



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, July 15, 2021 6:30 PM
Agenda

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ATTENTION: 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:

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Call to Order

Pledge of Allegiance

Roll Call

Approval of Agenda

Approval of Minutes

1. June 17, 2021 & July 1, 2021

Commission Discussion and Consideration Action

- 2. Variance request for the property located at 304 Brugg Drive, Rio Communities, NM 87002**
- 3. Update from City Manager regarding Cannabis regulations**
- 4. Abatement Ordinance - recommendation to Council**
- 5. Zoning Ordinance Amendments**
- 6. Comprehensive plan review**

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 July 15, 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 & Future Agenda Items

- 7. Melodie Good Property**

Adjourn

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

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This meeting was streamed on Facebook Live
<https://www.facebook.com/riocommunities>

Call to Order

- Chairman Tom Scroggins called to order the Planning and Zoning Commission meeting at 6:39 p.m.

Pledge of Allegiance

- Vice-chairman John Thompson led the Pledge of Allegiance.

Roll Call

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

Approval of Agenda for June 17, 2021

- Vice-chairman Thompson made a motion to approve the agenda for June 17, 2021 as written. The motion was second by Mr. 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 June 17, 2021 Planning and Zoning Meeting was approved.

Approval of Meeting Minutes from June 3, 2021

- Mr. Rubin made a motion to approve the June 3, 2021 Meeting Minutes. The motion was seconded by Mr. Gordon. 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 June 3, 2021 Planning and Zoning meeting minutes was approved.

General Discussion

- Municipal Clerk Adair explained the new agenda and minutes builder that helps the clerks create agendas and build packets that include the agenda, draft minutes and information which is now available to the public without attending the meeting. She then said from now on we will be having a book to record any agenda items that come up during the meeting so that it can be added to the agenda builder and explained there will be bi-monthly meetings with the Clerk, the City Manager, and Commission Chair to review the agenda.
- Vice-chair Thompson asked if it would make more sense to have two places within the meeting to allow for public comments because they might not have questions until they have heard the items discussed in the meeting and began a discussion.
- Mr. Rubin said we should also allow the public to have a comment section after Commission Discussion and Consideration Action and continued the discussion.
- Clerk Adair said the new agendas will have the public comment section at the end of the meeting as well as a blurb informing the public, they are able to send an email comments before the meeting and continued the discussion.

- Chair Scroggins said the first public comment would be for any topic, whereas the second public comment section would be regarding what was up for consideration and continued the discussion.
- Clerk Adair said we can add that people can now attend the meetings and she is going to request the Commissioners to provide any relevant items that will pertain to the agenda items, and those would also be available to the public ahead of time so the public can be informed before the meeting to make comments. The discussion continued.
- Chair Scroggins asked if the agenda and packet are available to the public, but we still have to post physical copies and continued the discussion.
- Chair Scroggins asked when the packet would be available to the public.
- Clerk Adair said the agenda has to be published six days before the meeting, but the packets should be posted to the website by the Tuesday for the meeting.
- Chair Scroggins said they would have access to the packet and the agenda on the website by the Tuesday before the meeting and continued the discussion.
- Mr. Gordon asked if the information on a variance hearing would be available online before the hearing.
- Clerk Adair said no that kind of hearing would not be public until the hearing and continued the discussion.
- Chair Scroggins said he received an email from Deputy Clerk Lopez who had asked for a checklist for items needed to make an informed decision on a variance and asked what the Commission would like to see included in the packet.
- Secretary Adair asked that drawings be dimensioned.
- City Manager Moore said after looking at the variance application, it is not clear on what is needed for a hearing, and we are looking for the Commissions input to make the hearing go smoother.
- Secretary Adair said he would like to have the Code violation cited.
- Vice-chair Thompson said we might want to add a comment saying they are welcome to present anything that would help us decide and began a discussion.
- Mr. Rubin said would it be unreasonable to ask for justification for wanting or needing a variance.
- Mr. Gordon said we need to have a fine in the amount of \$500 or \$1,000 for building something without a variance first, rather than building it and asking for forgiveness later and continued the discussion.
- City Manager Dr. Moore said that is up to the Code Enforcer and the Court to fine code violators and continued the discussion.
- City Manager Dr. Moore said having a full time Code Enforcer will help and continued the discussion.
- City Manager Dr. Moore said there is an education component that is not getting out there.
- Chair Scroggins asked if there is a fine within the Ordinance to charge those who are in violation of getting permit.
- City Manager Dr. Moore said there is a fine of \$500. He then said we may need to approach realtors and developers that are doing business in the City and provide them with the Ordinances and continued the discussion.
- Mr. Rubin said we are going to, as a Commission, to say no, you did not go through the appropriate steps so we can't grant your variance and continued the discussion.
- Mr. Gordon asked if people can be grandfathered because we don't have an active Code Enforcer at the moment.
- City Manager Dr. Moore said no, it is still a City Ordinance and can be enforced. He then said we are also having conversation with the County to see if we can work together to help with Code Enforcement and began a discussion.

- Mr. Gordon asked if we did use the County and cases went to our Court, who would receive the money from those fines.
- City Manager Dr. Moore said it would come to the City.
- Vice-chair Thompson said there was a park meeting and different types of parks were discussed while going over the master parks plan and it seems the best option for the City would be to buy the land behind the coffee shop to have a gathering area, without a playground, or the land behind City Hall. He then explained the more cost-effective option would be to have a very small pocket park on the sawtooth, but some argued that it would be better to use the money to start a highly visible park.
- City Manager Dr. Moore said that there are private entities that are considering teaming up with the City to help create parks.
- Chair Scroggins began a discussion regarding the Regulation and Licensing Department Cannabis Regulation Act letter.
- City Manager Dr. Moore said he has had a discussion with the State and the law was written so that we cannot completely block the sale of cannabis, but we will need to restrict how far they can be from churches and schools, and it would need to be written within our zoning code, and we will need to start having this discussion. The discussion continued.
- City Manager Dr. Moore said after asking for clarification from the State office, one of things they told us is the law is clearly written so that we cannot block cannabis use, but we can regulate around schools, daycare centers, and am not sure about churches, but if we do not put regulations on where they can and can't go, the likelihood of them being able to be near those things is high. He then said the most appropriate means of regulating cannabis use establishments, for growing, processing or selling, is through the zoning code; there are some examples coming out of Colorado, but time and place of use are things we can look at regulating, and began a discussion.
- Secretary Adair asked if cannabis law will be less restrictive than alcohol and asked what about growing it in homes.
- City Manager Dr. Moore said we are not sure yet, it is not written the same as the liquor laws and continued the discussion.
- Mr. Rubin asked if the law defines for Municipality employee use of Cannabis, driving City Vehicles, and how it could be a safety issue, whether it is medical or recreational, there is no breath test for marijuana.
- City Manager Dr. Moore said we are working on the personnel policy and there will be lawyers from the State and Municipality are also looking into it. The discussion continued.
- Chair Scroggins said he believes that those laws allow for people to grow a certain amount for personal use and began a discussion.
- Mr. Gordon said the City has received the funds to fix the hole on Chamartin, even though it will take time.
- Mr. Rubin asked if the animal survey has been sent out.
- Mr. Gordon said we have gotten 750 out and will finish next week with the return date changed to July 15th and began a discussion.
- Chair Scroggins said if we keep track of when the letters come back, we might be able to tell which areas have the largest area of concern and began a discussion.

Public Comment

- No Public Comment

Abatement

- Vice-Chair Thompson moved to table the discussion on abatement to a different meeting.

- Manager Dr. Moore said he would come back with a recommendation for abatement you feel there is someone from the Commission that would like to come speak to me, he is a happy camper.

Zoning Grid

- Vice-chair Thompson said as he was going through the grid and the Ordinance to see if they matched up and suggested to make the grid, then looked at the grid to see how the grid worked as an overall rule and found the grid matches the ordinance but it does not mean that it is right. He then gave an example of having ball field that are permitted in R1 and R2, but will it be zoned as a park, a ball field should be a Park, recreation, or other. He gave an example of having an athletic park at a mobile home park and would that need to have a special permit, gave more examples, and explained homebased businesses also need to be considered.
- Manager Dr. Moore said the way the grid is set up is that it matches up with ordinance and can be presented to Council as matching up and can begin working on an economic development plan and at least we have a picture for the developer to look at and continued the discussion.
- Vice Chair Thompson made a motion to recommend to Council this is an accurate representation of an existing ordinance, but we reserve the option to refine the Zoning grid and to include ECD. Mr. Rubin 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 5-0 vote the recommend to Council the grid is an accurate representation of the existing ordinance but reserves the option to further refine the grid with the inclusion of Economic Development.

Parks

- Chair Scroggins said parks will be moved to the next agenda.
- Vice-chair Thompson moved to continue discussion of abatement, zoning grid and parks into a future meeting. Mr. Rubin 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 5-0 vote the motion to table abatement, zoning grid, and parks to a future meeting was approved.

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 8:02 p.m. with a 5-0 vote.

Respectfully submitted,

Amy L. Lopez, Deputy Clerk

Date: _____

Approved:

Thomas Scroggins, Chairman

John Thompson, Vice-Chairman

Scott Adair, Secretary

L. E. Rubin

Lawrence Gordon



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, July 01, 2021 6:30 PM
Minutes

Please silence all electronic devices.

Call to Order

- Chairman Thomas Scroggins called the meeting to order at 6:09

Pledge of Allegiance

- Chairman Thomas Scroggins led the Pledge of Allegiance.

Roll Call

- Chairman Thomas Scroggins, Secretary Scott Adair
- Absent: Vice-chair John Thompson, Mr. Lawrence Gordon, and Mr. L. E. Rubin
- Present: City Manager Dr. Martin Moore and Deputy Clerk Amy L. Lopez
- No quorum

Approval of Agenda:

- Agenda for July 1, 2021 was not approved due to no quorum.

Approval of Minutes:

- Minutes for June 17, 2021 was not approved due to no quorum.

Public Hearing - For the purpose of a variance for the property located at 304 Brugg Drive, Rio Communities, NM 87002, Legal Description: #1010027303250000000, Subd: Enchanted Mesa Lot: 3 Block: 6 Unit: 5.

*** Motion and roll call vote to recess Planning and Zoning Meeting session to go into Public Hearing**

- No motion was made due to lack of quorum. The discussion for the variance will be allowed and no action can be taken.
- Tom Scroggins: This is a public hearing of a variance for the property of 304 Brugg Drive, Rio Communities, NM, Legal Description: #1010027303250000000, Subdivision: Enchanted Mesa Lot: 3 Block: 6 Unit: 5. I have one thing I would like to say about this. This is a public hearing to determine a variance on Brugg Dr at 304 and the possible outcomes that might result are the ordinance must be adhered to and the clearance to the lot lines have to be maintained and that we may say no, which might include requiring the building to be taken down. This is a quasi-judicial hearing before the Planning and Zoning Commission, who by ordinance is required to provide opinions and evidence to the governing body on this matter. The governing body will make the final municipality decision on this matter. The general rules of fairness are used by the Planning and Zoning commission state no member of this commission can gain or lose financially by any decision of this Commission, no member can have x-party communication with either the proponents or opponents of this hearing.

