



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, August 19, 2021 5:30 PM
Minutes

Please silence all electronic devices.

Call to Order

- Chairman Thomas Scroggins called the meeting to order at 6:41 pm.

Pledge of Allegiance

- Mr. Lawrence Gordon led the Pledge of Allegiance.

Roll Call

- Present: Chairman Thomas Scroggins, Vice-chair John Thompson, Secretary Scott Adair, Mr. Lawrence Gordon, and Mr. L. E. Rubin
- Present: City Manager Dr. Martin Moore and Deputy Clerk Amy L. Lopez

Approval of Agenda:

- Vice-chair Thompson made a motion to re-sequence the agenda items to be #1, #5, #4, #3, and #2. The motion was second by Mr. Lawrence Gordon. Vote: Chairman Tom Scroggins- yes; Vice-Chairman John Thompson- yes; Secretary Scott Adair- yes; Lawrence Gordon- yes; L. E. Rubin- yes. With 5-0 vote the agenda for the August 19, 2021 Planning and Zoning Meeting was approved as amended.

Approval of Minutes:

- Mr. Gordon made a motion to approve the August 5, 2021 Meeting Minutes as written. The motion was seconded by Secretary Adair. Vote: Chairman Tom Scroggins- yes; Vice-Chairman John Thompson- yes; Secretary Scott Adair- yes; Lawrence Gordon- yes; L. E. Rubin- yes. With 5-0 vote the minutes from August 5, 2021 was approved as written.

Comprehensive Plan

- Chair Thompson said everyone received a copy of the Comprehensive Plan and began a discussion.
- Vice-chair Thompson asked how the Commission wanted to approach changes, because there will be quite a few things that will need to be changed.
- Chair Scroggins said the Census being used is from 2010 and we will need to go through the whole document and find what needs to be updated.
- Vice-chair Thompson suggested starting at the beginning and began a discussion.
- Manager Dr. Moore suggested taking a look at the areas of identified priorities and see what has already been accomplished and that will help staff know what still needs to be done and get recommendations from the public; take a look and see if we have accomplished this and if it is still germane to the City at this point; staff can assist with Census data.
- Chair Scroggins asked who has highlighted the Comprehensive Plan.

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- Manager Dr. Moore said the Municipal Clerk who highlighted things that need to be changed in wording or appearance.
- Chair Scroggins asked if the Commission thought if the comprehensive plan should be re-written from scratch.
- Mr. Gordon said if we can break what we have up into sections and update those sections and began a discussion.
- Chair Scroggins said some of the addendums are the result of some surveys and recommended finding more items that need to be re-surveyed because they are out of date. He then asked is one of the Commissioners needed to be in charge of the changes.
- Vice-chair Thompson said it will be a matter of doing research on chunks of the Comprehensive Plan and taking 20 or so pages at a time, and our goal should be to get it as complete as possible before taking it to Council. The discussion continued.
- Chair Scroggins suggested having someone have this as a document on a laptop and make changes as we go along.
- Chair Scroggins asked if the Commission had a budget because he feels like the person who does the work should be paid for their effort because it could be very time consuming.
- Manager Dr. Moore explained the City is in a transition period, working together and getting more staff to help with these types of things, but we can present something to Council.
- Chair Scroggins asked if there could be a temporary staff for a project like this.
- Vice-chair Thompson said he did not feel there was enough work to justify hiring someone for that and explained some of the changes that needed to be made and began a discussion.
- Vice-chair Thompson asked if the 2020 Census was available and recommended printing it out for the next meeting and continued the discussion.
- Vice-chair Thompson suggested sending Secretary Adair the data with the verified source and he can compile the date; if there are 6 people working on it, it will go quickly.
- Secretary Adair said we will need to be able to track the changes, perhaps by date, it would be easier in the long run and began a discussion.
- Chair Scroggins recommended assigning people sections and began a discussion.
 - Mr. Rubin will be researching items regarding fire department and rescue, as well as healthcare
 - Vice-chair Thompson will review Census data
 - Work as a group to discuss aesthetics
 - Mr. Gordon will locate buildings, identify vacant houses, and property related issues.
 - Chair Scroggins will go through everything up to demographics including expand educational opportunities and zip code.
- Secretary Adair said the document is not long and suggested everyone read it, mark it up and start from there and began a discussion.
- A discussion began regarding problematic intersections.
- Mr. Rubin began a discussion regarding having a school board representative from Rio Communities.

