



**City of Rio Communities Special Planning and Zoning Meeting**  
**City Council Chambers - 360 Rio Communities Blvd**  
**Rio Communities, NM 87002**  
**Thursday, June 22, 2023 4:00 PM**  
**Minutes**

*Please silence all electronic devices.*

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**Call to Order**

- Vice Chairman called the meeting to order at 4:09pm.

**Pledge of Allegiance**

- Vice Chairman led the pledge of allegiance.

**Roll Call**

- PRESENT: Vice Chairman Scott Adair, Commissioner Adelina Benavidez, Commissioner Chad Good (zoom).  
ABSENT: Secretary Melodie Good
- Present: City Manager Martin City Attorney Randy Van Fleck, Municipal Clerk Elizabeth Adair, Deputy Clerk Lalena Aragon.

**Approval of Agenda**

- Motion made by Commissioner Benavidez to approve the agenda as presented. Seconded by Commissioner Good. With a unanimous vote the agenda was approved.

**Discussion, Consideration, and Decision – Revised Zoning Ordinance**

- Manager Dr. Moore explained to the commission about getting them caught up on what is going on.
- Manager Dr. Moore gave a presentation and went over what the task force has changed.
- Manager Dr. Moore went over the 4-4-2 Flood overlay zone and the changes that were made and began a discussion.
- Manager Dr. Moore explained that the city doesn't have a city flood plan manager and the discussion continued.
- Manager Dr. Moore explained where the drain to river is, and we are not in a danger flood zone unless the levy were to shift.
- Manager Dr. Moore said we added storm water to make it clear. He then went over the water run off drainage. He explained setting up firm width and dept. of vehicles coming in and explained, if anyone wants to change that it can be brought back. The discussion continued.
- Manager Dr. Moore went over alley lanes and explained changes made.
- Manager Dr. Moore went over landscaping and the changes that were made.
- Manager Dr. Moore talked about building permits and the changes for residential and commercial. He explained that we are going to have a someone sit down and make sure
- Manager Dr. Moore went over streetlights and explained that code enforcers can go out and not the planning and zoning commission.
- Manager Dr. Moore went over the dark sky ordinance.
- Manager Dr. Moore went over signs, walls, and fences.
- City Attorney Van Fleck explained that this is something you need to take a close look at, especially the content of the sign. What we need to do is make it clearer and leave all the existing language out.
- Vice Chairman Adair talked about safety concerns for signs. How would you get around that.

- Manager Dr. Moore explained that we can't sign out and continued the discussion.
- City Attorney explained that if planning and zoning are hearing an application for a rezone and make a recommendation to the city council it is a duplicate of evidence sometimes it's a necessary evil but on stuff like fences and walls and landscaping that should be planning and zoning approval.
- City Attorney said special use permits should go to City Council. But as far as wall variance and stuff like that it should be planning and zoning. Everything except use permits.
- Vice Chairman asked if they had the right to appeal.
- Dr. Manager Moore said yes, they always have the right to appeal. The discussion continued.
- Manager Dr. Moore explained that there are new geothermal technologies out there that are not intrusive on the neighbors. We are trying to word it so we will not keep new technology out of the city. The discussion continued.
- Manager Dr. Moore talked about new solar plants that have been popping up around the county.
  - Motion made by Commissioner Good to recommend and approve to move this to City Council Seconded by Vice Chairman Adair. Voting Yea: Vice Chairman Adair, Commissioner Benavidez, Commissioner Good. With a 3-0 vote the commission recommended and approved the Revised Zoning Ordinance to council.

**Adjourn**

- Motion made by Vice Chairman Adair to adjourn the planning and zoning meeting. Seconded by Commissioner Benavidez. With a unanimous vote the meeting was adjourned at 5:35pm.

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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Vacant, 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