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There are two lists in the back of the room. One is a list of witnesses if you wish to testify on the issue, and I have got the list. These people are within 100 feet of the property, I assume you all are. If you received a notice, a notification in the mail, you are within 100 feet within the petitioner's property. By signing the list, you are hereby swearing to tell the truth in your testimony. Please direct your presentation and comments to the Planning and Zoning Commission and not Directly into the audience. If there is a microphone, please, speak directly into the microphone as someone in the audience or on the Commission may be hard of hearing. Please limit your comments only to the subject listed and not to previous or future issues. Please, only one conversation at a time as personal discussions in the room can be a distraction to us all. After a vote and a decision, the commission will return to regular session and because we do not have a quorum, we cannot make a decision. Since you are all here, we felt you should be able to make your comments and presentation. So, the applicant, or the owner of 304 Brugg Drive is Joylynn Rael. Is that right? And she wants to talk about horse stalls. And if you like to address us.

- ° Joylynn Rael: Before I decided to bring my horses, I did do my research, Your guys' City ordinance states that if I am zoned correctly, I can have horses. So I looked at my zoning and I am R1 and R1 states that I am able to have horses there as long as my property is over 15,000 square feet, which it is. So, when I contacted Gordon, he said yes, however, I misunderstood him when he said, what I understood that it had to be five feet from the line and ten feet from the front. That is what I understood. That is not correct, it is supposed to be 10 feet from the back line and 5 feet from the front, So, I am in a timeline to move my horses out of there. However, I have sold two of my horses and am only moving one horse. So, it is just one horse, it is just basically a shelter, It does not pose any type of fire hazard, it will not have electrical. It is basically just a shelter. That is basically it. So, I will fence off everything in the front with pro-panel so that way no one will interact with the horse, pretty much. If I have to move, I will move it to Planning and Zoning expectations. I am just trying to apply for the variance so that I don't have to. I don't want the horse to get trapped behind, so it doesn't tear down the stall. So, it is easier for me to block it off so that he doesn't go behind there.
- ° Secretary Adair: I have a question. You said there was an ordinance that said you were allowed to have a horse? Where is that at?
- ° Joylynn Rael: Yes, I read your ordinance and it said if I was zoned R-1.
- ° Secretary Adair: Where is that do you know?
- ° Joylynn Rael: It is in Rio Communities.
- ° Secretary Adair: Do you happen to have a citation?
- ° Joylynn Rael: No, I actually went on your website.
- ° Secretary Adair: I have never seen that.
- ° Joylynn Rael: I was actually on you guys' website, and it said if I was zoned correctly, so I went and looked up my zone and I am zoned R-1.
- Secretary Adair: Okay, I will have to research that.
- Joylynn Rael: So, there are horses in my neighborhood, behind me, there are people on the other side that have goats and chickens, and I even saw someone's pig get out the other day, right down the street. So, I am definitely allowed to have.
- Secretary Adair: As far I I know, we have no ordinance restricting or prohibiting any animal other that dogs and cats.
- Joylynn Rael: Yeah, there's horses. It just said as long as I was zoned correctly and I had at least 15,000 square feet, and I have almost a full acre.
- ° Secretary Adair: You have 17,000.

- Joylynn Rael: Actually, it is 23.
- Secretary Adair: On the plat you have 17,430. I am just saying what the documents says. Have you had horses on this land before?
- Joylynn Rael: No, I actually had them in stalls that I am boarding right now, but I actually have to remove them, which is why I sold two of them and only have one. So.
- Secretary Adair: And what do you have in mind as far as keeping the place clean.
- Joylynn Rael: I clean every day, I feed every day and clean stalls. There is not going to be an issue. I do, I feed and clean every day. That is not a problem.
- Secretary Adair: What is the reason for wanting a small offset between property and the stables?
- Joylynn Rael: Yes, I don't want him back there, I am afraid that he is just going to tear down the structure and to avoid that, it is just easier to make it smaller.
- Secretary Adair: I would suggest maintaining the offsets and put a small chain-link fence between the property.
- Joylynn Rael: I can definitely do that and if you are definitely requiring me to move it, I can move it. It is not an issue. Right now, it is already in the process because I am in a time crunch to move that horse, I have to get it out of there. So, It is pretty much halfway up, but I stopped building it for that reason. Because you guys are requiring a building permit, which fine, but the State Engineering office is wanting a structural engineer's stamp, so I can't see myself paying an engineer to come inspect the stall, stamp it and then I have to pay \$1,000 - \$1,500 and you guys require me to move it and I have to pay them another \$1,500 to come out and pretty much inspect it again. So, I am basically waiting on this, to see if you guys are requiring me to move it in or if I can leave it where it is at.
- Chair Scroggins: Are you going to put pro-panel around three sides of it.
- Joylynn Rael: Yeah, so the stall is going to have pre-panel here, pro-panel there and there and pro-panel on the top. It is basically just pretty much shelter. It is not going to have any electric or anything like that.
- Chair Scroggins: The question I have, if you clean up, what are you going to do with what you clean up?
- Joylynn Rael: So, I actually have somebody that actually takes the waste. They actually use it for, they use it for gardens and pretty much stuff like that. That's what I have doing with it prior, so it is not going to be an issue. It will be cleaned up everyday.
- Chair Scroggins: So, the person will come pick it up every day.
- Joylynn Rael: I will take it. I go everyday to clean the stalls, it is not an issues. I have done it everyday for the past two years. It is not an issue.
- Chair Scroggins: Do you have any more questions? Marty, do you have any comments?
- City Manager Dr. Moore: No, just a reminder. I am looking for the comments, we will do some research on that issue of what animals. So far, what I am finding is that we don't have a policy one way or another, but we will continue to do that research.
- Joylynn Rael: Yeah, I know I definitely downloaded some documents so I will forward it, but I can also tell you guys that I did talk to Gordon about it, and he said yeas as long as I am in.
- Secretary Adair: If you have that document, you can probably give us that reference number.
- Joylynn Rael: I can take a look and I also have the calls exchanged between me and Gordon, and all he said is that was fine as long as I am within Planning and Zoning. But I misunderstood the offsets and that was my fault so. And, he can definitely verify it.
- Chair Scroggins: Alright. Well, thank you. Now we have Mr. Robert Chavez.

- Robert Chavez: Good afternoon, my name is Robert D. Chavez, and I am glad to hear that you guys clean up after your horse. The only problem I have is attracting flies and having a larger animal like that, will it lower our property value, having such a large animal like that. Having such a large animal id unsuitable for our neighborhood, that is mostly the main complaint that I have, and having our property devalued, you know. That's all I have to say. Thank you.
- Chair Scroggins: Thank you. Paul and Ardith Couzins. I do have a name that gets messed up sometimes too.
- Paul Couzins: We have two specific concerns about having a horse next to our property. The first is the odors that would be eminent from the waste of the horse and the horse itself. The second is it would be a source of propagation of flies and other vermin that would be detrimental to the health of other people in the neighborhood.
- Ardith Couzins: I think he probably covered most of what he would say, but I think it is rather strange that on our block the houses are all a third of an acre, something like that. And to my knowledge, I don't think anyone one has, as long as I have been there and we have lived there 21 years and we have never had a horse. Now, you know we have a horse on west of us. I know that there are chickens, but that is a little different than having a horse. So, yes, I am concerned about the manure, I am very concerned about the flies and whether it would change the how much our property is worth. And I think that is a concern that all of us have. And I hope that you will take a good look at it and do what would be best for, because if they put a horse then who is going to come in and want to put a horse down the street and one closer, except we live right next to them, and I know Mr. Chavez does too. And it makes a difference so, I would ask if you would consider what you are really going to do for the good, for the good of the community and the neighborhood.
- Chair Scroggins: Now we have Robert and Irene Reader.
- Irene Reader: Hello, I am Irene, and I can see Robert's issue. I live on Horner, and I have an acre and I have an neighbor with approximately two horses and this is a problem we have, because I can see where they are complaining on that side. I have reported this several times on my property, I am just being nice, all I expect her to do is clean her horse poop, and number two, it does create a lot of flies. Okay? We have an enclose patio, I can't have a barbeque because the flies are horrendous. I put fly traps all along my fence and they are loaded with flies. And it does smell. Their poop. I am talking about my side. But she says she will clean it. But I have had a lot of trouble with that. She put an electrical horse for the fence, which I thought was not very nice with that electrical wire. My fence has been knocked down from the horses because apparently, they don't have that much area to roam around and I don't know if they are approximately one acre, so I don't know, I just feel sorry for the horses because they don't have enough, they are running around but they do not have enough property to me. I grew up in the country when I was a little girl, we had horses, you know country living. Everyone had horses, chickens, pigs, you know. So that was kind of shocking to me with my neighbors on Riggs when they got the two horses. And it was kind of frustrating. The lady that owns that house, her son is living there and she gave me a call and was very nice and she said she would make sure that they clean the poop that her son cleans the poop, gets rid of it every day and try to put a protection in her field so that the horses would not know down the fence again because I has to, we had to pay for that fence. They did not offer nothing. And I am not against animals, but I think you need to take care of them, and I can see Robert's point and we are talking about and acre. I couldn't have barbeques, I couldn't enjoy my patio. I couldn't invite my family and friends. It is just kind of frustrating. And it will create flies.
- Chair Scroggins: Are the flies on the poop that hasn't been picked up?

