



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, October 05, 2023, 4:00 PM
Minutes

Please silence all electronic devices.

Call to Order

Pledge of Allegiance

Roll Call

- PRESENT: Vice Chairman Scott Adair, Secretary Melodie Good, Commissioner Adelina Benavidez
- ABSENT: Commissioner Chad Good
 - Present: Deputy Clerk Lalena Aragon. Manager Dr. Moore

Approval of Agenda

Approval of Minutes for the Business Meeting (08/17/2023)

- Motion made by Secretary Good to approve the minutes for 08/17/23. Seconded by Commissioner Benavidez. With a unanimous vote the minutes for 08/17/23 were approved as written.

Presentations- Valencia County CAP Variance review

- Mr. Silva gave a presentation about a project for the Del Rio Senior Center. He went over the grant they got and the design to the Del Rio Center kitchen. Mr. Silva explained that they use the kitchen to make meals for the elderly and will have a delivery twice a week. He further explained that the reason why we are here we are requesting a variance due to the proposed construction limits which will be right up against the plat line and not with NM building code this variance will provide relief from the application of the setback requirements.
- Vice Chairman Adair asked about the deliveries twice a week and how they would get to the back.
- Mr. Silva said that they would come through the south end of the building.
- Manager Dr. Moore asked about the loading area.
- Mr. Silva answered currently there are vehicles that park there

Presentations- Verde Holdings INC / Patrick Krason

- Mr. Karson gave a presentation asking for a special use permit.
- Secretary Good asked where it was located.
- Mr. Karson Explained the location.
- Vice Chairman Adair asked is they needed a special use permit for growing.
- Mr. Karson said it will only be manufacturing and packaging no selling will be out of the building. He further explained that they will not be growing so no excess energy or water will be used.
- Vice Chairman Adair asked about a sprinkler system.
- Mr. Karson said there will not be a sprinkler, but the hood will meet the fire code.
- Vice Chairman Adair asked if this needed a special use permit.

- Dr. Moore answered that it qualifies under the cannabis ordinance it does ask for a special use permit.
- Vice Chairman Adair asked if they are going to approve this recommendation.
- Dr. Moore said let's take the information that he provided and go over it and have some recommendations at our next meeting.
- Commissioner Benavidez asked if they had NMDOT highway permit and driveway permit.
- Dr. Moore answered we don't know what the existing permit is.
- Vice Chairman Adair asked if it would be a good idea to have a site plan.
- Marty answered yes if we can get a site plan that shows where everything is sitting on the property.
- Mr. Karson said he submitted the side plan with the application already.
- Dr. Moore said the secondary question is we might need you to come back to us with something from the Department of Transportation for driveway access.
- Secretary Good said she would like to have staff prepare a council recommendation letter for us at the next meeting with the sight plan attached and questions answered so we can vote for a recommendation or denial.
- Dr. Moore said this is the first step and we will come back to the next Planning and Zoning meeting and the next step it goes to the city council where they will schedule a public hearing meeting for the special use permit and hear the application in front of Council.
- Commissioner Benavidez asked if property owners will be notified just like any other special use application that comes in.
- Dr. Moore said yes, they will when it goes in front of Council for the Public Hearing.

Actions Items

Discussion, Consideration, and Decision – Recommendation for applicant Verde Holdings requesting a special use permit for indoor cannabis grow and cannabis product manufacturing

- Dr. Moore suggested the commission look over the packet and bring it back to the next meeting.
 - Motion made by Secretary Good to look over the packet and bring it back to the next meeting. Seconded by Commissioner Benavidez. Voting Yea: Vice Chairman Adair, Secretary Good, Commissioner Benavidez. With a 3-0 vote the commission will look over the packet and bring it back to the next meeting.

Public Comment:

- No comments

General Commission Discussion/Future Agenda Items

- Secretary Good said that she would like some clarification about what role now because it has changed with our rules, and I am still seeing a lot of redundance here we tried to streamline it by only having one public hearing with Council I just don't understand why we have to come twice.
- Dr. Moore explained the way the planning and zoning process is set up in the state of New Mexico is that they are looking to you to see if the application has been scrutinized and if there

are concerns that you have be passed on to them you are the eyes and ears to pick up on what is right of wrong. They are looking for recommendations from you with recommendations or recommendations with conditions or denial.

- Vice Chairman Adair asked if we get a request for rezoning.
- Dr. Moore explained the way it works is that if someone is coming forward with information that is going to be discussed with you as a body the information needs to be provided as part of a packet.

Adjourn

- Motion made by Secretary Good to adjourn. Seconded by Commissioner Benavidez. With a unanimous vote the meeting was adjourned at 4:55pm.

Respectfully submitted,

Lalena Aragon, Deputy Clerk
(Taken and transcribed by Lalena Aragon, Deputy Clerk)

Date: _____

Approved:

Vacant

Scott Adair, Vice Chairman

Melodie Good, Secretary

Adelina (Lina) Benavidez, Commissioner

Chad Good, Commissioner