



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, October 07, 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 16, 2021**

Public Hearing

Motion and roll call vote to recess Regular Business Meeting session and to go into Public Hearing

Consideration of Public Hearing for Subdivision Property: Legal Description: UPC:

101002546047500000 Subd: PLAYA ESTATES Tract: PARCEL 18 52.01 ACRES 1994 SPLIT

Motion and roll call vote to go back into Regular Business Meeting session

- 2.

Action Items

- 3. Discussion, Consideration, and Decision - Subdivision Property: Legal Description: UPC: 101002546047500000 Subd: PLAYA ESTATES Tract: PARCEL 18 52.01 ACRES 1994 SPLIT**
- 4. Zoning Ordinance Amendments**
- 5. Zoning Grid**
- 6. Comprehensive Plan - Draft Letter**
- 7. Accessory Building Setbacks**

Public Comment: The Commission will take public comments on *this meeting's specific agenda items*. These should be in written form via email through 4:00 PM on Thursday October 7, 2021 to 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.

Commission Comments

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 16, 2021 5:30 PM
Minutes

Please silence all electronic devices.

Call to Order

- Chairman Thomas Scroggins called the meeting to order at 5:32 pm.

Pledge of Allegiance

- Chair Scroggins led the Pledge of Allegiance.

Roll Call

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

Approval of Agenda for September 16, 2021:

- Mr. Gordon made a motion to approve the agenda as written. The motion was second by Secretary Adair. Vote: Chairman Tom Scroggins- yes; Secretary Scott Adair- yes; Lawrence Gordon- yes; L. E. Rubin- yes. With 4-0 vote the agenda for the September 16, 2021 Planning and Zoning Meeting was approved as written.

Approval of Minutes for September 2, 2021:

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

Zoning Ordinance Amendments (Public Hearings)

- Manager Dr. Moore said the attorney is not finished with a draft, but he does need a concurrence from the Planning and Zoning Commission to initiate the amendment process. He then explained why section 14-16-2 needs amended: to provide for alternative hearing process when we have a commission or City Council initiated request for zoning, because the process is mixed together as it stands now, creating more public hearings than necessary. The discussion continued.
- Mr. Gordon said this will amend the process from three public hearings to two.
- Manager Dr. Moore said yes in order to amend the process we will have to the zoning code and would like to move it to an action item on the next agenda.
- Chair Scroggins said we are trying to eliminate one public hearing and continued the discussion.

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- Chair Scroggins said Planning and Zoning can have a hearing from a person with a request and is that what we are getting rid of, we would have a hearing with the individual and not have a public hearing; the public hearing would be reserved for Council.
- The discussion continued regarding hearing processes.
- Secretary Adair made a motion to table this item until the next meeting as an action item. Mr. Rubin seconded the motion. Vote: Chairman Tom Scroggins- yes; Secretary Scott Adair- yes; Lawrence Gordon- yes; L. E. Rubin- yes. With 4-0 vote the table Zoning Ordinance and make it an action item at the next meeting was approved.

Zoning Grid

- Chair Scroggins said we have worked on this and explained where he thought there might be exceptions. He asked if others found any obvious problems.
- Mr. Gordon said there are some things that can be seen from a different way and cause issues.
- Manager Dr. Moore said it seems as though updating the comprehensive plan will help drive and narrow down the discussion. He then said planning and zoning might need to change some zoning areas while you are updating the plan.
- Chair Scroggins began to discuss some issues with the wording, “diversity in housing” and began a discussion.
- Manager Dr. Moore said you can keep the comprehensive plan the same or we can change it, but we need to consider if it is accomplishing what it needs to accomplish.
- Mr. Gordon said we might need to redo our comprehensive plan based on the animal survey alone to establish what type of city we want to be.
- Chair Scroggins said he does not know what we will actually have with the City, but eventually we will grow and get some of the items that are causing concern in the zoning grid.
- Mr. Gordon said we are looking toward the future and we need to plan accordingly. The discussion continued.
- Manager Dr. Moore said Council and himself could help rewrite the Comprehensive plan if the commission wished.
- Secretary Adair said the Comprehensive plan is aspiration and asked what the Commission’s part of that would be.
- Manager Dr. Moore said there are areas that would not pertain to the Commission and would have to have the Council’s opinion on what the vision is and continued the discussion.
- Chair Scroggins said the comprehensive plan is essentially six years old and rather than the commission going through the comprehensive plan line by line, the Council should advise us on what areas we look at. The discussion continued.
- Chair Scroggins said we should communicate with Council with what they would like from us.
- Manager Dr. Moore said he would like to provide him a draft by next meeting work from there.
- Secretary Adair asked if Planning and Zoning should have a joint meeting with Council to discuss this and continued the discussion.
- Manager Dr. Moore said if the Commission wanted to draft a letter to Council what they would like to have updated on the Comprehensive Plan and asked if the commission would like a special joint meeting.
- Mr. Gordon said as long as Council gave us a starting point, we do not need to have a physical meeting until later and continued the discussion.

