



**City of Rio Communities Planning and Zoning Meeting**  
**City Council Chambers - 360 Rio Communities Blvd**  
**Rio Communities, NM 87002**  
**Thursday, January 6, 2022 5:30 PM**  
**Minutes**

*Please silence all electronic devices.*

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### **Call to Order**

- Chairman Thomas Scroggins called the meeting to order at 5:35 pm.

### **Pledge of Allegiance**

- Vice-chair John Thompson led the Pledge of Allegiance.

### **Roll Call**

- Present: Chairman Thomas Scroggins, Vice-chair John Thompson, and Secretary Scott Adair
- Absent: Mr. L. E. Rubin
- Present: Municipal Clerk Adair

### **Approval of Agenda for January 26, 2021**

- Vice-chair John Thompson made a motion to move Public Comments to the beginning of the meeting to be the first action item to allow the guests to speak. The motion was seconded by Secretary Scott Adair. Vote: Chairman Tom Scroggins- yes; Vice-chair John Thompson – yes; Secretary Scott Adair- yes. With a 3-0 vote the agenda for the January 6, 2021, Planning and Zoning Meeting was approved as amended.

### **Approval of Minutes for December 16, 2021:**

- There were no minutes for approval.

### **Discussion, Consideration, and Decision – Accessory Building Setbacks**

- Chair Scroggins began a discussion regarding setbacks.
- Manager Dr. Moore said the State Fire Marshall will be coming down to give us information on a variety of issues and he will know more about that soon.
- Vice-chair Thompson mentioned the fire hydrant that cannot be opened because a fence was built too close.
- A discussion began regarding the walk through with the Fire Marshall on January 18<sup>th</sup> and possibly moving the meeting date.
- Vice-chair Thompson asked about what is happening with the property that is on the corner of Rio Communities Blvd and River Road.
- Manager Dr. Moore explained we are waiting for testing on the water quality of that property before anything can be done and continued the discussion.
- Chair Scroggins asked what the public hearing is about that is scheduled for the next meeting.
- Municipal Clerk Adair explained the hearing is regarding combining three lots of unequal size and divide it into two equally sized properties and began a discussion regarding advertising for that meeting.

NOTE: THIS AGENDA IS SUBJECT TO REVISION UP TO 72 HOURS PRIOR TO THE SCHEDULED MEETING DATE AND TIME (NMSA 10-15-1 F). A COPY OF THE AGENDA MAY BE PICKED UP AT CITY HALL, 360 RIO COMMUNITIES BLVD, RIO COMMUNITIES, NM 87002. IF YOU ARE AN INDIVIDUAL WITH A DISABILITY WHO IS IN NEED OF A READER, AMPLIFIER, QUALIFIED SIGN LANGUAGE INTERPRETER OR ANY OTHER FORM OF AUXILIARY AND OR SERVICE TO ATTEND OR PARTICIPATE IN THE MEETING, PLEASE CONTACT THE MUNICIPAL CLERK AT 505-861-6803 AT LEAST ONE WEEK PRIOR TO THE MEETING OR AS SOON AS POSSIBLE.

### **Discussion, Consideration, and Decision – Zoning Grid**

- The zoning grid will be moved to the next meeting.

### **Discussion, Consideration, and Decision – Peddler’s Permit**

- Vice-chair Thompson said that by City Ordinance, under business licenses, so there is no need for a peddler’s permit if all businesses are required to have licenses. He then said people would just need to ask for the license from peddlers.
- Municipal Clerk Adair explained we would need to let residents know they can and should ask the peddler for their license. She then explained it is a little different for girl scout cookies and things like that.
- Vice-chair Thompson said there should not need to be any more discussion about a peddlers permit and continued the discussion.

### **Public Comments**

- City Manager Dr. Moore introduced Sandy Pofahl, a landowner and potential home builder wanting to build many homes off of the Manzano Expressway and explained the zoning will need to be changed from future development to R-1 and some commercial use.
- Mr. Pofahl began a presentation, explaining the purchase of 51 acres total, with most of the land being used for 234 homes, including a 2.5-acre park, and also 9.6 acres for retail/commercial use and continued the discussion.
- Mr. Pofahl explained the land is located across from the Presbyterian church on Manzano Expressway and continued up to within 550 feet of La Merced. He continued to explain he has talked to Bobby with the water department regarding water and sewer and asked the Commissioners if they had any questions.
- Mr. Pofahl explained he is having a topographic map being done by drone and have found the land is very flat and began a discussion regarding utilities.
- Mr. Pofahl said there were several places the subdivision would be able to connect to the sewer and the best connection seems like it would be near the school.
- Chair Scroggins expressed concern regarding sewer capacity.
- Mr. Pofahl said New Mexico Water Service had explained there is enough capacity to support the subdivision.
- Manager Dr. Moore explained after speaking with New Mexico Water Service they have the capacity for these new homes, but that would put them near the 75% capacity that would require them to start needing to expand the sewer plant. He then said once we surpass the 500 homes they can support, then something will have to be done to expand the sewer capacity and continued the discussion.
- Mr. Pofahl said as key points come up in the development of the subdivision, we will work with you to have some sort of presentation to show interested in Rio Communities to help promote the city and began a discussion.
- Secretary Adair asked about renewable energy and energy efficiency within the new subdivision.
- Mr. Pofahl said those things would be up to the builders of the homes, but he can request that the builders do everything they can to make the homes energy efficient and continued the discussion.
- The presentation on the proposed subdivision continued.

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- Vice-chair Thompson asked about the portion set aside for commercial and if the homes will be multi-story.
- Mr. Pofahl said the retail/commercial property will most likely be built out after the homes go in and the homes will mostly be single story.
- A discussion began regarding pricing and home size.
- A discussion began regarding placing homes on sewer that are on septic and expanding sewer capability.

**Commission Discussion/Future Agenda Items**

- There was no discussion.

**Adjourn**

- Vice-Chair Thompson motioned to adjourn and carry the neighborhood plan to the next agenda. Secretary Adair second the motion and the meeting adjourned at 7:55 p.m. with a 3-0 vote.

Respectfully submitted,

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 Amy L. Lopez, Deputy Clerk  
 (taken by Lisa Adair Municipal Clerk)

Approved:

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 Thomas Scroggins, Chairman

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 John Thompson, Vice-Chairman

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 Scott Adair, Secretary

\_\_\_\_\_  
 L.E. Rubin

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