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- Irene Reader: Well, they are improving now because the mother now, because the son is renting and they weren't doing it, has promised me that pick up the poop, but I am already seeing flies and when it is windy, I can smell the poop because my windows are facing the east side when I have them open and it is constant.
- Scott Adair: I wonder if they clean it every day. I wonder if you cleaned it every day if it would dramatically reduce the flies.
- Irene Reader: It does.
- Out of order discussion.
- Irene Reader: They have two. The owner of the house, the mother, she lives in Santa Fe, was very nice and said they will clean the poop, but I guess we will see how it is this summer.
- City Manager Dr. Moore: Mr. Chairman, if you don't mind me asking, what is the address?
- Irene Reader: 317 Horner and that, a police officer, Gordon sent him to talk to them. I just wanted it cleaned. They couldn't afford to fix the fence and it was the horse that tore it down. I just think., and we did have a pot belly pig roaming around and my neighbors had goats and chickens and roosters.
- Out of order discussion.
- Secretary Adair: Can I ask you all if you have received a survey about animals?
- Out of order discussion.
- Irene Reader: You know, I am not against animals, and I was raised with animals, but this is to me, when we moved into Rio Communities, you know what it is no body's fault, but you should have rules.
- Out of order discussion.
- Robert Chavez: Something just came to my mind, no offense to my neighbors. Having a large animal like that, and building a corral, does that, when they build that, are they grandfathered in?
- Chair Scroggins: Well, when one is building an accessory building which is what this in many ways would be, if it is more than 120 square feet, then you need a building permit, and she has found out that she has to have a structural engineer.
- Out of order discussion.
- Robert Chavez: I don't know much about horses, but if I were to get a horse, as an example, and do all the steps she did, would that be alright to do.
- Out of order discussion.
- Secretary Adair: We are working on it.
- Chair Scroggins: One of things I have learned being involved in local stuff is Government takes a long time to do something. Part of the problem is we have to create something we can replicate, if we grant a variance for one person, then we can't very well go and say you can't do it. So, this is things we have to be careful of. I apologize tonight because I thought we would have a quorum, but we have people out through the holidays. But I appreciate hearing from you, and we can take that kind of thing into consideration and since we are trying to work on animal ordinance to define what can and cannot be done. You should be getting an animal survey in the mail that will allow you to respond, and we will use that in a future public hearing to try and organize this.
- Joylynn Rael: So, I have a question, if later on the zoning changed, would I be grandfathered in.
- Secretary Adair: We still have to verify your contention that this is in our zoning, because I wrote the zoning and never wrote any words like that, and I wonder if you got that from the County.
- Joylynn Rael: No, I was looking in Rio Communities.
- Secretary Adair: NO, I am not questioning you, I just wonder where you got it.

- Joylynn Rael: I even got with Gordon and unfortunately there was a misunderstanding, but my stall, and he will even tell you that he spoke with me.
- Mr. Chavez: One more question. Will having a large animal like that, will it lower the property value.
- Chair Scroggins: That is something we will have to look in to, I do not know enough about the.
- Out of order discussion.
- Chair Scroggins: I think we have said as much as we are likely to say today. Scott and I cannot make a decision.
- City Manager Dr. Moore: Point of order here. I recommend that it be moved to the next meeting.
- Chair Scroggins: it will be continued on the next meeting on July 15, 2020. I think we will close this hearing and pick it up again on July 15, 2021 and we will no doubt have a quorum.

*** Consideration of a variance request involving the distance of the setback of a horse shade and weather structure to the rear fence.**

- Not discussed due to lack of quorum.

*** Motion and roll call vote to go back into Planning and Zoning Meeting session**

- No motion due to lack of quorum.

Commission Discussion and Possible Consideration of Action

Variance request for the property located at 304 Brugg Drive, Rio Communities, NM 87002

- Not discussed due to lack of quorum.

Update from City Manager regarding Cannabis regulations

- Not discussed at this time.

Abatement Ordinance - recommendation to Council

- Not discussed at this time.

Zoning Ordinance Amendments

- Not discussed at this time.

Comprehensive plan review

- Not discussed at this time.

General Commission Discussion/Future Agenda Items

- Not discussed at this time.

Adjourn

- Chair Scroggins adjourned the meeting at 7:20 p.m.

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.

Respectfully submitted,

Amy L. Lopez, Deputy Clerk
(Taken and transcribed by Lisa Adair Municipal Clerk)

Approved:

Thomas Scroggins, Chairman

John Thompson, Vice-Chairman

Scott Adair, Secretary

Lawrence Gordon

L.E. Rubin

Date: _____

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.

Chair Scroggins said we are going to have a hearing....
Legal description Subdivison of Enchanted Mesa
Variance Applicant

This

DRAFT

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.

Ordinance No. 326-001

AN ORDINANCE OF THE BOARD OF TRUSTEES, VILLAGE OF COLUMBUS, RELATING TO THE REGULATION OF MEDICAL AND RECREATIONAL MARIJUANA; ESTABLISHING A PURPOSE; SETTING FORTH DEFINITIONS; PROHIBITING MARIJUANA USE OF PUBLIC PROPERTY; RELATING MARIJUANA TESTING FACILITIES AND MARIJUANA ESTABLISHMENTS; ESTABLISHING REGULATIONS FOR MARIJUANA AT AN INDIVIDUAL'S PRIMARY RESIDENCE; AUTHORIZING RETAIL SALES OF MARIJUANA AND MARIJUANA PRODUCTS; SETTING FORTH VIOLATIONS; AND PROVIDING FOR ENFORCEMENT AND PENALTIES.

WHEREAS, marijuana contains tetrahydrocannabinol ("THC"), which remains on Schedule 1 of the Controlled Substances Act pursuant to 21 U.S.C. § 811 et al. and any possession and use is a violation of federal law pursuant to 21 U.S.C. § 841 et. Al., and

WHEREAS, the New Mexico Cannabis Regulation Act, allow the establishment and operation of nonprofit medical marijuana dispensaries in Village of Columbus according to a prescribed statutory and regulatory process, and

WHEREAS, New Mexico Governor Michelle Lujan Grisham (D) signed House Bill 2 (HB 2) on April 12, 2021., and passed the House 38-32 and the Senate 22-15 during a special legislative session called by the governor, and contains provisions authorizing the possession, consumption, purchase, processing, manufacturing or transporting of marijuana by an individual who is at least twenty-one (21) years of age; authorizing possession, transport, cultivation or processing of marijuana plants in a primary residence by adults age 21 years and older; allowing a nonprofit medical marijuana plants in a primary residence by adults age 21 years and older; allowing a nonprofit medical marijuana dispensary or other non-dispensary applicant to apply to the Department of Health Services to become a licensed marijuana establishment authorized to engage in the retail sale, cultivation, and manufacturing of marijuana; and allowing the Department, or another entity designated by the Department, to become a marijuana testing facility to test the potency of marijuana and detect any harmful contaminants, and

WHEREAS, Village of Columbus finds that the New Mexico Cannabis Regulation Act authorizes marijuana establishments to use chemical extraction or chemical synthesis, including butane and other flammable gases, to extract marijuana concentrate, which poses a threat to the health, safety and security of the community and increases the responsibilities of law enforcement and County departments to respond to violations of state and local laws, including building, electrical and fire codes;

WHEREAS, Village of Columbus seeks to protect public health, safety, and welfare by prohibiting marijuana testing facilities in the unincorporated areas of Village of Columbus, and

WHEREAS, Village of Columbus seeks to protect public health, safety, and welfare by enacting reasonable regulations on marijuana establishments in unincorporated areas of Village of Columbus.

NOW THEREFORE, pursuant to N.M.R.S. §§ 3-19-4, §3-21-1, 3-18-1, §26-2B-4, §26-2B-5, the Village of Columbus Board of Trustees adopts the following ordinance for the regulation of marijuana possession, consumption, sale, purchase, cultivation, processing, manufacturing and transporting marijuana within the unincorporated areas of Village of Columbus, New Mexico:

Section I. In General.

A. Purpose

This article is adopted to protect the health, safety, and welfare of the community. Except as allowed by law for personal, private use, Village of Columbus enacts reasonable regulations and requires compliance with laws for the retail sale, cultivation and manufacturing of marijuana or marijuana products in a marijuana establishment or marijuana testing facility and the cultivation, processing and manufacturing of marijuana in a primary residence. Nothing in this Ordinance is intended to promote or condone the sale, cultivation, manufacture, transport, production, distribution, possession, or use of marijuana or marijuana products in violation of any applicable law.

B. Definitions.

The below words and phrases, wherever used in this article, shall be construed as defined in this section unless, clearly from the context, a different meaning is intended. Words used in the present tense include the future tense, words in the plural number include the singular number, and words in the singular number include the plural number.

- A. *"Chemical Extraction"* means the process of removing a particular component of a mixture from others present, including removing resinous tetrahydrocannabinol from marijuana.
- B. *"Chemical Synthesis"* means production of a new particular molecule by adding to, subtracting from, or changing the structure of a precursor molecule.
- C. *"Consume," "Consuming,"* and *"Consumption"* mean the act of ingesting, inhaling or otherwise introducing marijuana into the human body.
- D. *"Consumer"* means an individual who is at least twenty-one years of age and who purchases marijuana or marijuana products.
- E. *"Cultivate"* and *"Cultivation"* mean to propagate, breed, grow, prepare and package marijuana.
- F. *"Department"* means the State of New Mexico Department of Health Services or its successor agency.
- G. *"Dual Licensee"* means an entity that holds both a nonprofit medical marijuana dispensary registration and a marijuana establishment license.

- H. *"Extraction"* means the process of extracting or separating resin from marijuana to produce or process any form of marijuana concentrates using water, lipids, gases, solvents, or other chemicals or chemical processes.
- I. *"Manufacture"* and *"Manufacturing"* mean to compound, blend, extract, infuse or otherwise make or prepare a marijuana product.

"Marijuana"

1. Means all parts of the plant of the genus cannabis, whether growing or not, as well as the seeds from the plant, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture or preparation of the plant or its seeds or resin.
2. Includes cannabis as defined in N.M.R.S. §26-2B-4, §26-2B-5
3. Does not include industrial hemp, the fiber produced from the stalks of the plant of the genus cannabis, oil or cake made from the seeds of the plant, sterilized seeds of the marijuana to prepare topical or oral administrations, food, drink or other products.

K. *"Marijuana Concentrate:"*

1. Means resin extracted from any part of a plant of the genus cannabis and every compound, manufacture, salt, derivative, mixture or preparation of that resin or tetrahydrocannabinol.
2. Does not include industrial hemp or the weight of any other ingredient combined with cannabis to prepare topical or oral administrations, food, drink or other products.

"Marijuana Establishment" means an entity licensed by the Department to operate all of the following:

1. A single retail location at which the licensee may sell marijuana and marijuana products to consumers, cultivate marijuana and manufacture marijuana products.
2. A single off-site cultivation location at which the licensee may cultivate marijuana, process marijuana and manufacture marijuana products, but from which marijuana and marijuana products may not be transferred or sold to consumers.
3. A single off-site location at which the licensee may manufacture marijuana and marijuana products and package and store marijuana and marijuana products, but from which marijuana and marijuana products may not be transferred or sold to consumers.

- M. *"Marijuana Products"* means marijuana concentrate and products that are composed of marijuana and other ingredients and that are

intended for use or consumption, including edible products, ointments, and tinctures.

- N. *"Marijuana Testing Facility"* means the Department or another entity that is licensed by the Department to analyze the potency of marijuana and test marijuana for harmful contaminants.
- O. *"Nonprofit Medical Marijuana Dispensary"* means a non-profit entity as defined in N.M.R.S. §26-2B-4, §26-2B-5.
- P. *"Open Space"* means a public park, public sidewalk, public walkway or public pedestrian thoroughfare.
- Q. *"Person"* means an individual, partnership, corporation, association, or any other entity of whatever kind or nature.
- R. *"Process" and "Processing"* means to harvest, dry, cure, trim or separate parts of the marijuana plant.
- S. *"Public Place"* has the same meaning prescribed in the Dee Johnson Clean Indoor Air Act, N.M.R.S. § 24-16-3.
- T. *"Smoke"* means to inhale, exhale, burn, carry or possess any lighted marijuana or lighted marijuana products, whether natural or synthetic.

