



**City of Rio Communities Planning and Zoning Meeting**  
**City Council Chambers - 360 Rio Communities Blvd**  
**Rio Communities, NM 87002**  
**Thursday, September 16, 2021 5:30 PM**  
**Agenda**

*Please silence all electronic devices.*

**ATTENTION:** In an effort to curb the spread of COVID-19 by practicing social distancing and limiting public gatherings, we are requiring **MASKS** to be worn while in the meeting. We encourage you to participate in the Planning and Zoning Meeting from the comfort and safety of your own home by entering the following link: @ <https://www.facebook.com/riocommunities>

**Call to Order**

**Pledge of Allegiance**

**Roll Call**

**Approval of Agenda**

**Approval of Minutes**

- [1.](#) for September 9, 2021

**Discussion Items**

- 2. Zoning Ordinance Amendments (Public Hearings)**
- 3. Zoning Grid**

**Public Comment:** The Commission will take public comments on ***this meeting's specific agenda items***. These should be in written form via email through 4:45 PM on Thursday September 16, 2021 to [info@riocommunities.net](mailto:info@riocommunities.net). These comments will be distributed to all Commissioners for review. ***If you wish to speak during the public comment session in person:*** The Commission will allow each member of the public three (3) minutes to address the Commission. Both the public and Planning & Zoning Commission will follow rules of decorum. Give your name and where you live. The public will direct comments to the Commission. Comment(s) will not be disruptive or derogatory.

**General Commission Discussion/Future Agenda Items**

**Adjourn**

**Public We will be streaming live on Facebook Live @ <https://www.facebook.com/riocommunities>**

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.



**City of Rio Communities Planning and Zoning Meeting**  
**City Council Chambers - 360 Rio Communities Blvd**  
**Rio Communities, NM 87002**  
**Thursday, September 2, 2021 5:30 PM**  
**Minutes**

*Please silence all electronic devices.*

### Call to Order

- Chairman Thomas Scroggins called the meeting to order at 5:34 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 (virtual)
- Present: City Manager Dr. Martin Moore and Deputy Clerk Amy L. Lopez

### Approval of Agenda for September 2, 2021:

- Vice-chair Thompson made a motion to approve the agenda as written. The motion was second by Secretary Scott 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 agenda for the August 19, 2021 Planning and Zoning Meeting was approved as written.

### Approval of Minutes for August 19, 2021:

- Vice-chair Thompson made a motion to approve the August 19, 2021 Meeting Minutes as written. The motion was seconded 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 minutes from August 19, 2021 was approved as written.

### Animal Surveys

- Vice Chair Thompson said the other survey we did was a little easier, with the animal survey we will have to analyze it and break it down.
- Manager Dr. Moore suggested creating a code sheet that would cover certain responses, some responses will not be relevant to the survey.
- Vice-chair Thompson said we are going to need a map with street but not individual lots.
- Manager Dr. Moore said the City is waiting for new maps from MRCOG and continued the discussion.
- The Commission began to review the surveys.
- Secretary Adair said we will have to create a spreadsheet to track the simple answers and the discussion continued.
- Vice-chair Thompson introduced audience members who have just moved here.
- Sharron Dasher asked how many homes are in the city and how many animal surveys did they get back

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- Vice-chair Thompson explained there are around 2,200 homes and we received about 10% of the surveys back.
- Chair Scroggins explained the history of the City and why we are working on our animal ordinance.
- Vice-chair Thompson said he is seeing a trend regarding the surveys: strong opinions that there should be no animals other than usual pets and strong opinions that we are a rural community and should be allowed to have animals other than cats and dogs. A discussion began.
- Chair Scroggins said the trend might depend on lot sized.
- Vice-chair Thompson said we might start separating them by lot size because the restrictions will be different for lot sizes and continued the discussion.
- A discussion began regarding sorting using computers.
- Secretary Adair said we create an excel sheet with each question, then you can easily quantify the data and began a discussion.
- Secretary Adair offered to make a spreadsheet template.
- Sharron Dasher asked what else was on the agenda for this meeting, where she can find the comprehensive plan and the budget, and what kind of law enforcement we have.
- Deputy Clerk Lopez read the agenda and explained the comprehensive plan and budget was online.
- Manager Dr. Moore said we have one officer but are speaking with the County next week regarding more.
- The Commission counted the surveys, resulting in the total of approximately 186.
- Chair Scroggins asked if the commission would follow up with another smaller survey after the data is analyzed and continued the discussion.
- Vice-Chair Thompson said we can use the return addresses to determine the areas that had the highest number of responses.
- Chair Thompson said it might be a good idea to have a workshop to work on these and asked when the best time would be.
- The Commission decided to have a workshop September 23, 2021, at 3 p.m. to review questionnaires.
- Vice-chair Thompson explained what sections of the city most of the response addresses came from. The discussion continued.

