

# **Paradise Hills Special Zoning District Commission**

## **Meeting Minutes | March 14, 2024**

(Meeting held over Zoom)

### **Commissioners:**

Elizabeth Haley, Chair

Abel Cardenas

Kimberley Fleck

Pete Reser

Commissioner Vaughn is absent.

### **Public Participants:**

Melissa Walton, resident (10308 Jarmel)

Veronica Esparza, resident (10024 Fairfax)

Steven and Tammy Montoya (10420 Trevino Loop)

1. Call to Order, Roll Call by the Commissioners to establish a Quorum.
  - a. The meeting was called to order at 6:33 PM. Roll call was taken, and a quorum was established.
2. Vote by the Commissioners present to approve the agenda.
  - a. The agenda was approved and amended to discuss current verified complaints before other agenda items.
3. Public Comments
  - a. No public comments, residents in attendance are here for updates on their complaints and applications.
4. Current Verified Complaints and Permit Application Update
  - a. Tammy Montoya (10420 Trevino Loop)
    - i. Complaint concerning neighbor with loud rooster. Address is 10101 Park Lane (Elbert Hogg)
    - ii. Commissioner Haley wants to schedule a visit (door knock) at the Park Lane property and ask for voluntary compliance.
    - iii. Our ordinance is undergoing change, so right now enforcement is a challenge.

- iv. Mr. Montoya believes the resident might be selling eggs and running a business, for which they are not permitted.
  - v. Mr. and Mrs. Montoya have video and audio recordings that they will send to the Commission for review.
- b. Melissa Walton (10308 Jarmel)
  - i. Ms. Walton is here asking for an update on her complaint regarding her neighbor feeding the crows. Her neighbor (Leslie Rail, 10312 Jarmel) is still feeding the crows and now is doing it at night, drawing ducks along with crows and pigeons during the day. Also, skunks are being drawn to the area as well.
  - ii. We have not done a “door knock” site visit because of the hoarding situation on Belnap that has taken up a lot of the Commission’s time and attention.
  - iii. Difficult to completely mitigate the neighbor’s behavior because of the ordinances for both PHSZD and Bernalillo.
  - iv. Commissioner Fleck asked for video or pictures and Ms. Walton said she would send some.
  - v. Commissioner Haley said the problem is proving that there’s an issue and enforcing a resolution that would hold up in court.
- c. Veronica Esparza (10024 Fairfax)
  - i. Ms. Esparza is asking for an update on her permit application.
  - ii. She sent that application in February and amended it with some additional documentation in late February, sending that to the Commissioners directly. Commissioner Fleck then forwarded that information to the contact address. Commissioner Haley said she did not see it.
  - iii. Commissioner Haley will review the application and amended documentation and said that if the project is conforming, a permit will be issued. If non-conforming, we will let her know what is needed and she can attend the next meeting for an update.
- d. Thomas House (10240 Belnap)
  - i. Mr. House is not in attendance.
  - ii. Bernalillo County has done a site visit with Commissioner Haley and provided a courtesy notice to the owner regarding the hoarding situation.
  - iii. Commissioner Haley will forward the letter and the pictures of the site to the Commissioners.
  - iv. The Commission reviewed the photographs which show evidence of hoarding, rodent and pest harborage, and unpermitted outdoor storage.
  - v. The Commission agrees that this is a situation that poses a health and safety risk to the Paradise Hills community as a whole and that we should write a similar letter to what Bernalillo County sent.

- e. Karl Baker (10101 Alegria Rd)
    - i. Mr. Baker is not in attendance and this complaint was not discussed.
- 5. Announcements and proposed New Business on the following published Agenda.
  - a. No discussion.
- 6. Vote to approve any completed Minutes.
  - a. No Minutes to approve.
- 7. Commissioner Haley will report on new and continuing 2024 expenses.
  - a. No report.
- 8. Report on conforming PHSZD zoning permit applications.
  - a. No report.
- 9. Review of posted ordinance revisions as of Thursday, March 13, 2024.
  - a. Minimal discussion around ordinances and timeline for publication.
  - b. Commissioner Haley to send draft ordinance for review.
- 10. Calendar for publication and approval of pending Ordinance Legislation.
  - a. Bernalillo County is doing their final vote for changes and amendments to the Comprehensive Plan. Paradise Hills is not considered in this plan, which is an oversight.
  - b. Commissioner Haley wants the Commission to make sure that Bernalillo County knows we were left out of the plan.
  - c. Commissioner Haley requested that she get permission to contact our attorney, Hess Yntema, regarding next steps.
- 11. Assignments and Calendar for Enforcement
  - a. Deferred.
- 12. Adjourn to the next scheduled meeting.

- a. The meeting was adjourned at 8:46 PM.

Transcribed from recorded meeting on 4.10.2024.  
by Kimberley Fleck, Secretary

Approved on 4.16.2024.