Section 5-7-3 Marijuana Prohibited on Public Property.

- A. The use, sale, cultivation, manufacture, production, storage or distribution of marijuana or marijuana products is prohibited on property that is occupied, owned, controlled or operated by the Village.
- B. It is unlawful for an individual to smoke marijuana or consume marijuana products on property that is occupied, owned, controlled or operated by the Village.
- C. It is unlawful for an individual to smoke marijuana or consume marijuana products in any open space in the Village.
- D. It is unlawful for an individual to smoke in a public place in the Village.

Section 5-7-4 Marijuana Establishment Prohibited; Dual Licensee Exception.

- A. To the fullest extent allowable by law, the operation of a marijuana establishment is not permitted in the Village, except were authorized for a dual licensee who:

1. Operates both a nonprofit medical marijuana dispensary and marijuana establishment cooperatively in a shared location; and
2. Has not forfeited or terminated the nonprofit medical marijuana dispensary registration from the Department.

Section 5-7-5 Marijuana Testing Facility Prohibited.

- A. To the fullest extent allowable by law, the operation of a marijuana testing facility is not permitted in the Village.

Section 5-7-6 Violations and Penalties.

- A. It is unlawful and a violation of this article for a person to sell, cultivate, process, manufacture, store, or transport marijuana or marijuana products, if the person fails to meet all requirements in this article or state law, including the Departments rules.
- B. Each day any violation of any provision of this article shall continue shall constitute a separate offense.
- C. Except as otherwise provided in N.M.R.S. §26-2B-4, §26-2B-5 or as otherwise provided above, any violation of this article shall be a class one misdemeanor.
- D. Violations of this article are in addition to any other violation enumerated within the Village Ordinances or the Village Code and in no way limits the penalties or abatement procedures which may be taken by the Village for any violation of this article, which is also a violation of any other ordinance or Code provision of the Village or federal or state law. Conviction and punishment of judgement and civil sanction against any person under this article shall not relieve such person from the responsibility of correcting prohibited conditions, or removing prohibited structures or improvements, and shall not prevent the enforced correction or removal thereof.
- E. The remedies provided in this article shall be cumulative and in addition to any federal, state, or local remedy, which may be available. Nothing contained herein shall be construed to preclude prosecution under any other applicable state, ordinance, rule, order, or regulation.

SECTION II. Providing for Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this Ordinance or any part of the Code adopted herein by reference, are hereby repealed.

SECTION III. Recitals.

The recitals above are fully incorporated in this Ordinance by reference.

SECTION IV. Emergency.

Because of the urgent need for the implementation of the Village's regulations concerning recreational marijuana, the immediate operation of this Ordinance is necessary for the preservation of the health, safety, and general welfare. An emergency is hereby declared to exist and this Ordinance shall be in full force and effect from and after its passage and approval by the Mayor and Council as required by law.

SECTION V. Zoning Considerations.

In accordance with Article II, Sections 2 and 24, Constitution of New Mexico, the Village of Columbus council has considered the individual property rights and personal liberties of the residents of the Town before adopting this ordinance.

SECTION VI. Preservation of Rights and Duties.

This Ordinance does not affect the rights and duties that matured, penalties that were incurred, or proceedings that were begun before the effective date of this Ordinance.

SECTION VII. Providing for Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of the Code adopted herein by reference, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

SECTION VIII. Amendment Corporation

The Village Clerk of the Village of Columbus shall incorporate the Amendment set forth herein in to the Village of Columbus Village Code.

PASSED, ADOPTED AND APPROVED BY THE MAYOR AND COMMON COUNCIL
OF THE Village of Columbus, NEW MEXICO, this ____ day of _____, 2021.

ORDINANCE NO. 2021-001

AN ORDINANCE OF THE BOARD OF SUPERVISORS, GREENLEE COUNTY ARIZONA, RELATING TO THE REGULATION OF MEDICAL AND RECREATIONAL MARIJUANA; ESTABLISHING A PURPOSE; SETTING FORTH DEFINITIONS; PROHIBITING MARIJUANA USE ON PUBLIC PROPERTY; REGULATING MARIJUANA TESTING FACILITIES AND MARIJUANA ESTABLISHMENTS; ESTABLISHING REGULATIONS FOR MARIJUANA AT AN INDIVIDUAL'S PRIMARY RESIDENCE; AUTHORIZING RETAIL SALES OF MARIJUANA AND MARIJUANA PRODUCTS; SETTING FORTH VIOLATIONS; AND PROVIDING FOR ENFORCEMENT AND PENALTIES.

WHEREAS, marijuana contains tetrahydrocannabinol ("THC"), which remains on Schedule I of the Controlled Substances Act pursuant to 21 U.S.C. § 811 et al. and any possession and use is a violation of federal law pursuant to 21 U.S.C. § 841 et. al., and

WHEREAS, the Arizona Medical Marijuana Act, Arizona Revised Statutes Sections § 36-2801 et al., and Title 9, Chapter 17 of the Arizona Administrative Code allow the establishment and operation of nonprofit medical marijuana dispensaries in Greenlee County according to a prescribed statutory and regulatory process, and

WHEREAS, the statewide ballot measure I-23-2020, known as "Smart and Safe Arizona Act" was certified as Proposition 207 and placed on the November 3, 2020 general election ballot and was approved by the voters of this state and contains provisions authorizing the possession, consumption, purchase, processing, manufacturing or transporting of marijuana by an individual who is at least twenty-one (21) years of age; authorizing possession, transport, cultivation or processing of marijuana plants in a primary residence by adults age 21 years and older; allowing a nonprofit medical marijuana dispensary or other non-dispensary applicant to apply to the Department of Health Services to become a licensed marijuana establishment authorized to engage in the retail sale, cultivation and manufacturing of marijuana; and allowing the Department, or another entity designated by the Department, to become a marijuana testing facility to test the potency of marijuana and detect any harmful contaminants, and

WHEREAS, Greenlee County finds that Proposition 207 authorizes marijuana establishments to use chemical extraction or chemical synthesis, including butane and other flammable gases, to extract marijuana concentrate, which poses a threat to the health, safety and security of the community and increases the responsibilities of law enforcement and other County departments to respond to violations of state and local laws, including building, electrical and fire codes;

WHEREAS, Greenlee County seeks to protect public health, safety, and welfare by prohibiting marijuana testing facilities in the unincorporated areas of Greenlee County, and

WHEREAS, Greenlee County seeks to protect public health, safety, and welfare by enacting reasonable regulations on marijuana establishments in unincorporated areas of Greenlee County.

NOW THEREFORE, pursuant to A.R.S. §§ 11-251, 11-802, 11-815, 36-2806.01, and 36-2857, the Greenlee County Board of Supervisors adopts the following ordinance for the regulation of marijuana possession, consumption, sale, purchase, cultivation, processing, manufacturing and transporting marijuana within the unincorporated areas of Greenlee County, Arizona:

Section I. In General.

A. Purpose

This article is adopted to protect the health, safety, and welfare of the community. Except as allowed by law for personal, private use, Greenlee County enacts reasonable regulations and requires compliance with laws for the retail sale, cultivation and manufacturing of marijuana or marijuana products in a marijuana establishment or marijuana testing facility and the cultivation, processing and manufacturing of marijuana in a primary residence. Nothing in this Ordinance is intended to promote or condone the sale, cultivation, manufacture, transport, production, distribution, possession, or use of marijuana or marijuana products in violation of any applicable law.

B. Definitions.

The below words and phrases, wherever used in this article, shall be construed as defined in this section unless, clearly from the context, a different meaning is intended. Words used in the present tense include the future tense, words in the plural number include the singular number, and words in the singular number include the plural number.

"Chemical Extraction" means the process of removing a particular component of a mixture from others present, including removing resinous tetrahydrocannabinol from marijuana.

"Chemical Synthesis" means production of a new particular molecule by adding to, subtracting from, or changing the structure of a precursor molecule.

"County" means Greenlee County, Arizona.

"Consume," "Consuming," and "Consumption" mean the act of ingesting, inhaling or otherwise introducing marijuana into the human body.

“Consumer” means an individual who is at least twenty-one years of age and who purchases marijuana or marijuana products.

“Cultivate” and *“Cultivation”* mean to propagate, breed, grow, prepare, and package marijuana.

“Deliver” and *“Delivery”* mean the transportation, transfer or provision of marijuana or marijuana products to a consumer at a location other than the designated retail location of a marijuana establishment.

“Department” means the State of Arizona Department of Health Services or its successor agency.

“Dual Licensee” means an entity that holds both a nonprofit medical marijuana dispensary registration and a marijuana establishment license.

“Enclosed Area” means a building, greenhouse, or other structure that has:

1. A complete roof enclosure supported by connecting walls that are constructed of solid material extending from the ground to the roof, and
2. Is secure against unauthorized entry, and
3. Has a foundation, slab, or equivalent base to which the floor is securely attached, and
4. Meets performance standards ensuring that cultivation and processing activities cannot be and are not perceptible from the structure in terms of not being visible from public view without using binoculars, aircraft or other optical aids and is equipped with a lock or other security device that prevents access by minors.

“Extraction” means the process of extracting or separating resin from marijuana to produce or process any form of marijuana concentrates using water, lipids, gases, solvents, or other chemicals or chemical processes.

“Manufacture” and *“Manufacturing”* mean to compound, blend, extract, infuse or otherwise make or prepare a marijuana product.

“Marijuana” means all parts of the plant of the genus cannabis, whether growing or not, as well as the seeds from the plant, the resin extracted from any part of the plant, and every compound, manufacture, salt, derivative, mixture or preparation of the plant or its seeds or resin; and includes cannabis as defined in A.R.S. § 13-3401; but does not include industrial hemp, the fiber produced from the stalks of the plant of the genus cannabis, oil or cake made from the seeds of the plant, sterilized seeds of the plant that are incapable of germination, or the weight of any other ingredient combined with marijuana to prepare topical or oral administrations, food, drink or other products.

"Marijuana Concentrate" means:

1. Resin extracted from any part of a plant of the genus cannabis and every compound, manufacture, salt, derivative, mixture or preparation of that resin or tetrahydrocannabinol.
2. Does not include industrial hemp or the weight of any other ingredient combined with cannabis to prepare topical or oral administrations, food, drink, or other products.

"Marijuana Establishment" means an entity licensed by the Department to operate any of the following:

1. A single retail location at which the licensee may sell marijuana and marijuana products to consumers, cultivate marijuana and manufacture marijuana products.
2. A single off-site cultivation location at which the licensee may cultivate marijuana and marijuana products which may not be transferred or sold to consumers.
3. A single off-site location at which the licensee may manufacture marijuana and marijuana products, but from which marijuana and marijuana products may not be transferred or sold to consumers.

