



**City of Rio Communities Planning and Zoning Meeting**  
**City Council Chambers - 360 Rio Communities Blvd**  
**Rio Communities, NM 87002**  
**Thursday, July 21, 2022 4:00 PM**  
**Minutes**

*Please silence all electronic devices.*

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**Call to Order**

- Chairman Thomas Scroggins called the Planning and Zoning meeting to order at 4:07 pm.

**Pledge of Allegiance**

- Chairman Scroggins led the Pledge of Allegiance.

**Roll Call**

- PRESENT: Chair Thomas Scroggins. Member Scott Adair.  
ABSENT: Vice Chair Ralph Fernandez, Secretary Melodie Good, Member L.E Rubin
  - Present City Manager Dr. Martin Moore, Municipal Clerk Elizabeth Adair, Assistant to the City Manager Amy Lopez.

**Approval of Agenda**

- Planning and Zoning did not have a quorum therefore the approval of the agenda was tabled.

**Approval of Minutes for June 23, 2022**

- Planning and Zoning did not have a quorum therefore the approval of the minutes was tabled.

**Discussion – Comprehensive Plan**

- A discussion began regarding hard copies versus digital copies of the packet.
- Chairman Scroggins began a discussion regarding goal number two of the Comprehensive Plan, explaining what was discussed previously.
- Manager Dr. Moore recommended not discussing goal two until other items are within that goal are completed, who they were being complete by, and the explained the items should be completed by August or September.
- Chairman Scroggins invited Garth Tallman to speak.
- Garth Tallman presented the Commission with plans for new homes to be built on La Isla off Frederico and explained he may be asking for approval for a smaller setback for the new home, beginning a discussion.
- Mr. Tallman explained another potential customer wants to use solar power for the build and began a discussion.
- Assistant to the City Manager Amy Lopez mentioned not areas are available for solar due to limited amount of availability on PNMs grid and recommended Mr. Tallman should research where it is allowed, and the discussion continued.
- Mr. Tallman began another discussion regarding setbacks, explaining the size of the setbacks and width of the road.
- Mr. Tallman began a discussion regarding placing a two-foot strip of irrigated land between the sidewalk and road to plant some drought resistant plants. He explained the developer would be responsible for placing the land scaping, but it would be the city's responsibility to upkeep and water or create an HOA with fees for upkeep.
- A discussion began regarding xeriscaping.
- Mr. Tallman continued to explain the setbacks from house to the street.

- Manager Dr. Moore explained the setback ordinance states the setback is 20' from the property line.
- Mr. Tallman asked for something shorter and would need a variance to change that.
- Chairman Scroggins asked if the variance could include the whole housing division and not lot by lot.
- Manager Dr. Moore explained the variance might be best done with a re-plat and would be best to speak with the attorney regarding special use permitting and continued the discussion.
- Chairman Scroggins said it would seem if the whole area was developed all at once, the area would be able to have its own setbacks but warned Mr. Tallman this is just a discussion and not a decision.
- Manager Dr. Moore explained the city plans for now and for 20 years in the future, and what is alright now, might be problematic later and continued the discussion.
- A discussion began regarding changing the blueprint of the home to better suit the setback needs.
- Mr. Tallman began a discussion regarding the amount of time it takes to build a home and interest rates.
- Manager Dr. Moore explained it takes time to do a variance and to be able to build in a timely manner, adjusting the floor plans might be more beneficial and began a discussion.
- The Commission as well as Mr. Tallman were discussing the rest of the adjustments as well as setbacks to be able to move forward with adding these homes into the city.

#### **Public Comment**

- There were no public comments.

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

- Manager Dr. Moore began to explain the permit for Leaf and Flower, which is the first applicant for cannabis, what the permit included, and what will be sold. He then explained we should be asking certain questions, such as whether there will be the use of cannabis within the facility as well as how much traffic will be around and continued the discussion.
- Chairman Scroggins asked if it was going to be a growing facility or a distribution facility.
- Manager Dr. Moore said as far as they are telling us just a distribution.
- Chairman Scroggins said we should be presented with the application, what is proposed and have legal council present to make sure all laws are being met, because this may be the first of several and we will need to know how to do these permit types correctly.
- Manager Dr. Moore said there seems to be enough information to have them on the agenda and you may or may not be able to make a decision with legal counsel.
- Member Adair asked if they provide all the material that is needed.
- Manager Dr. Moore said yes, they have as far as he can tell.
- Chairman Scroggins recommended the permit be an agenda item for the next meeting and began a discussion.
- Municipal Clerk Adair said even if it needs to wait to be agreed on later on its good to start the led into a discussion.

#### **Adjourn**

- The Planning and Zoning meeting was adjourned at 7:40 pm.

Respectfully submitted,

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Elizabeth F. Adair, Municipal Clerk  
(Transcribed by Cheyenne Sullivan, Assistant Clerk)

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

Approved:

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Thomas Scroggins, Chairman

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Ralph Fernandez, Vice-Chairman

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Melodie Good, Secretary

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Scott Adair

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L.E. Rubin