

# Paradise Hills Special Zoning District Commission

## Meeting Minutes | September 19, 2024

(Meeting held over Zoom)

### Commissioners:

Elizabeth Haley, Chair  
Kimberley Fleck  
Pete Reser  
Val Vaughn

Commissioner Cardenas is absent.

### Public Participants:

Denise Baker and Patty Stewart, 10413 Alegria Rd NW  
Don McAlexander, 10408 Alegria Rd NW  
John and Diana Whitlock, 10301 Alegria Ct NW  
Iris McLeod (for Jams Woodley), 10412 Trevino Loop  
Michael Lucero, 5973 Avenida La Barranca  
Claudette Ward  
Steve Trout  
Yeremi Rodriguez, 9912 Columbus NW

1. Call to Order, Roll Call by the Commissioners to establish a Quorum
  - a. The meeting was called to order at 6:36. 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. No vote to approve the agenda was taken. It was agreed that we would take public comments right away as there were many residents in attendance.
3. Public Comments
  - a. Ms. Baker and Ms. Stewart, 10413 Alegria Road NW
    - i. Their already submitted complaint centers around multiple inoperable vehicles at 10501 Alegria Road NW (owner Karl Baker). This has been going on for years.

- ii. This complaint was submitted in March of this year and the PHSZD has inspected the property.
    - iii. The delay is because the ordinances in place are from 2009 and we want to get the new ordinances published, as they are more clear and will be easier to enforce.
    - iv. Other residents were in attendance to support Ms. Baker's complaint: Mr. Don McAlexander, Mr. and Mrs. Whitlock live on Alegria and have concerns about the increasing hoard of inoperable vehicles.
  - b. Claudette Ward
    - i. Attending to get an update on her permit application. Commissioner Haley said she has been unable to get to that permit review, but will prioritize it and let Ms. Ward know if there are any issues.
  - c. Michael Lucero, 5973 Avenida La Barranca
    - i. Attending to get an update on his permit application. We have not received the fees and there was some miscommunication around that. Mr. Lucero will fill out the fee form and send in the fees, so that we can start the review process.
  - d. Iris McLeod, solar contractor for Jams Woodley, 10412 Trevino Loop
    - i. Attending to get an update on her permit application. Commissioner Haley indicated that the warranty deed does not match the owner authorization and that was holding up the permit being approved. Ms. McLeod says they will get the warranty deed changed, but needs the approval of the solar permit first. The Commission took a vote and all were in favor of approving the solar permit with the agreement that Ms. McLeod will send the updated warranty deed when she has it so that we can add it to the documentation for this project.
  - e. Yeremi Rodriguez, 9912 Columbus NW
    - i. Attending to get an update on his permit application. Commissioner Reser indicated that Mr. Rodriguez did not send the proper amount for his application fee (\$40 short). Mr. Rodriguez argued that he did not understand what the extra \$40 was for and asked for clarity. There was discussion about how the fees are calculated and in the end, the Commission instructed Mr. Rodriguez to send the missing \$40 so that we could start the review process.
- 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. Deferred.

5. Commissioners will review the status of pending enforcement actions.  
Commissioners will review existing and proposed complaint forms and inspection form.
  - a. Deferred.
6. Vote to approve any completed Minutes.
  - a. Deferred.
7. Engage in a comprehensive discussion of Commissioner's recommendations for new procedures.
  - a. A brief discussion around Commissioner Fleck's proposals took place, as she did send out a pre-read for the presentation two weeks ago. As time did not allow and Commissioner Cardenas was not in attendance, Commissioner Fleck will present at the next meeting.
8. Comments on new and continuing 2024 expenses.
  - a. Deferred.
9. Deferred from Agenda 2024\_08-15). Review of posted ordinance revisions as of Thursday, September 12, 2024. Please see the endnote and website, First reading of Off-street and On-site 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 and Commercial Parking. First reading of the Dark Skies Zoning Ordinances. Second reading of Dark Skies Lighting and Signage legislation
  - a. Deferred.
10. Deferred from Agenda 2024\_08-15). Calendar for publication and approval of pending Ordinance Legislation.
  - a. Deferred.
11. Partially Deferred from Agenda 2024\_08-15). Report on Unser Information to Bernalillo County
  - a. Deferred.
12. Announcements and Proposed New Business. Propose joint community meeting with mailing with Paradise Hills Civic Association and Paradise Hills Special Zoning District. The primary topics would be the Ordinance updates and yearly

meeting for the PHCA. Review possible criteria for including community wide messages in opt-in and/or joint newsletter.

a. Deferred.

13. Adjourn to the next scheduled meeting.

a. Meeting adjourned at 8:06 PM.

Transcribed on 9.19.2024  
by Kimberley Fleck, Secretary  
Approved on 10.10.2024