"Marijuana Products" means marijuana concentrate and products that are composed of marijuana and other ingredients and that are intended for use or consumption, including edible products, ointments, and tinctures.

"Marijuana Testing Facility" means the Department or another entity that is licensed by the Department to analyze the potency of marijuana and test marijuana for harmful contaminants.

"Nonprofit Medical Marijuana Dispensary" means a nonprofit entity as defined in A.R.S. § 36-2801(12).

"Open Space" means a public park, public sidewalk, public walkway, or public pedestrian thoroughfare.

"Person" means an individual, partnership, corporation, association, or any other entity of whatever kind or nature.

"Process" and "Processing" means to harvest, dry, cure, trim or separate parts of the marijuana plant.

"Public Place" has the same meaning prescribed in the Smoke-Free-Arizona Act, A.R.S. § 36-601.01.

"Public Property" means property that is occupied, owned, controlled, or operated by the Federal, State, or County government.

"Smoke" means to inhale, exhale, burn, carry, or possess any lighted marijuana or lighted marijuana products, whether natural or synthetic.

C. Marijuana Prohibited on Public Property.

1. The use, sale, cultivation, manufacture, production or distribution of marijuana or marijuana products is prohibited on public property.
2. It is unlawful for an individual to smoke or consume marijuana or marijuana products on public property, in a public place, or open space in the unincorporated areas of the County.

D. Marijuana Establishment Prohibited; Dual Licensee Exception.

1. To the fullest extent allowable by law, the operation of a marijuana establishment within the unincorporated areas of Greenlee County is prohibited, except where authorized for a dual licensee that:

- a. Operates both a nonprofit medical marijuana dispensary and marijuana establishment cooperatively in a shared location; and

- b. The addition of the marijuana establishment operation has increased the total operation of the dual licensee by no more than 125% of the square footage of the solely nonprofit operation.

- c. Has not forfeited or terminated the nonprofit medical marijuana dispensary registration from the Department.

2. Marijuana establishments must comply with the following:

- a. Marijuana establishments that sell marijuana to the public are restricted to parcels in the Greenlee County Medical Marijuana Overlay District which are also zoned General Business (GB).

- b. Marijuana establishments that cultivate, manufacture, or extract marijuana are restricted to parcels in the Greenlee County Medical Marijuana Overlay District which are also zoned General Business (GB).

- c. Marijuana establishments shall not be located within 500 feet of a residential property. This distance shall be measured from the lot line of the property in which the business is conducted or proposed to be conducted to the lot line of the residential property. Marijuana establishment locations that are licensed as dual licensees and that were licensed and operating as a nonprofit medical marijuana dispensary pursuant to A.R.S. § 36-2801 et.

seq. as of the effective date of this ordinance, shall be exempt from the limitation in this paragraph.

d. Marijuana establishments shall not be located within 1000 feet of a preschool, kindergarten, elementary, secondary school, high school, place of worship, public park, or community center. This distance shall be measured from the lot line of the property in which the business is conducted or proposed to be conducted to the lot line of the protected use. Marijuana establishment locations that are licensed as dual licensees and that were licensed and operating as a nonprofit medical marijuana dispensary pursuant to A.R.S. § 36-2801 et. seq. as of the effective date of this ordinance shall be exempt from the limitation in this paragraph.

e. Marijuana establishments shall be in a permanent building, be permanently secured to an established foundation, shall adhere to any County building and safety codes, and shall not include any temporary, portable, or self-powered mobile facilities, or any trailer, cargo container or motor vehicle.

f. Marijuana establishments shall have operating hours not earlier than 8 a.m. and not later than 8 p.m.

g. Marijuana establishments shall not provide drive-thru services or offsite deliveries of marijuana or marijuana products.

h. Marijuana establishments shall not allow a person to consume marijuana or marijuana products on the premises or provide outdoor seating areas for the public.

i. Marijuana establishments shall provide for proper and secure disposal of marijuana, marijuana remnants or by-products discarded by the establishment. All marijuana, marijuana remnants, and marijuana by-products shall be disposed of in a manner that renders them unusable.

j. Marijuana establishments shall not emit dust, fumes, vapors, or odors into the environment. Prior to conducting business, marijuana establishments shall submit an odor control plan to the Greenlee County Health Department.

k. Marijuana establishments shall ensure that ventilation, air filtration, building, safety, and design standards are compatible with adjacent uses and shall comply with the requirements of any building and safety codes of the County. On written notice of at least 24 hours, the Greenlee County Health department may conduct reasonable inspections of marijuana establishments to ensure compliance with safety and odor control plans.

l. Marijuana establishments shall not sell marijuana or marijuana products except as permitted by state law.

m. Marijuana establishments shall not display or keep marijuana or marijuana products that are visible from outside the premises.

n. Marijuana establishments shall comply with applicable county health regulations for food preparation and handling.

o. Marijuana establishments shall fully comply with laws and regulations applicable to safe and secure extraction.

p. Marijuana establishments shall submit a written security plan to the Greenlee County Sheriff that describes the plans and actions implemented to deter and prevent unauthorized entrance into limited access areas, including use of security equipment, exterior lighting to facilitate surveillance, and electronic monitoring such as video cameras. On written notice of at least 24 hours, the Greenlee County Sheriff may conduct reasonable inspections of marijuana establishments to ensure compliance with the written security plan.

E. Marijuana Testing Facilities.

The operation of a marijuana testing facility is restricted to parcels in the Greenlee County Medical Marijuana Overlay District which are also zoned General Business (GB).

F. Marijuana Cultivation Facility Prohibited

Except as provided in Sec. D. or Sec. H. of this Ordinance, to the fullest extent allowable by law, the operation of a cultivation location at which the licensee cultivates marijuana, processes marijuana and manufactures marijuana products, but from which marijuana and marijuana products may not be transferred or sold to consumers, is prohibited in the unincorporated areas of the County.

G. Marijuana Product Manufacturing Facility Prohibited

Except as provided in Sec. D. or Sec. H., to the fullest extent provided by law, the operation of a manufacturing location at which the licensee manufactures marijuana products and packages and stores marijuana and marijuana products, but from which marijuana and marijuana products may not be transferred or sold to consumers, is prohibited in the unincorporated areas of the County.

H. Individual's Primary Residence for Personal Use

To the fullest extent allowable by law, an individual is permitted to possess consume, process, manufacture, transport, and cultivate marijuana in a residential zoning district within the unincorporated areas of the County, subject to the following conditions and limitations:

1. It shall be unlawful for any individual who is at least twenty-one (21) years of age to possess, transport, cultivate or process more than six (6) marijuana plants.
2. It shall be unlawful for two or more individuals who are at least twenty-one (21) year of age to possess, transport, cultivate or process more than twelve (12) marijuana plants at the individuals' primary residence.
3. Except as provided by A.R.S. § 36-2801 et al. (the Arizona Medical Marijuana Act [2010] and the Smart and Safe Arizona Act [2020]) and this Section, it shall be unlawful for an individual to otherwise cultivate marijuana in a residential zoning district within the unincorporated areas of the County.
4. Processing or manufacturing marijuana by means of any liquid or gas other than alcohol that has a flashpoint below one hundred (100) degrees Fahrenheit is prohibited within the unincorporated areas of the County.
5. Kitchen, bathrooms, and primary bedroom(s) shall be used for their intended use and shall not be used primarily for residential marijuana processing, manufacturing, or cultivation.
6. A residence shall not emit dust, fumes, vapors, or odors into the environment and individuals shall ensure that any marijuana processing, manufacturing, or cultivation activities comply with applicable electrical, plumbing and other building codes, have adequate ventilation and air filtration, and that the building and design standards are compatible with adjacent uses.
7. Cultivation shall be limited to a closet, room, greenhouse, or other enclosed area on the grounds of the residence that is: (1) properly modified to safely accommodate the size and manner of cultivation, and (2) equipped with a lock or other security device that prevents access by minors.
8. Cultivation shall take place in an area where the marijuana plants are not visible from public view without using binoculars, aircraft, or other optical aids.

I. Retail Sales of Marijuana and Marijuana Products.

To the fullest extent allowable by law, the sale of marijuana and marijuana products is authorized within the County from a marijuana establishment and is tangible personal

property as defined in A.R.S. § 42-5001 and subject to the transaction privilege tax in the retail classification and use tax.

J. Violations.

1. It is unlawful and a violation of this article for a person to sell, cultivate, process, manufacture or transport marijuana or marijuana products if the person fails to meet all the requirements in this article or state law, the Department's rules, or any Greenlee County building, safety, signage, or design codes.
2. It is a violation of this article for any person to provide false information on any permit application.
3. Each day any violation of any provision of this article shall continue shall constitute a separate offense.
4. The remedies provided in this Ordinance shall be cumulative and in addition to any other federal, state, or local remedy which may be available. Nothing contained herein shall be construed to preclude prosecution under any other applicable statute, ordinance, rule, order, or regulation.

K. Enforcement; Penalties.

1. Pursuant to A.R.S. § 11-251.05 violations of this Ordinance constitute Class 1 misdemeanors. Each day during which the illegal activity, erection, construction, reconstruction, alteration, maintenance, or use continues is a separate offense. Violations of this Ordinance are in addition to any other violation enumerated within County ordinances and in no way limits the penalties, actions or abatement procedures which may be taken by the County for any violation of this article which is also a violation of any other ordinance of the County or federal or state law. Conviction and punishment of judgment or civil sanction against any person under this article shall not relieve such person from the responsibility of correcting prohibited conditions, or removing prohibited structures or improvements, and shall not prevent the enforced correction or removal thereof.

Section II. Providing for Repeal of Conflicting Ordinances.

All ordinances and parts of ordinances in conflict with the provisions of this Ordinance or any part of the Ordinance adopted herein by reference, are hereby repealed.

Section III. Recitals.

The recitals above are fully incorporated in this Ordinance by reference.

Section IV. Zoning Considerations.

In accordance with Article II, Sections 1 and 2, Constitution of Arizona, the Greenlee County Board of Supervisors has considered the individual property rights and personal liberties of the residents of the County before adopting this ordinance.

Section V. Effective Date

This ordinance will become effective as of March 1, 2021.

Section VI. Preservation of Rights and Duties.

This Ordinance does not affect the rights and duties that matured, penalties that were incurred, or proceedings that were begun before the effective date of this Ordinance.

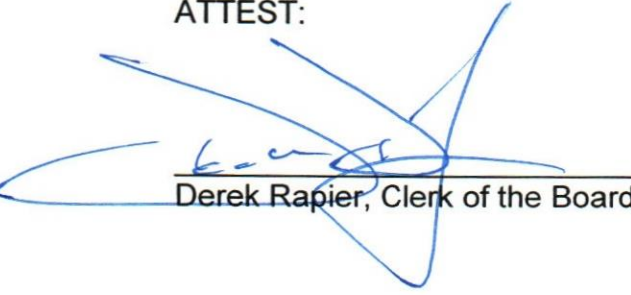
Section VII. Severability.