Zoning Ordinance Amendments

- Chair Scroggins said he is not sure what we are needing to do with the Zoning Ordinance Amendment.

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- Manager Dr. Moore said the Cannabis Ordinance will have to be added, it will have a public hearing this coming Monday or the 30th, and he recommended that the procedural issue regarding the new ordinance be added.
- Chair Scroggins said it would be eliminating one of the three public hearings because only two are necessary and continued the discussion.
- Mr. Gordon asked what time the hearing is.
- Manager Dr. Moore said the meeting starts at 6 pm on Monday August 23, 2021 and the hearing would be right after the meeting starts.
- Chair Scroggins recommended tabling the Zoning Ordinance Amendments and do some homework reviewing the zoning ordinance and what will need to be changed. The discussion continued.
- Mr. Rubin made a motion to continue the Zoning Ordinance Amendments on the September 9th meeting.
- Vice-chair Thompson asked if there will also be a discussion the zoning grid and began a discussion.
- Manager Dr. Moore recommended making the zoning ordinance revision first and reference the grid in the Ordinance; both are going to be discussed.
- Vice-chair Thompson said we may want to have separate discussions on these things.
- Mr. Gordon said the grid might fall under the comprehensive plan.
- Chair Scroggins said he has the zoning ordinance amendment was about the public hearing and that was what we are supposed to be talking about that.
- Vice-chair Thompson said it is not part of the 5-year plan.
- Chair Scroggins said he can add it as a discussion item on the next agenda and began a discussion.

General Commission Discussion/Future Agenda Items

- A discussion began regarding youth activities and learning programs and proposed getting help from the library board and the parks committee for those items.
- Vice-chair Thompson began a discussion about recreation in City Hall.
- Chair Scroggins began a discussion regarding City owned property.
- Vice-Chair Thompson began a discussion regarding the tearing down of some properties near the river.
- Mr. Gordon asked who owns the land behind the Founders sign because it would make a great park and began a discussion.
- Mr. Rubin asked if there was still a discussion for the Rio Metro to create a stop here at City Hall.
- Deputy Clerk Lopez said she believes discussions with Rio Metro are in the works and began a discussion.

Melody Good Property

- Chair Scroggins said this item will be put on hold because we have not received anything from them.
- Manager Dr. Moore said he believes they are waiting on a survey and began a discussion.
- A discussion began about placing roads on private property.

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- Mr. Rubin mentioned the width of the road will be important for fire trucks.

David Tibbetts Surveying Company

- Katherine Reese explained she is buying a 10-acre lots out of a 52-acre lot and would like permission to subdivide the land.
- Manager Dr. Moore said there are two types of subdivision of lots, an abbreviated division is what you are looking for and asked what the lots would be used for.
- Katherine Reese explained the lots are being purchased to use as an access to the highway from adjoining property.
- Manager Dr. Moore explained the process.
- Chair Scroggins asked if the County has to be involved.
- Manager Dr. Moore said the division would have to be recorded by the County but permissions for the division would come from us. The discussion continued.

Public Comment

- There was no public comment.

Adjourn

- Chair Scroggins adjourned the meeting at 7:58p.m.

Respectfully submitted,

Amy L. Lopez, Deputy Clerk

Approved:

Thomas Scroggins, Chairman

John Thompson, Vice-Chairman

Scott Adair, Secretary

Lawrence Gordon

L.E. Rubin

Date: _____

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