 26, 2026 regular monthly meeting of the Commission. Commissioner Elliott recused from discussion or voting. A **motion** was made by Commissioner Jay Gourley and seconded by Commissioner Susanna Cooper **to postpone consideration of this application until the next meeting of the Commission scheduled for July 28, 2026.** All Commissioners voted in favor of the Motion, with the exception of Commissioner Elliott who abstained. **The Motion was adopted.**
- c) The application by Benjamin Shendo for a Home Occupation Permit pursuant to Section 130-25 of the Village Code for 496 Mooney Blvd. was introduced. A motion to approve was made by Commissioner Denney and seconded by Commissioner Cooper. Following discussion and debate, a motion was made by Commissioner Denny and seconded by Commissioner Simmank to amend the original motion to add the condition that the number of participants and visitors, in the aggregate, during business hours under the business plan presented to the Commission be limited to not more than ten individuals, not including staff. Following some additional discussion, a vote was taken on the motion to amend with Commissioners Elliott, Denney, Gourley, and Simmank voting aye and Commissioner Cooper voting no. Commissioner Andaryukov abstained from voting. The Chair then announced that the motion to amend was adopted. Hearing no further discussion or debate, the Chair called for a vote on the motion as amended. The motion as amended was as follows: **Resolved that a home occupation permit application be approved for 496 Mooney Blvd. which use shall be consistent with the revised Business Plan presented to the Planning and Zoning Commission on June 23, 2026, except that the aggregate number of participants and visitors, not including staff, shall not exceed ten (10) individuals.** The roll call vote on the motion as amended was as follows:

Commissioner Andaryukov – abstain

Commissioner Cooper – Aye

Commissioner Elliott – No

Commissioner Denney – No

Commissioner Gourley – Aye
Commissioner Simmank – Aye

The chair announced the vote result as three in favor, two opposed, and one abstention. **The motion as amended was approved.**

NEW BUSINESS

- a) The application by Commnet Four Corners, Inc. for recertification of the Conditional Use Permit for a Wireless Telecommunication Facility at 17816 Highway 4 was introduced by Mayor Nealeigh. Upon motion by Commissioner Gourley, seconded by Commissioner Simmank, the motion to approve the recertification application was approved by unanimous vote.
- b) The application for a sign permit at 17218 Highway 4 was withdrawn and no action was taken.

ADMINISTRATIVE MATTERS

- a) The annual resolution pursuant to the New Mexico Open Meetings Act to determine reasonable Notice of meetings was introduced. Upon motion by Commissioner Gourley and a second by Commissioner Cooper, the following motion was unanimously adopted. **Resolved, the procedure used by the Planning and Zoning Commission for 10-day prior notice and posting in public physical spaces, on the Village website and in the local newspaper is deemed reasonable notice and shall be continued for the ensuing year and until modified by Commission Action.**
- b) The date of the next meeting of the Planning and Zoning Commission was announced as July 28, 2026, to be held at the Shepherd Municipal Building Conference Room.

There being no further business under the agenda, the meeting was **Adjourned.**

Andrew Adaryukov, Secretary Pro Tem