If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of the Ordinance adopted herein by reference, is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Board of Supervisors, Greenlee County, Arizona this 2nd day of February 2021


Richard Lunt, Chairman

ATTEST:


Derek Rapier, Clerk of the Board

APPROVED AS TO FORM:


Jeremy Ford, Greenlee County Attorney

City of Rio Communities, New Mexico

Ordinance # 2020-XX

AMENDMENT – DRAFT 5 (June 30, 2021)

CHAPTER 11: HEALTH AND SAFETY ARTICLE 6: NUISANCE ABATEMENT

CHAPTER 11 HEALTH AND SAFETY

ARTICLE 6 NUISANCE ABATEMENT

SECTION 1	NUISANCE
SECTION 2	ENUMERATION OF NUISANCE ITEMS
SECTION 3	NUISANCES PROHIBITED
SECTION 4	RESPONSIBILITY OF PROPERTY OWNER
SECTION 5	NOTICE TO ABATE
SECTION 6	CONTENTS OF NOTICE
SECTION 7	COMPLAINT AND PENALTIES
SECTION 8	GENERAL PENALTY FOR VIOLATION OF CHAPTER/CONTINUING VIOLATIONS
SECTION 9	ALTERNATIVE METHOD OF ABATEMENT
SECTION 10	EMERGENCY ABATEMENT
SECTION 11	CONFLICTING PROVISIONS

11-6-1 NUISANCE

- A. For the purposes of this chapter the word "nuisance" is defined as any person within the City doing an unlawful act, or omitting to perform a duty, or suffering or permitting any condition or thing to be or exist, where such act, omission, condition or thing either:
1. Injures or endangers the comfort, repose, health, or safety of others; or
 2. Offends decency; or
 3. Is offensive to the senses; or
 4. Unlawfully interferes with, obstructs, or tends to obstruct or renders dangerous for passage, any public or private street, highway, sidewalk, stream, ditch, or drainage; or
 5. In any way renders other persons insecure in life or the use of property; or
 6. Essentially interferes with the comfortable enjoyment of life and property or tends to depreciate the value of the property of others.

- B. A public nuisance consists of knowingly creating, performing, or maintaining anything affecting any number of citizens without lawful authority that is either:
1. Injurious to public health, safety, morals, or welfare; or
 2. Interferes with the exercise and enjoyment of public rights, including the right to use public property.

11-6-2 ENUMERATION OF NUISANCE ITEMS

The maintaining, using, placing, depositing, leaving or permitting to be or remain on any public or private property in the City of any of the following items, conditions or actions are defined and declared to be and found to constitute a nuisance; provided however, this enumeration shall not be deemed or construed to be conclusive, limiting or restrictive.

- A. Weeds and other vegetation that are rank, noxious, poisonous, harmful, unhealthful, or any growth whatsoever of an offensive nature or which is deleterious to health and safety; or [can restricting weed height be defended as a "safety issue?"]
- B. Accumulation of rubbish, trash, refuse, junk and other abandoned materials, metals, lumber, or other things; or [how is accumulation determined?]
- C. Accumulation of motor vehicles not in operating condition; or
- D. Any condition which provides harborage for rats, mice, snakes and other vermin, or provides a vector for the transmission of infectious disease between humans or from animals to humans; or
- E. Any building or other structure in such a dilapidated condition that it is unfit for human habitation or kept in such an unsanitary condition that it is a menace to the health of people residing in the vicinity thereof or presents a more than ordinarily dangerous fire hazard in the vicinity where it is located; or
- F. All unnecessary or unauthorized noises and annoying vibrations, including animal noises; or
- G. All disagreeable or obnoxious odors and stenches, as well as the conditions, substances or other causes that give rise to the emission or generation of such odors and stenches; or
- H. The carcasses of animals or fowl not disposed of within a reasonable time after death; or

- I. The pollution of any public well or cistern, stream, lake, canal, or body of water by sewage, dead animals, creamery or other industrial wastes or other substances; or
- J. Any building, structure or other place or location where any activity that is in violation of local, state or federal law is conducted, performed or maintained; or
- K. Any accumulation of stagnant water permitted or maintained on any lot or piece of ground.

11-6-3 NUISANCE PROHIBITED

It is unlawful for any person to cause, permit, maintain or allow the creation or maintenance of a nuisance. Any violation of this section shall be deemed a misdemeanor and subject to the penalties set forth in Section 7 of this Ordinance or, in the alternative, remedied by the City with a lien placed on the property for all costs assumed by the City pursuant to Section 9 of this Ordinance.

11-6-4 RESPONSIBILITY OF PROPERTY OWNER

Each property owner within the City, whether a natural person or other legal entity, shall be responsible, under the provisions of this chapter, for each individual tract of property owned and the owner's responsibility established herein will extend to abutment of other adjoining property lines. When any portion of the property abuts on a public road or alley, the property owner's responsibility shall extend to the center of the road or alley; provided however, that this section shall not restrict in any manner the maintenance of the full alley and street by the street department. (jurisdictional authority).

11-6-5 NOTICE TO ABATE

Whenever a nuisance is found to exist within the City or within the City's extraterritorial jurisdiction, an officer of the City shall give written notice to the owner or occupant of the property upon which such nuisance exists or upon the person causing or maintaining the nuisance.

11-6-6 CONTENTS OF NOTICE

The notice to abate a nuisance issued under the provisions of this chapter shall contain:

- A. An order to abate the nuisance or to request a hearing within a stated time, which shall be reasonable under the circumstances; and
- B. The location of the nuisance, if the same is stationary; and
- C. A description of the alleged nuisance; and

- D. A statement of acts necessary to abate the nuisance; and
- E. A statement that if the nuisance is not abated as directed and no request for hearing is made within the prescribed time, the City will abate such nuisance and assess the cost thereof against such person and any applicable property.

11-6-7 COMPLAINT AND PENALTIES

- A. In the event the owner or occupant of the property where the nuisance violation of this chapter exists, has failed within the prescribed time, to abate the nuisance in accordance with the Notice described in Section 7 of this Ordinance, then any city police officer, building inspector/code enforcement officer or fire marshal may file a complaint charging violation of this chapter with the municipal court demanding that the owner of the property, or the occupant thereof, or both, be held to answer to the court for the violation of this chapter.
- B. Upon conviction thereof, the owner shall be subject to penalty as provided in Title 1, Chapter 4 of this code, and each day on which such violation continues shall constitute a separate offense. These penalties shall be in addition to payment of any city costs for cutting or removal, or both.
- C. When judgment is against the defendant in an action to abate a public nuisance, he shall be adjudged to pay all court costs and a reasonable fee for the complainant's attorney, when the suit is not prosecuted exclusively by the City attorney.
- D. In the alternative to a complaint filed in municipal court, pursuant to NMSA 1978, Section 30-8-8(B), A civil action to abate a public nuisance may be brought, by verified complaint in the name of the state without cost, by any public officer or private citizen, in the district court of the county where the public nuisance exists, against any person, corporation or association of persons who shall create, perform or maintain a public nuisance.

11-6-8 GENERAL PENALTY FOR VIOLATIONS OF CHAPTER/CONTINUING VIOLATIONS

- A. Whenever in this chapter an act is prohibited or is made or declared to be unlawful or an offense or a misdemeanor or a petty misdemeanor, or whenever in this chapter the doing of any act is required or the failure to do any act is declared to be unlawful, and no specific penalty is provided therefor, the violation of any such provision or the failure to perform any such act shall be punishable by a fine of not exceeding three hundred dollars (\$300.00) or by imprisonment not to exceed ninety (90) days or by both such fine and imprisonment in the discretion of the court.

- B. Each day any such violation or failure to perform such act shall continue shall constitute a separate offense and a separate violation of an ordinance of this City, unless otherwise specifically provided.

11-6-9 ALTERNATIVE METHOD OF ABATEMENT

- A. As an alternative to filing a Complaint pursuant to Section 8 of this Ordinance, or in the event that a person is convicted of violating this article and still refuses to remove the nuisance, an officer of the City may proceed to abate such nuisance and shall prepare a statement of costs incurred in the abatement thereof.
- B. Any and all costs incurred by the City in the abatement of a nuisance under the provisions of this chapter shall constitute a lien against the property upon which such nuisance existed, which lien shall be filed, proven and collected as provided for by law. Such lien shall be notice to all persons from the time of its recording and shall bear interest at the legal rate thereafter until satisfied.

11-6-10 EMERGENCY ABATEMENT

- A. Notwithstanding any other provision in this code if, in the opinion of the inspector, the conditions at a property constitute an imminent hazard, the inspector may order immediate abatement of the hazard without notice. Such abatement of an imminent hazard shall be limited to the minimum work necessary to remove the hazard, and may include disconnection of utilities, securing of the structures or emergency cleaning of the property to abate any violations found.
- B. The city shall pay the cost and expense of such abatement from any appropriation made available for that purpose.
- C. A lien shall be recorded with the Valencia County Clerk's Office for all the costs incurred by the city as a result of abating the property.
- D. Whenever the inspector finds that any structure contains an imminent hazard or health hazard, the inspector may declare such structure unfit for human occupancy and order it to be vacated or to remain vacant. A structure declared unfit for occupancy and ordered vacated or to remain vacant under the provisions of this section shall not be leased, rented, or occupied, until it has been inspected and deemed fit for occupancy by the city. The city shall reinspect, for the purpose of re-occupancy, within three business days of the receipt of a written request by the owner, their agent or responsible party.

11-6-11 CONFLICTING PROVISIONS

Any city ordinance or part of ordinance which is in conflict with the provisions of this article is hereby superseded to the extent that this article provides more specific standards or stricter standards of compliance.

