

Paradise Hills Special Zoning District Commission

Meeting Minutes | April 16, 2024

(Meeting held over Zoom)

Commissioners:

Elizabeth Haley, Chair
Abel Cardenas
Kimberley Fleck
Pete Reser

Commissioner Vaughn is absent.

1. Call to Order, Roll Call by the Commissioners to establish a Quorum.
 - a. The meeting was called to order at 6:27 PM. Roll call was taken, and a quorum was established.
 - b. This special meeting was called because we did not have a quorum at last meeting.
2. Vote by the Commissioners present to approve the agenda.
 - a. The agenda was approved and is the same agenda from the last meeting, with items that were deferred.
3. Public Comments
 - a. None.
4. PHSZD Enforcement Report on 10240 Belnap (Joint Inspection with Bernalillo County Health and Safety), Property owner is Thomas House
 - a. The Commission reviewed a draft letter prepared by Commissioner Haley. The letter covered zoning violations, as Bernalillo County had already focused on health and safety violations.
 - b. Commissioners Fleck, Reser, and Cardenas voted to approve and send. Haley was recused and Commissioner Vaughn was not present.
 - c. Commissioner Fleck will do a final review before sending.
 - d. Commissioner Cardenas suggested we send out future letters in advance, so that the Commission can review before the meeting.

5. PHSZD Complaint for 10501 Alegria Rd NW in Paradise Hills, Albuquerque, NM 87114, Property Owner is Karl Baker (Complaint received)
 - a. The complaint is that there is an abundance of car parts and vehicles parked on site.
 - b. We need a new zoning ordinance in place. We do not have the language necessary in the ordinance to enforce. As such, action will be taken once the ordinance is updated.

6. PHSZD Complaint for 10101 Park Lane NW, Property Owner is Elbert Lee Hogg (Complaint received)
 - a. Complaint regarding rooster. Ample documentation from Ms. Montoya that there are chickens, geese, ducks, and a rooster.
 - b. The Commission believes that aside from the noise nuisance, this could also be a health and sanitation issue because of the overcrowding of animals in the pen.
 - c. Commissioner Haley reports that a fence exists that is random CMU with what appears to be little to no support. There is also a diagonal fault line you can see daylight through, and the wall exceeds height limitation.
 - d. In the middle of the front yard, there is what appears to be a commercial air handling unit.
 - e. All Commissioners voted for a notice to be sent out to the Park Lane property and Commissioner Haley will send that to the Commissioners for review.

7. Report on conforming PHSZD zoning permit applications—the percentage of non-conforming, incomplete applications or manual corrections, action items, and correction requests.
 - a. Deferred.

8. Vote to approve any completed Minutes.
 - a. Commissioner Fleck sent 8 meeting minutes to the Commission for approval. Commissioner Haley asked for an additional 24 hours from this meeting to review and that they can be assumed to be approved after that time if no edits are recommended.

9. Commissioner Reser will present the Treasurer's report on new and continuing 2024 expenses.
 - a. Transferred Vonage going to the general PHSZD email instead of her personal email. \$48 a year will be billed to PHSZD going forward.
 - b. Haley asked to replace the hub for her Mac which allows her to use a larger monitor. All Commissioners agreed with this.
 - c. Treasurer's Report
 - i. Starting balance: \$40,297.34
 - ii. Deposits: \$80.00 (2 checks)
 - iii. Checks: \$182.00 (PO Box Rent)
 - iv. Service Fee: \$2.07
 - v. Ending balance: \$40,176.29
10. Review of posted ordinance revisions as of Thursday, April 11, 2024.
 - a. Deferred.
11. Calendar for publication and approval of pending Ordinance Legislation.
 - a. Deferred.
12. Announcements and Proposed New Business
 - a. Commissioner Haley talked to Commissioner Barbara Baca (Bernalillo County); they are slowing down the adoption of the Comprehensive Plan.
 - b. Precedence is that Paradise Hills has to follow the Comprehensive Plan but we are not mentioned as part of the unincorporated areas.
 - c. The Commission reviewed a letter from Commissioner Haley to Elvira Lopez, Planning Manager for Bernalillo County, addressing our concerns with the proposed Comprehensive Plan.
13. Joint Powers Agreement with Bernalillo County
 - a. Bernalillo County claims they have a JPA with us, but they have refused to have one with us in the past. They do have a JPA with other entities like PHSZD.
 - b. Commissioner Cardenas will research JPA templates for our review and discussion.

14. Adjourn to the next scheduled meeting.

a. The meeting was adjourned at 8:06 PM.

Transcribed on 4.16.2024
by Kimberley Fleck, Secretary
Approved on 5.9.2024