

Paradise Hills Special Zoning District Commission

Meeting Minutes | June 13, 2024

(Meeting held over Zoom)

Commissioners:

Elizabeth Haley - Chair

Kym Fleck

Pete Reser

Abel Cardenas

Commissioner Vaughn is absent.

Public Participants:

Regina (Ree) Gerchow, 10121 La Paz Dr NW, Property Owner

1. Call to Order, Roll Call by the Commissioners to establish a Quorum

- a. The meeting was called to order at 6:32 PM. Roll call was taken and a quorum was established.
- b. Agenda was changed to move Public Comments to second position.

2. Public Comments

a. Regina (Ree) Gerchow

- i. Wants to add a wire fence to backyard to enclose a portion of her yard (patio) to keep coyotes away from her small dog. The plan is for a 6 foot high wire fence with a screen with two gates for egress.
- ii. All Commissioners agreed a permit was not necessary for this.

3. Vote by the Commissioners present to approve the agenda.

- a. The agenda was approved with the changes outlined in these minutes.

4. The current report to the Commission regarding nonconforming PHSZD zoning permit application. The Commission will review unresolved applications due to missing supporting documents, unpaid or partially paid permit fees, or nonconforming projects requiring a variance or rejection, ensuring a thorough and fair review process.

- a. The biggest problem is that we have incomplete applications. Everything that is complete has gone out, but part of the problem is that we have some that date back to

January. No funds received on those. A discussion was had about how to handle those. It was agreed that we would send letters asking for permit fees within a certain amount of time (10 business days) or the permit would be canceled. A motion was made to this effect and all Commissioners voted in favor of this approach.

5. Commissioner Haley talked about Bernalillo County finishing the comprehensive plan and moving on with a joint plan with Albuquerque. We are impacted because there are pieces of PHSZD that are being pulled out of our area and becoming Albuquerque.

a. Commissioner Haley asked for a volunteer to review the comprehensive plan and make sure it meets necessary requirements.

i. No one volunteered but it was agreed we would think about it and decide who best to perform that duty.

5. PHSZD Enforcement Report on 10240 Belnap (Joint Inspection with Bernalillo County Health and Safety), Property owner is Thomas House

a. We need to send another enforcement letter. Commissioner Haley thinks we need a template for this so that communication like this is easier in the future. We can base it on the letter than BernCo sent. Ultimately, we need to inspect again. Commissioners Reser and Haley will discuss separately and Commissioner Haley will work on a letter and send to Commissioner Fleck for review and proofreading.

6. PHSZD Complaint for 10101 Park Lane NW, Property Owner is Elbert Lee Hogg (Complaint received)

a. Same action as above.

7. Vote to approve any completed Minutes.

a. The minutes from April 25 and May 9 were approved. Commissioner Fleck will post those to the website.

8. Discussion of Commissioners recommendations and comments on new and continuing 2024 expenses.

a. Treasurer's Report

i. Starting balance: 40.594.90

ii. Deposits 328.00

iii. Withdrawals 6013.55 (includes check to Yntema)

iv. Service Fee 2.07

v. Ending balance 34907.28

9. Review of posted ordinance revisions as of Thursday, May 23, 2024; Discussion of Off Street Parking and Loading; continued discussion of On-site parking R-2 Medium-Density Housing, and R-3 High-Density Housing

- a. The city of Albuquerque hired a consultant to do their dark skies policy. Commissioner Haley asked if we should adopt that policy rather than creating our own. All agreed this was a good approach. Commissioner Haley will do the conversion/red line.
- b. Parking ordinance was discussed. Commissioner Haley thinks we should limit number of cars that can be parked outside of a garage on a property to four. Discussion was had around this but no firm decision was made.

10. Calendar for publication and approval of pending Ordinance Legislation

- a. Deferred. Need Hess to approve.

11. Scheduled Bernalillo County Comp Plan approval; note on latest published edition. Vote on Resolution to support or oppose comp plan update.

- a. Deferred.

12. Report on Unser information from Bernalillo County

- a. Done but not sent yet.

13. Announcements and Proposed New Business

- a. Commissioner Haley reported that John Allen reached out to the county commissioners asking if anyone in neighborhood associations has an interest in representing residents of their area on an advisory committee. The goal is to expand civil division, helping citizens with derelict cars, abandoned properties maybe, things that are not criminal in nature.
 - i. Commissioner Cardenas expressed an interest depending upon meeting times.

14. Adjourn to the next scheduled meeting.

- a. The meeting was adjourned at 7:30 PM.

Transcribed on 6.13.2024
by Kimberley Fleck, Secretary
Approved on 8.15.2024