CHAPTER 11 HEALTH AND SAFETY**ARTICLE 7 DANGEROUS BUILDINGS****SECTION 1 DANGEROUS BUILDING OR DEBRIS****SECTION 2 CONFLICTING PROVISIONS****11-7-1 DANGEROUS BUILDING OR DEBRIS**

- A. Whenever any building or structure is **ruined, damaged and dilapidated**, or any premise is covered with ruins, rubbish, wreckage or debris, the governing body of the City of Rio Communities may, by resolution find that the ruined, damaged and dilapidated building, structure or premise is a menace to the public comfort, health, peace or safety and requires the removal of the building, structure, ruins, rubbish, wreckage or debris from the municipality.
- B. A copy of the resolution shall be served on the owner, occupant, or agent in charge of the building, structure or premise. If the owner, as shown by the real estate records of the county clerk, occupant or agent in charge of the building, structure or premise cannot be served within the municipality, a copy of the resolution shall be posted on the building, structure or premise and a copy of the resolution shall be published one time **per NMSA 1798, Section 14-11-2**.
[Requirements for publication of legal notice or advertisement]
- C. Within ten (10) days of the receipt of a copy of the resolution or the posting and publishing of a copy of the resolution, the owner, occupant or agent in charge of the building, structure or premise shall commence removing the building, structure, ruin, rubbish, wreckage or debris, or file a written objection with the municipal clerk asking for a hearing before the governing body of the municipality.
- D. If a written objection is filed as required in this section, the governing body shall:
 - 1. Fix a date for a hearing on the resolution and the objection; and
 - 2. Consider all evidence for and against the removal resolution at the hearing; and

3. Determine if the resolution should be enforced or rescinded.
- E. Any person aggrieved by the determination of the governing body may appeal to the district court by:
1. Giving notice of appeal to the governing body within five (5) days after the determination is made by the governing body; and
 2. Filing a petition in the district court within twenty (20) days after the determination made by the governing body. The district court shall hear the matter de novo and enter judgment in accordance with its findings.
- F. If the owner, occupant, or agent in charge of the building, structure or premise **fails to commence** removing the building, structure, ruins, rubbish, wreckage or debris:
1. Within ten (10) days of being served a copy of the resolution or the posting and publishing of the resolution; or
 2. Within five (5) days of the determination by the governing body that the resolution shall be enforced; or
 3. After the district court enters judgment sustaining the determination of the governing body, the City of Rio Communities may remove the building, structure, ruins, rubbish, wreckage or debris at the cost and expense of the owner. The reasonable cost of the removal shall constitute a lien against the building, structure, ruin, rubbish, wreckage or debris so removed and against the lot or parcel of land from which it was removed. The lien shall be foreclosed in the manner provided in NMSA 1978, Sections 3-36-1 through 3-36-6.
- G. The municipality may pay for the costs of removal of any condemned building, structure, wreckage, rubbish, or debris by granting to the person removing such materials, the legal title to all salvageable materials in lieu of all other compensation.
- H. Any person or firm removing any condemned building, structure, wreckage, rubbish or debris shall leave the premises from which the material has been removed in a clean, level and safe condition, suitable for further occupancy or construction and with all excavations filled.

11-7-2 CONFLICTING PROVISIONS

Any city ordinance or part of ordinance which is in conflict with the provisions of this article is hereby superseded to the extent that this article provides more specific standards or stricter standards of compliance.

City of Rio Communities, New Mexico

ORDINANCE 2021 - XX

**AN ORDINANCE SUPERSEDING OR REPEALING ORDINANCE NO. 2017-58 DATED:
APRIL 25, 2017 CHAPTER 05, COMPREHENSIVE PLAN**

PASSED, APPROVED AND ADOPTED THIS **xx** DAY OF **xx 2021** BY THE GOVERNING BODY OF THE CITY OF RIO COMMUNITIES, NEW MEXICO.

City of Rio Communities Governing Body

Mark Gwinn,
Mayor

Margaret (Peggy) Gutjahr,
Councilor Mayor Pro-tem

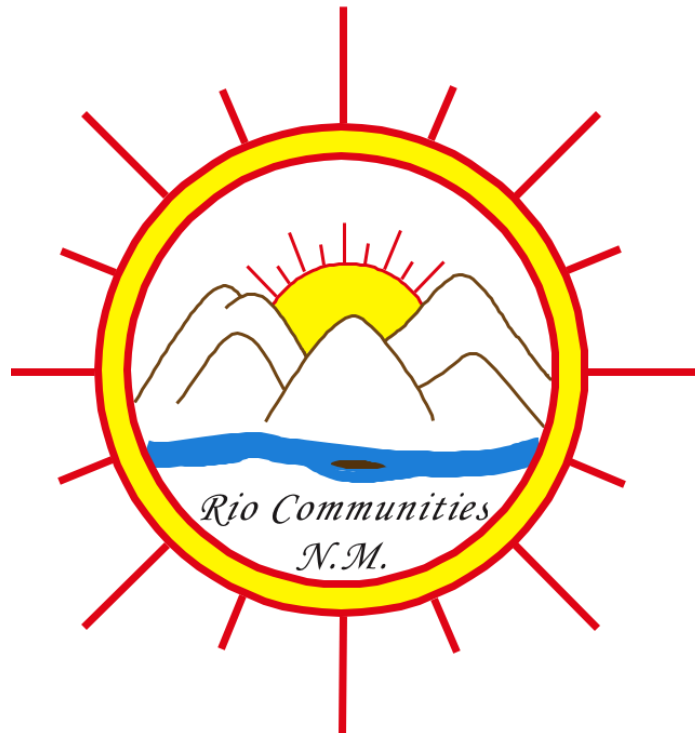
Bill Brown,
Councilor

Joshua Ramsell,
Councilor

Jim Winters,
Councilor

ATTEST:

Elizabeth (Lisa) Adair, Municipal Clerk



**City of Rio Communities, New Mexico
Comprehensive Plan 2015
Amended April 2017-XX 2021**

City of Rio Communities, New Mexico
Chapter 5 of Municipal Ordinances
COMPREHENSIVE PLAN ~~2017~~ 2021
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City of Rio Communities, New Mexico

COMPREHENSIVE PLAN 2015

As adopted by the City Council

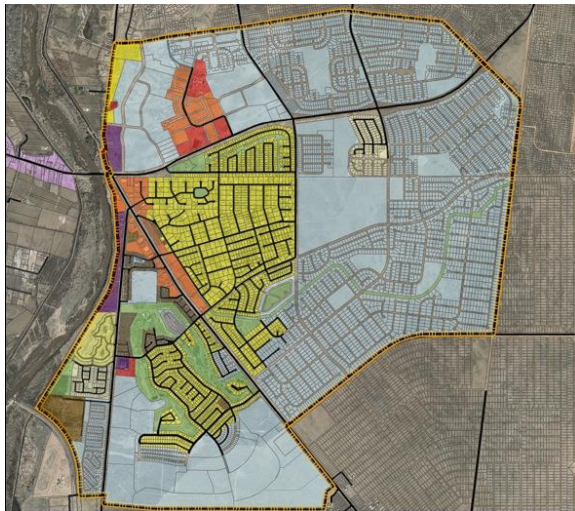
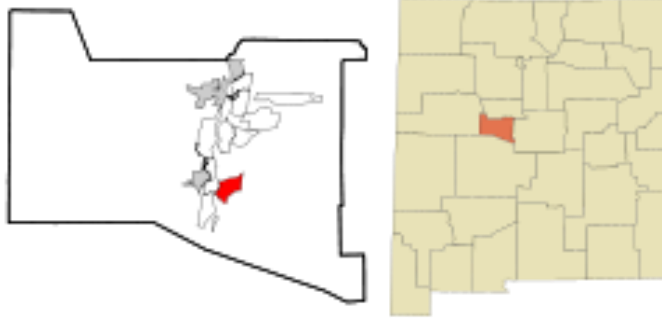
June 23, 2015

Revised September 8, 2015

Amended February 2017 XX 2021

ARTICLE 1 EXECUTIVE SUMMARY

Located in the southern part of Valencia county at coordinates: 34°38'31"N 106°43'37"W/34.64194°N 106.72694°, Rio Communities, as of the 2014 American Community Surveys has a population of 5,476, a 15.9% increase since the 2000 census of 4,723 and occupies 7.63 square miles in area. MRCOG 2013 "Population and Housing" shows a population of 5,558, a growth of 17.7% from the 2000 census.



Incorporation

Bounded on the north at Sherrod Rd, east to Escobar Street, south to Navajo Loop on the East Side of State Highway 47 and Rio Grande Stables Road, and to the west side of State Highway 47; Rio Communities was originally a "census-designated place" (CDP), but in January 2013, residences of Rio Communities voted by a margin of 67% to incorporate; effectively ending this nearly half century issue.

Rio Communities



Nestled along the winding Rio Grande River and sheltered by 10,000 foot peaks of the ranging Manzano Mountains, yet only 30-minutes from the bustle of Albuquerque, Rio Communities, was founded nearly fifty years ago as a predominately bedroom and commuter community, and until recently, had remained a dormant bud of possibilities. Located in the heart of Valencia County, one of the fastest growing counties in New Mexico, Rio Communities is the embodiment

for growth. Situated on 6 square miles that are presently devoted to large one-of-kind homes on spacious lots, affordable housing is abundant when compared to the surrounding areas of Los Lunas and Albuquerque.

With its natural resources, a rich history founded in cultural diversity and a citizenry commitment to volunteerism, Rio Communities stands poised to renew its vision and promise as a distinctive small town of many vistas, where idyllic community living abounds, the independent spirit thrives, and the potential for prosperous economic growth is unmatched.

The Horizon Days:

In the early 1960s, Horizon Corporation bought 241,000 acres of undeveloped land in Valencia County along the east bank of the Rio Grande and 35 miles south of Albuquerque. They named the development Rio Communities. With high hopes, they subdivided the land into quarter-acre and half-acre lots, suitable for spacious and unique custom homes, with some situated along a professional 18-hole golf course. Within this grand design would emerge a host of smaller communities with such names as *Tierra Del Sol*, *Rio Grande Estates*, *Rancho Rio Grande East and West*, *Enchanted Mesa* and *Playa Verde*. And, only a few miles south was the development of *Tierra Grande* that featured full ranch sites of an acre or more.



In its heyday of the 1970s, people of all stripes thronged to Rio Communities as it offered affordable homes to young families, an unsullied splendor to established professionals and a quiet retreat for retirees. Governments also realized the communities' potential as the U.S. Postal Service, and local sheriff and fire departments established substations. Likewise businesses thrived as the Valley Plaza shopping mall located along Highway 47 offered a pizzeria, a hardware and paint store, an office supply store, a clothing store, various business offices, branches of the First National Bank and Ranchers Bank, and an active community center.



Not to be outdone, the Playa Verde subdivision offered the requisite Horizon Country Club that provided good food and drink to weary duffers at the end of the day and a splendid venue for evening social functions.



As a newly incorporated municipality, with a vision towards responsible growth, the City of Rio Communities proposes the following Comprehensive Plan.

5-2-1 PURPOSE

This Comprehensive Plan for the City of Rio Communities is an official yet fluid document, developed in concert from broad public inputs and recommendations, in the form of *goals, objectives and policies* that are intended to guide the physical and financial development and long-range planning (20 to 30 years) of this community. Accordingly, this Plan will consider in part:

1. Effective, appropriate and efficient land use;
2. Public safety, transportation, health, education, and recreation services;
3. Community design;
4. Commercial growth;
5. Capital investments in infrastructure;
6. Protecting natural resources; and
7. Preserving the communities' cultural heritage.



And, though land use is the dominate element considered in this Comprehensive Plan, equal importance is given to other resources and infrastructure, such as water, sewage, wastewater facilities, utilities, alternative energy initiatives and other public-use services.