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- Mr. Scroggins said we will add a draft letter to the agenda for next meeting to Council to seek direction on the Comprehensive plan, and that will affect the comprehensive plan.
- Mr. Gordon said we should look at where we want to place this items that don't fit into the areas they are designated right now. The discussion continued.

General Commission Discussion/Future Agenda Items

- Garth Tallman made a presentation about a retirement community including more handicap accessible features, front and backyard land scaping, and would like the price point to be less than Jubilee. He then said he would like to include a club house and putting green and had asked for the landowner to provide two lots to do those things.
- Secretary Adair said if this is for seniors you might want to consider smaller lots.
- Garth Tallman explained these homes would be geared toward active seniors that would be looking for something a little nicer and passed out plan sets. The discussion continued.
- Garth Tallman said he would like the City to consider maintaining some walking trails and landscaping in the neighborhood he is developing. The discussion continued.
- Garth Tallman said he wants the price to be high enough that people know they are nice homes, but he does not want to scare people off. He then explained he is working on promoting the City of Rio Communities because no one know where we are at and confuse us with Rio Rancho and explained he will have a banner at a senior expo to represent Rio Communities.
- Mr. Gordon said his only problem is how to separate the homes that are already there from the new homeowners and continued the discussion.
- Chair Scroggins said he appreciates developers who come and present their plans before the Commission so that it is done correctly and continued the discussion.
- Chair Scroggins said we might want to think about who might want to be on the Commission because we have two running for City Council, we are already short two people.
- Mr. Gordon said he has someone in mind that was a safety inspector, he is interested and watches the meetings.
- Chair Scroggins recommended having four of five people in mind to give to Council and continued the discussion.

Public Comment

- Ronnie White said we had 2 plans when we became a municipality, 1 we wouldn't raise taxes which we did and 2 we would get a police force. Both were not held to their words.
- Chair Scroggins said that does not fall under the purview of this Commission.

Adjourn

- Mr. Rubin motioned to adjourn and carry the neighborhood plan to the next agenda. Mr. Gordon second the motion and the meeting adjourned at 6:51 p.m. with a 4-0 vote.

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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Application for Approval of Plat for Subdivision City of Rio Communities, NM

Type of Plat: (Circle one)	Fast-Track	PRELIMINARY	FINAL
Name:	TIERRA DEL SUR, LTD., a New Mexico LLC		
Address:	8531 Flying B Way, Apt. #309, Highlands Ranch, CO 80129		
Telephone:	505-220-4802		
Agent: (If partnership, provide proof that agent has legal authorization to sign documents).	Elsie E. Giron, Managing Member		
Agent's Phone:	505-220-4802		
Proof of taxes being current.	See attached copy of Statement of Taxes Due from Valencia Co. showing current taxes		
Legal Description of Property: Attach, if more space is needed.	Parcel 18, as such parcel is shown and so designated on the Bulk Land Plat of Playa Estates, a subdivision in Valencia County, New Mexico, said plat filed for record on November 9, 1993 in Plat Cabinet "I", Page 272.		
Subdivision: (with UPC#, Lot#,Block)	UPC #1-010-025-460-475-000000 Parcel 18, Playa Estates Bulk Land Plat	Existing plat map #'s: Plat -Bk I, Page 272, Map No. D-5-34	
Address of Property: Attach document if more space needed.	No address assigned yet.		
Explanation of Request: Attach documentation, if needed.	Request approval of parcel split into 2 tracts as shown on the Summary Land Division Plat of Parcel 18, Bulk Land Plat of Playa Estates, to Tracts 18-A and Tract 18-B dated July 28, 2021, prepared by David Tibbetts Surveying Company		
Is annexation or rezoning required? Explain, if yes.	No		
Present Zoning:		Requested Zoning Change:	
For Staff Use Only:			
Date of Planning and Zoning Commission Hearing:			

