

Paradise Hills Special Zoning District Commission

Meeting Minutes | August 22, 2024

(Meeting held over Zoom)

Commissioners:

Elizabeth Haley, Chair
Abel Cardenas
Kimberley Fleck
Pete Reser

Public Participants:

Claudette Ward, 9657 Asbury Court and 10000 Country Club Lane, Unit 2
Rey Gallegos and Brian Ortiz, 10012 Park Lane NW
Iris McLeod, 10521 Trevino Loop (for Lucille Walker)
Ron Wilson, 10309 Timan Place NW
Jose Valenzuela, 5709 Alegria NW

1. Call to Order, Roll Call by the Commissioners to establish a Quorum
 - a. The meeting was called to order at 6:30 PM. Roll call was taken and a quorum was established.
2. Proceed with a 'vote to approve the Agenda', a crucial step that sets the course of the meeting and ensures all topics are covered.
 - a. Commissioner Haley suggested amending the agenda to exclude agenda items 8 and beyond because of the large number of public participants. All were in favor.
3. Public Comments
 - a. Claudette Ward
 - i. Wants to discuss short term rentals of her properties.
 - ii. Commissioners agree that this requires a home occupation permit.
 - iii. Haley suggested Ms. Ward come back next week for the first reading of the ordinances, since feedback from her would be appreciated.
 - b. Iris McLeod, Our World Energy, 10521 Trevino Loop NW (Lucille Walker)
 - i. Checking on the status of the permit.
 - ii. Haley said it looks good, was planning to do it today but did not have time.

4. A 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 that upholds the integrity of our zoning regulations.
 - a. Ron Wilson, 10309 Timan Place NW
 - i. Attending to ask about the permit for his carport.
 - ii. Informed Mr. Wilson we need a better site plan, including elevation, height, where it attaches to the concrete, etc.
 - iii. Commissioner Haley thinks that this is a temporary building, worries about wind and aesthetics.
 - iv. Mr. Wilson is going to look into a different option and bring that to us.
 - b. Rey Gallegos and Brian Ortiz, 10012 Park Lane
 - i. Asking for a variance because he has a section of the addition that is 15' from Buena Vista NW, instead of 20'.
 - ii. He does not have the actual site plan, but instead has a draft that would show the proposed variance, so that he could be sure that we would permit it.
 - iii. Commissioners Haley and Reser are concerned about providing a variance before seeing the whole site plan and asked Mr. Ortiz to adjust the plan so that he doesn't need a variance.
 - iv. He asked if he could use the same permit fee and application to provide a new site plan and the Commission agreed that was appropriate.
 - c. Jose Valenzuela, 5709 Alegria Rd NW
 - i. Building a new roof as his current one is leaking.
 - ii. Need site plan.
5. Commissioners will review the status of pending enforcement actions.
 - a. None.
6. Vote to approve any completed Minutes.
 - a. Commissioner Fleck sent out minutes for 7/25 and 8/15 for approval on August 16th. They were approved and will be posted.
7. Engage in a comprehensive discussion of Commissioner's recommendations and comments on new and continuing 2024 expenses.
 - a. Commissioner Haley needs a new dock. The Commission agrees that she can buy a new one and we will reimburse her.
 - b. Commissioner Haley did increase the Wix email sub capacity - 500 is the limit per month and we're close to that limit already.

8. Review of posted ordinance revisions as of Thursday, August 8, 2024.
 - a. Deferred.
9. First reading of Off Street Parking and Loading; continued discussion of On-site parking for R-1 Single Family Residential, R-2 Medium-Density Housing, and R-3 High-Density Housing was deferred from the last three meetings (May 23, 2024, June 13, 2024, June 27, 2024).
 - a. Deferred.
10. First reading of the Dark Skies Zoning Ordinances.
 - a. Deferred.
11. Calendar for publication and approval of pending Ordinance Legislation.
 - a. Deferred.
12. Report on Unser Information to Bernalillo County
 - a. Deferred.
13. Announcements and Proposed New Business
 - a. Commissioner Reser will give payment information to both Commissioners Fleck and Haley.
 - b. Discussion around posting permits on the website. Commissioner Haley will ask Hess about legal ramifications, if any.
 - c. Commissioner Fleck to present administrative proposals at the next meeting.
14. Adjourn to the next scheduled meeting.
 - a. Meeting adjourned at 8:10 PM.