

# Paradise Hills Special Zoning District Commission

## Meeting Minutes | May 23, 2024

(Meeting held over Zoom)

### Commissioners:

Elizabeth Haley - Chair

Kym Fleck

Pete Reser

Commissioner Cardenas arrived late (7:00 PM) and Commissioner Vaughn is absent.

### Public Participants:

Denise Baker, 10413 Alegria Road NW

Pam Chadwick, 9923 Columbus Circle NW

David Dropinski for Louise Romero, 9801 Greene Ave NW

Tammy Montoya, 10420 Trevino Loop NW

#### 1. Call to Order

- a. The meeting was called to order at 6:33 PM. Roll call was not taken at this time and the agenda was altered to move public comments to the top. All present agreed to this change.

#### 2. Public Comments

##### a. Tammy Montoya

- i. It's been quiet and she's grateful for the Commission's help in getting the rooster issue resolved.
- ii. Commissioners Reser and Haley did a door knock and talked with the residents. A follow-up inspection will be done in the near future.
- iii. Ms. Montoya's RV was brought up during this visit to the Hogg residence and she indicated that her RV is being sold.

##### b. Denise Baker

- i. Neighbor still has 7 or 8 cars in this front yard, along with trailers.

ii. The Commission has not sent a notice yet, as we are waiting for an update to the ordinances.

c. Pam Chadwick

i. This is for a bathroom addition project.

ii. Commissioner Haley brought up the site plan and the Commission reviewed it.

iii. No permit fees have been received, per Commissioner Haley.

iv. Ms. Chadwick said she sent \$40, which is just the application review fee. This was received on May 10. Recommended doing the fee form again. The total fee is calculated as a percent

d. David Dropinski for Louise Romero

i. They want an RV garage. Commissioner Haley brought up the data sheet so that we could review the site plan.

ii. No fees have been received yet. Commissioner Haley instructed Mr. Dropinski to enter the fee permit.

iii. The Commissioners (sans Haley) agreed to allow the 5' instead of 6' setback with caveat that the permit would contain verbiage about nothing being allowed in that area. Mr. Dropinski will get new drawings showing easements, the pool, etc. and send those on a flash drive to us, and we will review those and discuss them at the next meeting.

3. Roll Call

a. Roll call was taken at 7:00 PM when Commissioner Cardenas joined and a quorum was established.

4. Vote by the Commissioners present to approve the agenda. (third item)

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

5. A comprehensive 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. Veronica Esparza, 10024 Fairfax

i. Bedroom addition.

ii. As condition of approval, owner must secure access to the pool area per New Mexico Administrative and Building Code. Information on barrier required was given within the permit. The Commission agreed that this was an appropriate approach and approved that Commissioner Haley can issue the permit to Ms. Esparza.

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

a. Received email from Thomas House, saying that he was making contact. We need to schedule an inspection via certified mail.

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

a. Commissioners Reser and Haley did a door knock inspection on May 18th.

b. Follow up inspections will be done for this and Mr. House in June. Certified letters need to be sent.

8. Vote to approve any completed Minutes.

a. Deferred.

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

a. Commissioner Reser did send \$5000 to Yntema for a retainer as was discussed at a previous meeting.

10. Review of posted ordinance revisions as of Thursday, May 9, 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. Needs review from Hess Yntema.

b. Still working on off-street parking and loading.

11. Calendar for publication and approval of pending Ordinance Legislation

a. Deferred. Need Hess to approve.

12. Joint Powers Agreement with Bernalillo County

a. An example has not been found yet.

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

a. Something was added about Paradise Hills. Will ask for that to be sent to us for review.

b. Commissioner Haley would like to write something regarding density changes within Paradise Hills, or perhaps a statement to Bernalillo County about the same.

14. Report on Unser information from Bernalillo County

a. Done but not sent yet.

15. Announcements and Proposed New Business.

a. None.

16. Adjourn to the next scheduled meeting.

a. The meeting was adjourned at 8:13 PM.

Transcribed on 5.23.2024  
by Kimberley Fleck, Secretary  
Approved on 8.15.2024