Partial List of Applicant Document Requirements		
Area of Review	Regulations	Checklist
Plat documents: This form must be completed. Note Regulations.	Fast-Track Plat: 6-2-1 Preliminary Plat: 6-2-5 Final Plat: 6-2-6	

Staff Reminders		
Area of Review	Regulations	Checklist
Notification of neighbors on adjoining properties (within 300 feet). Signs posted	6-6-3	

Accompanying this application are the original and the appropriate number of copies for the type of plat proposed. I have examined and am familiar with the regulations governing the subdivision of land, per Chapter 6, and adopted by the City of Rio Communities. I understand the City of Rio Communities will not assume any liability for possible lack of understanding on my part or incorrect information submitted. Application requires a public hearing and a fee. All final plat approvals must be filed with Valencian County Clerks and Rio Communities Clerks offices.

Signature: Elsie E. Giron Date: 9-15-21

**DAVID TIBBETTS SURVEYING COMPANY
P.O. BOX 2337, LOS LUNAS, N.M. 87031
505-865-0396 tibbettssurveying.com**

August 4, 2021

To: City Clerk of the City of Rio Communities
360 Rio Communities Blvd.
Rio Communities, New Mexico 87002

Greetings,

I am requesting a hearing before the Planning and Zoning Commission
To discuss a proposed subdivision.

My client is Tierra Del Sur LTD, Elsie Giron, Managing Partner.

