



**City of Rio Communities Planning and Zoning Meeting**  
**City Council Chambers - 360 Rio Communities Blvd**  
**Rio Communities, NM 87002**  
**Thursday, May 04, 2023 4:00 PM**  
**Minutes**

*Please silence all electronic devices.*

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### **Call to Order**

- Chairman Scroggins called the Planning and Zoning meeting to order at 4:01pm.

### **Pledge of Allegiance**

- Chairman Scroggins led the Pledge of Allegiance.

### **Roll Call**

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

### **Approval of Agenda**

- Motion made by Vice Chairman Adair to approve the agenda as presented. Seconded by Secretary Good. With a unanimous vote the agenda was approved.

### **Approval of Minutes for the Business Meeting (04/06/2023)**

- Motion made by Secretary Good to approve the minutes for 04/06/2023 as written. Seconded by Vice Chairman Adair. With a unanimous vote the minutes for 04/06/2023 were approved as written.

### **Actions Items**

#### **Discussion – Zoning Ordinance Amendments**

- Manager Dr. Moore explained the zoning ordinance and that the zoning task force has been working on going over concerns by the residents. He explained that they were looking at two things, one is making sure petroleum will not be allowed in the Industrial 3 zoning. The other is the process and the number of hearings that seem to be so excessive and confusing to the residents. Marty continued to explain the changes they are looking at.
- Manager Dr. Moore explained that he has handed out worksheets that explain the ordinance. The first thing is petroleum bulk plants and things that have go.
- Vice Chairman Adair asked should we also specify drilling.
- Manager Dr. Moore said yes, we can do that.
- Secretary Good asked so if someone wants to build a Walmart would they be allowed to store gas.
- Manager Dr. Moore explained yes this has to do with bulk mesa oil type of stuff. We are saying these things are flat out prohibited. The discussion continued.
- Chairman Scroggins asked about the annexation.

- Manager Dr. Moore answered the short answer is yes. We can't regulate what is beyond our city limits, we are working right now within our city limits. The discussion continued.
- Manager Dr. Moore went over processes for rezoning and many of levels and hearing for and walked them step by step through the change requested of the process. He further explained what you went through then the city council. He continued to explain the changes. The discussion continued.
- Secretary Good asked about land split procedures.
- Manager Dr. Moore said that is in a separate ordinance.
- Clark Adair explained if there are more than two parcels then it will be both. the discussion continued.

#### **Public Comment:**

- Helen Smith said planning and zoning is here to protect our community. She said that the public brought in professionals and their expertise, and you guys blew us off you didn't listen you already had a plan. You blow us off. Helen Smith proposed an amendment to this.
- Dick Irvin 607 Western Drive I see a couple of good things you addressed the petroleum. There are a couple of other things like meat packaging but no slaughtering or render what does that mean.
- Manager Dr. Moore answered this is just step one, all we are saying here is what we have in the industrial language. We are working on it surgically and we are working on the vital issues right now.
- Dick Irvin said that I think the Yates issue was so over whelming and we didn't work on all the other issues. He continued to say there are a lot of things that need to be defined. We do not object to having grocery stores or restaurants just no industrial.
- Helen Smith said in the letter to council there was not one line in the health concerns that the public said.
- Chairman Scroggins said I think Dr. Moore or City Council has a good point they are address the biggest issues being addressed immediately. What is in this ordinance is stuff that needs to be done more quickly.
- Helen Smith said all you heard was no gas or oil we want no industrial.

#### **Discussion – Comprehensive Plan**

- Chairman Scroggins talked about the comprehensive plan 5-4-9 the discussion of the diversity wording was discussed on how to re word this ordinance. Encourage the growth of high-quality housing or affordable housing act. The discussion continued.

#### **General Commission Discussion/Future Agenda Items**

- Chairman Scroggins explained next meeting we will come back to this and continue the comprehensive plan.
- Ron Gentry recommended that the commission talk to property owners and get their input.

#### **Adjourn**

- Motion made by Vice Chairman Adair to adjourn. Seconded by Secretary Good. With a unanimous vote the Planning and Zoning meeting was adjourned at 5:24pm.

Respectfully submitted,

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Elizabeth F. Adair, Municipal Clerk  
(Taken and transcribed by Lalena Aragon, Deputy Clerk)

Date: \_\_\_\_\_

Approved:

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Thomas Scroggins, Chairman

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Scott Adair, Vice Chairman

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Melodie Good, Secretary

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Adelina (Lina) Benavidez, Commissioner

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Chad Good, Commissioner