



**City of Rio Communities Planning and Zoning Meeting**  
**City Council Chambers - 360 Rio Communities Blvd**  
**Rio Communities, NM 87002**  
**Thursday, December 16, 2021 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, Secretary Scott Adair, and Mr. Lawrence Gordon
- Absent: Mr. L. E. Rubin
- Present: Deputy Clerk Amy L. Lopez

### **Approval of Agenda for December 16, 2021**

- Secretary Scott Adair made a motion to approve the agenda for December 16, 2021. The motion was second by Mr. Lawrence Gordon. Vote: Chairman Tom Scroggins- yes; Vice-chair John Thompson – yes; Secretary Scott Adair- yes; Mr. Lawrence Gordon. With a 4-0 vote the agenda for the December 16, 2021, Planning and Zoning Meeting was approved as written.
- Vice-chair Thompson asked if the Peddler’s Permit would be something Planning and Zoning would handle.
- Chair Scroggins explained most ordinances originate in Planning and Zoning and then send recommendations to Council and began a discussion.

### **Approval of Minutes for December 2, 2021:**

- Secretary Adair made a motion to approve the December 2, 2021, Meeting Minutes as written. The motion was seconded by Vice-chair John Thompson. Vote: Chairman Tom Scroggins- yes; Vice-chair John Thompson – yes; Secretary Scott Adair- yes; Mr. Lawrence Gordon – yes; Mr. L. E. Rubin- yes. With a 4-0 vote the minutes from December 2, 2021, was approved as written.

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

- Vice-chair Thompson explained the Commission is waiting on the Fire Chief to provide some information regarding accessory building setbacks and suggested to leave it on the agenda for the next meeting.
- Commissioners agreed to add it to the next agenda for the January 6, 2022 meeting.

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

- Chair Scroggins asked Secretary Adair if any changes had been made since it was last discussed.

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.

- Secretary Adair explained there have been no changes and we were waiting on the City Manager to provide some definitions. He then said there was some more work to be done with wording and continued the discussion.
- Vice-chair Thompson suggested moving it to a future meeting.
- Mr. Gordon suggested working on the definitions.
- Vice-chair Thompson suggested working on the definition for transfer station and explained there are many types of transfer stations and began a discussion.
- Mr. Gordon explained an electric station could be electric, bus or train, or garbage and we would need to differentiate those and continued the discussion.
- Vice-chair Thompson suggested holding off on the rest of the definitions.
- Chair Scroggins suggested coming into the next meeting with the definitions.
- Commissioners agreed to add it to the next agenda for the January 6, 2022 meeting.

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

- Mr. Gordon asked if there was a form for what we have already.
- Chair Scroggins explained the City does not currently have one, but we are getting complaints about door-to-door salesmen and have been asked to consider having a permit to be able to do so. He then said there needs to be a clear definition of who is a peddler and began a discussion.
- Vice-chair Thompson began a discussion regarding the need to ensure peddlers are from a legitimate company because of fraud and began a discussion.
- Mr. Gordon said a peddler’s permit would help cut down on fraudulent companies and continued the discussion.
- Chair Thompson said we should come to the next meeting with examples and began a discussion.
- Vice-chair Thompson gave an example of who would be consider a peddler and explained there is no fee for a peddler’s permit in California. He then suggested continuing the discussion at the next meeting and began a discussion.

### **Public Comments**

- There were no public comments.

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

- Vice-chair Thompson asked if we should consider food truck permits while we are considering peddler permits.
- Deputy Clerk Lopez explained the City does have food truck permits.
- Chair Scroggins thanked Mr. Gordon for being a member of the Commission. He then explained Mr. Rubin is in the hospital and is not sure how long he will be in there.
- Mr. Gordon asked the City Manager how large the City could grow to, because there is nothing in the comprehensive plan regarding education and there needs to be.
- Mr. Gordon said it has been a pleasure to be part of the Commission for the past four and a half years and thanked the Commissioners. A discussion began.
- Vice-chair Thompson suggested having a Christmas decorating contest in the future and began a discussion.

**Adjourn**

- Mr. Gordon motioned to adjourn and carry the neighborhood plan to the next agenda. Secretary Adair second the motion and the meeting adjourned at 7:38 p.m. with a 4-0 vote.

Respectfully submitted,

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Amy L. Lopez, Deputy 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: \_\_\_\_\_