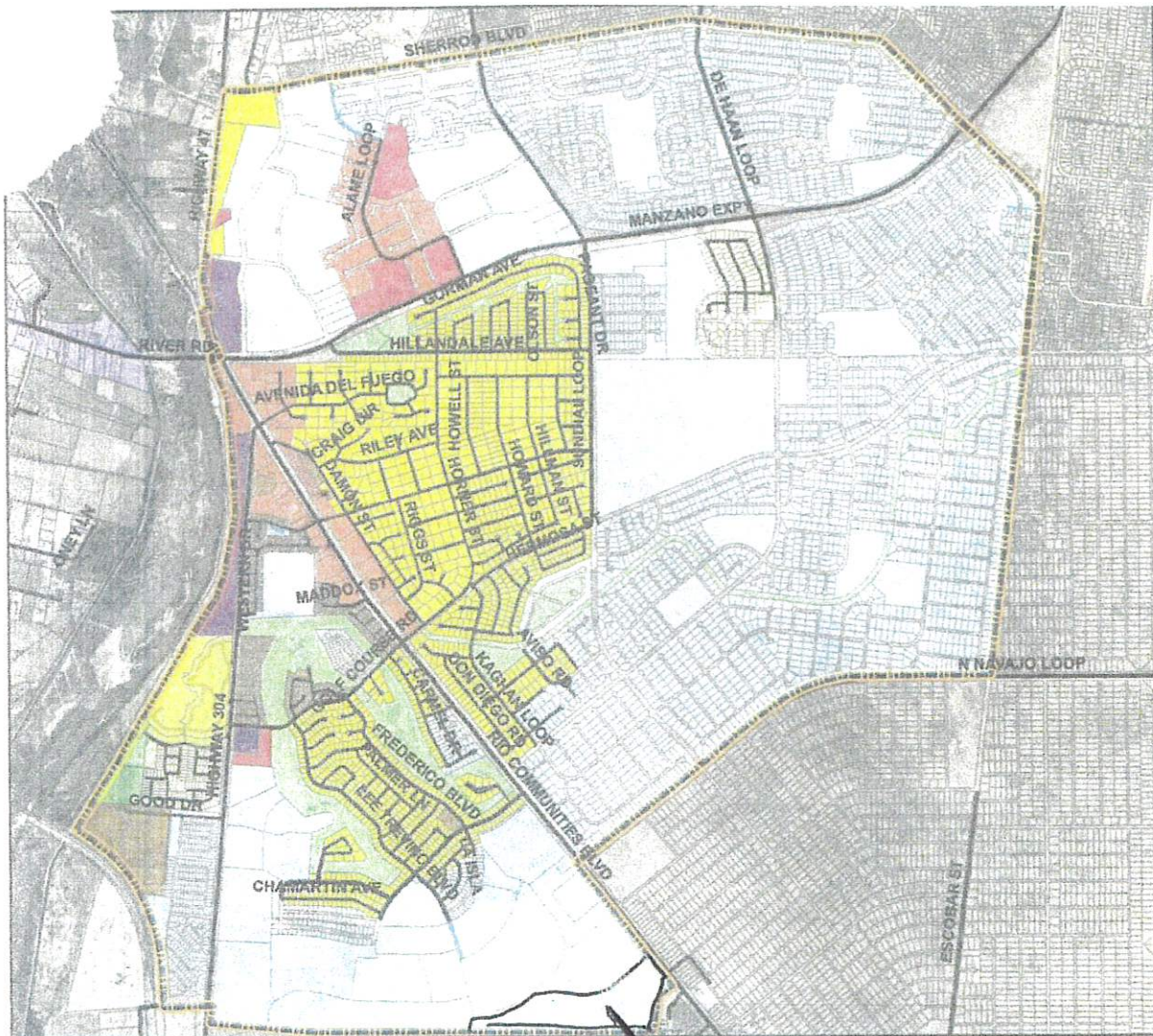
My client proposes to divide that 52 acre tract being Parcel 18, as shown on Bulk Land Plat of Playa Estates, Valencia County, New Mexico into two parcels. I believe it should be handled with the Alternate Summary Procedure (ASP). We propose to divide the parcel to make a new 10 acre parcel with a 42 acre remainder. I have attached a pdf of the proposed plat.

I would like guidance on the notification procedures and posting methods, including a boilerplate notice if you have one.

Thank you.



David E. Tibbetts, P.S. 10024



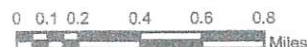
City of Rio Communities Zoning Map

printed: 9.17.2014

ATTACHMENT A

Parcel 16

Zoning Classification	
	Single Family, Low Density Residential (R-1)
	High Density Residential (R-2)
	Manufactured Housing 1 (MH-1)
	Manufactured Housing 2 (MH-2)
	Limited Residential Neighborhood Retail and Service (C-1)
	Community Commercial and Retail Use (C-2)
	Heavy Community Commercial and Retail Use (C-3)
	Parks, Recreation and Open Space (PRS)
	Planned Development (P-D)
	City Communities Boundary



Disclaimer: This map was created by MRCOG based solely on information provided by the City of Rio Communities. Any discrepancies with this map and the current provided should be taken up with City of Rio Communities, 4321.

CITY OF RIO COMMUNITIES

NEW MEXICO

OFFICIAL ZONING AND OVERLAY MAP

This is to certify that this is the Official Zoning and Overlay Map referred to in Ordinance 2014-20, The Zoning Code section 4-1-1 and 4-1-2 passed, adopted, and approved on 10 June 2014 and Resolution 2014-19 passed, approved and adopted on 23 September 2014.

PASSED, APPROVED and ADOPTED by the Governing Body of the City of Rio Communities this 23rd DAY of SEPTEMBER, 2014

Mark Gwinn, Mayor

 Mary Lee Serna, Mayor
 Pro Tem

 Cyndi Sluder, Councilor

 Frank Stasi, Councilor
 ATTEST:
 Marilyn Winters,
 Municipal Clerk

7-23-14
me