### **Zoning Ordinance Amendments**

- Manager Dr Moore recommended having this on the agenda for the next meeting where he would have a draft amendment on public hearing in the Zoning Ordinance.

### **Zoning Grid – on next agenda**

- Vice-chair Thompson said this is more complicated than he thought and after reviewing it he found that not all of it is right compared to what is in the book not all the zoning came out right and gave examples. He then began a discussion.
- Mr. Gordon said that not all athletic clubs are in the mobile home parks and began a discussion.
- Vice-chair Thompson said that if it is not a community athletic club but an athletic club as a commercial business it should not be in R-1. The discussion continued.

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- Secretary Adair said maybe things like ballparks should be allowed in both areas because communities have parks and ball fields.
- Vice-chair Thompson gave more examples.
- Secretary Adair said that we will have to substantiate the changes by using the book.
- Vice-chair Thompson said we might have to rewrite the code to make common since.
- Secretary Adair said we will need to have references on all the changes and the discussion continued.
- Chair Scroggins said several items need to fall under planned development and began a discussion.
- Chair Thompson said the commission will take this home as homework and discuss the differences at the next meeting.

### **Comprehensive Plan**

- Vice-chair Thompson made a motion to set aside the comprehensive plan for a future meeting. Mr. Gordon seconded the motion. Vote: Chairman Tom Scroggins- yes; Vice-Chairman John Thompson- yes; Secretary Scott Adair- yes; Lawrence Gordon- yes; L. E. Rubin- yes. With a 5-0 vote, the motion to set aside the comprehensive plan for a future meeting was approved.

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

- Chair Scroggins said we will discuss the zoning grid at the next meeting and we to spend time on the comprehensive plan.

### **Public Comment**

- Robert Montiel: You got to give us easement to get to our backyards. Gordon towed one vehicle off my own property which is illegal. Also, Gordon said I can't park in the back yard because I'm trespassing through city property. I've done my research there has to be an easement and as long as I am parked on my property it should be allowed.
- The Commission began a discussion and explained they would not be able to speak to him about this, he would need to approach the City Manager Dr. Moore for more help with the matter.
- Secretary Adair said after reading the paper and the cannabis ordinance, the amount of fossil fuel used to process it is exorbitant and knowing that and that we cannot prevent cannabis here, we should try to create an ordinance on having them use the least possible amount of carbon footprint to produce it.
- Mr. Gordon said we have to remember that we cannot place any restrictions on them that we could not place on a bar.
- Secretary Adair said they need to grow it outside; the reason they started growing in grow houses was because it was illegal; the other states are pushing for ways for people to grow it outside because of the carbon footprint. He then said there are products they can buy that use less wattage.
- Mr. Gordon said he agrees but he does not think that it will be allowed.
- Vice-chair Thompson said there are unintended consequences of growing it outside would be security, taller fences, and more crime. The discussion continued.

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- Secretary Adair said he would like to draft something and send it to the manager to send to the lawyer.
- Mr. Gordon said there is nothing wrong with asking the lawyer is something can be done, but he feels like we cannot do that. He then said he understands that no one has applied for a cannabis business and if we can do anything

**Adjourn**

- Vice-Chairman Thompson motioned to adjourn and carry the neighborhood plan to the next agenda. Mr. Gordon second the motion and the meeting adjourned at 6:59 p.m. with a 4-0 vote.

Respectfully submitted,

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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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