5-2-2 LEGAL FOUNDATION

1. In accordance with Section 3-19-9(A) NMSA, 1978, “[a] municipal planning commission shall prepare and adopt a master plan [hereafter “Comprehensive Plan”] for the physical development of the municipality and the area within the planning and platting jurisdiction of the municipality...”
2. Moreover, the Comprehensive Plan shall be a guide for “accomplishing a coordinated, adjusted and harmonious development of the municipality which will,

in accordance with existing and future needs, best promote health, safety, n order, convenience, prosperity or the general welfare as well as efficiency and economy in the process of development.” *Id.* at § 3-19-9(A).

3. Together with “maps, plats and charts; descriptive and explanatory matter; and [public] recommendations, the Planning Commission shall consider:
 - a. the general location, character and extent of streets, bridges, viaducts and parkways; parks and playgrounds, floodways, waterways and waterfront development, [helipads] and other ways, grounds, places and spaces;
 - b. the general location of public schools, public buildings and other public property;
 - c. the general location and extent of public utilities and terminals, whether publicly or privately owned;
 - d. the general location, character, layout and extent of community centers and neighborhood units and the re-planning of blighted areas; and
 - e. the acceptance, widening, removal, extension, relocation, narrowing, vacation, abandonment or change of use of any of the foregoing public ways, grounds, places, spaces, buildings, properties, utilities or terminals.” NMSA 1978, § 3-19-9(B).

5-2-3 PLANNING PROCESS AND PRINCIPLES

1. **Planning:** At the outset, the City, as a collective of concerned residents, City Governance and the Planning Commission shall articulate and reach consensus on a vision for its future; an idealized sense of what it wants to be.
2. **Process:** Based on its vision, the collective shall develop:
 - a. **Specific Goals:** Fundamental statements of purpose that describe the directions the City wants to go.
 - b. **Objectives:** Statements of intent that describe how each goal should be attained. To be effective, each objective should be:
 - 1) Specific descriptions of required actions that will achieve each goal;
 - 2) Measurable, in that each objective is expressed in terms of quality, quantity, frequency, costs or deadlines;
3. Achievable, in that each objective can be realistically completed in light of existing experiences, knowledge, and resources;
4. Relevant, in that each objective is appropriately aligned with each goal, while addressing its potential impact;
5. Time-orientated in that each objective is tied to a specific start and end date.

5.7 Policies: Statements of action that clearly describe specific directions or approaches that should be taken to achieve each objective.

6. **Strategies (optional or as applicable):** Like policies that clearly describe specific actions that should be taken, strategies specifically identify and delegate who will implement a specific policy, while specifying a time frame in which the action should occur, and providing necessary details as necessary.

5-2-4 Notification of Public Hearing: In accordance Section 3-19-10(A)(2), NMSA, 1978, before adopting any part of this Comprehensive Plan, subsequent additions, changes, or amendments, the Planning Commission shall schedule a public hearing respectively.

1. Notice shall be published conspicuously at seven (7) public locations at least fourteen (14) days before each scheduled hearing.
2. Each notification shall give the date, time and place of the hearing.
3. Copies of the proposed Comprehensive Plan shall be made available to the public at the City Clerk's office before publication of the notice.

5-2-5 Adoption: In accordance Section 3-19-10(B), NMSA, 1978, adoption of any part of this Comprehensive Plan "or any part, amendment or addition shall be by a resolution approved by a majority of the members of the Planning Commission."

1. The resolution shall expressly reference specific maps, descriptive matter and other material used by the Planning Commission in the development of this Comprehensive Plan.
2. The adoptive action taken by the Planning Commission shall be recorded on the Comprehensive Plan (or any part, amendment or addition as applicable) and shall be endorsed by the chairman and the secretary of the Planning Commission.
3. A certified [endorsed] copy of the Comprehensive Plan or any part thereof approved by the Planning Commission shall be given to the governing body of the municipality.

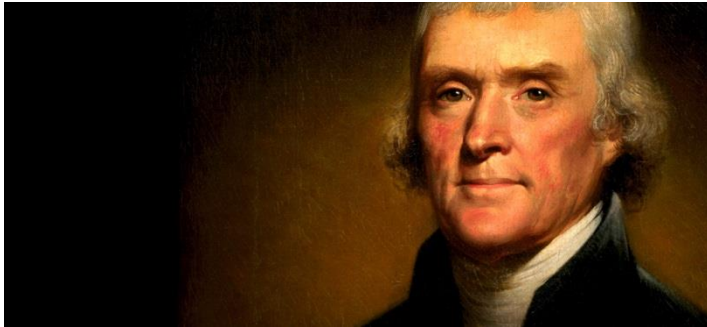
5-2-6 Public Access: Certified copies of the City's Comprehensive Plan shall be made available at the City Clerk's office and can be obtained at a reasonable price.

The governance of Rio Communities is committed to fostering an informed citizenry by actively engaging and being responsive to all residents, young and old, in the planning and development of a safe and aesthetic community with a diversified local economy that offers varied sources of goods and services that sustains and improves our infrastructure; provides quality health options and resources; expands educational



opportunities and enhances youth activities; encourages diversity of housing for all income levels; improves public transportation and recreational activities; recognizes the importance of preserving our past and protecting our natural resources; and revitalizing the shared qualities that we all ascribe to community and home.



5-4-1 FOSTER AN INFORMED CITIZENRY BY ACTIVELY ENGAGING AND RESPONDING TO RESIDENTS

"We in America do not have government by the majority. We have government by the majority who participate." Thomas Jefferson

Objective: *Establish and apply clear intercommunication methods that inform residents in the workings of city governance, and engage and solicit their input about current and planned City programs and projects.*

Policies:

- 1.01 The City will encourage residents to be active participants by taking personal responsibility in the development of the City's vision.
- 1.02 Cultivate an informed public by disseminating information about their responsibilities on issues of public health, safety and nuisances as identified in the City's Code of Ordinances. Use Code Enforcement Officer to educate the public on the following topics:
 - 1) Chapter 9: Animal Control
 - 2) Chapter 11: Health and Safety (e.g. open burn, firearms & fireworks)
 - 3) Chapter 13: Public Peace, Morals and Vice (e.g. refuse, waste, illegal dumping, graffiti, noise)
- 1.03 The City will encourage community volunteers and local experts to share their expertise in the development and implementation of City and community projects and programs that advance the City's vision.
- 1.04 The City will urge residents to form local committees that address issues that directly impact their neighborhoods; build consensus among their neighbors and propose solutions to the City governance.
- 1.05 To encourage public input and ensure adequate lead-time, the City shall post conspicuously at public locations, and at least fourteen (14) days before, notification on information concerning all City initiatives.
- 1.06 City business shall be maintained, updated quarterly, and made available to the public on the City's web site at: www.riocommunities.net
- 1.07 The City shall establish a phone contact listing to notify concerned residents of urgent, or pressing and unscheduled city business.

- 1.08 City governance shall acknowledge public comments and provide feedback within 10 working days, to all residents who introduce an idea, or provide input about any City related project, program, or other activity.
- 1.09 The City shall keep informed of resident's preferences and attitudes on current or future issues by conducting on-going climate surveys.

"Knowledge will forever govern ignorance; and a people who mean to be their own governors must arm themselves with the power which knowledge gives."
James Madison



- 1.10 The City shall evaluate regularly, methods used to communicate between the city government and residents, to ensure or enhance their effectiveness.
- 1.11 The City shall publish and deliver, or make available to all Rio Communities' residents, a tri-annual newsletter.
- 1.12 The City shall develop *smart phone* applications that allow public access to city policies, plans, initiatives and all relevant city data.
- 1.13 The City shall post signage throughout the community of forthcoming public announcements.

5-4-2 PLAN AND DEVELOP A SAFE COMMUNITY

Objective: *Enhance public confidence in public safety through increased law enforcement, fire protection and emergency services, enforcement of city ordinances, and the development of safe public thoroughfares for motorists, cyclists and pedestrians.*

Policies:

- 2.01 Enhance police presence in Rio Communities by negotiating with the county to increase patrols by Valencia County Sheriff's Department and with the State Highway Patrol local division to increase patrol frequency in Rio



Communities and surrounding areas.

- 2.02 Provide at no cost to the Valencia County Sheriff's Department, a law enforcement substation in the new municipal complex.
- 2.03 Create and support a Neighborhood Watch Program.
- 2.04 Support efforts made by the Rio Grande Estates Fire Department (RGEFD) in upgrading their Insurance Service Office (ISO) rating.
- 2.05 Support efforts made by the RGEFD and associated Emergency Medical Services (EMS) to upgrade equipment to current approved standards through the use of appropriate capitalization and depreciation methods.
- 2.06 Support efforts of the RGEFD and associated EMS groups that ensure training and staffing levels are maintained at optimal levels.
- 2.07 Establish a RGEFD substation with a chemical and hazardous material (HazMat) response team in the industrial park district.
- 2.08 Improve response times for fire and other emergencies/911 services through an Address Standardization Policy.
 - 1) Survey and create an accurate list of existing residential and commercial addresses.
 - 2) Identify duplicated, redundant, or ambiguous street names, and non-sequential or haphazard numbered addresses.
 - 3) Apply for federal grant (Department of Homeland Security) to implement the Address Standardization Policy.
- 2.09 Establish an Emergency Operations Center (EOC) in the municipal center complex (City Hall), or other appropriate venue. Work with Rio Grande Fire Department (RGFD) and Emergency Medical Systems to establish administrative offices in City Hall as a first step in setting up this EOC.
- 2.10 Encourage participation with Valencia County's Emergency Operations Center in creating a Comprehensive Emergency Management Plan for Rio Communities and its surrounding jurisdictional area. Establish and maintain facilities that support



the implementation of this plan.

- 2.11 Create safe traffic flow patterns along thoroughfares and intersections, by the adequate and conspicuous posting of appropriate traffic signs.
- 2.12 Identify and maintain lines of sight at all intersections.
 - 1) Clear line of sight intersections at or along school bus routes as first priority.
- 2.13 Construct covered shelters at school and public bus stops.
- 2.14 Provide clearly marked pedestrian crosswalks, sidewalks, other public pedestrian walkways, and bicycle trails.
- 2.15 Identify and mitigate all potentially dangerous intersections.
- 2.16 Working with the New Mexico Department of Fish and Game, seek a legal ban on the discharge of firearms and all hunting within the jurisdictional boundaries of Rio Communities.¹

5-4-3 CREATE AN AESTHETIC COMMUNITY

Objective: *Develop and implement a plan that systematically advances a clean and visually appealing community, while encouraging unique design concepts and architectural options that are balanced and proportional to the surrounding area.*



- 3.01 Institute a public awareness program of existing nuisance and trash accumulation ordinances.
- 3.02 Develop and maintain a community clean-up program.

- 3.03 Implement graffiti prevention and clean-up program (focus on youth, paid or volunteers).
- 3.04 Encourage cleaning (trash removal), infill and development of vacant lots with suitable low-maintenance landscaping that mitigate weeds.
- 1) Encourage the planting of native plants and vegetation in vacant lots and open spaces.
- 3.05 Develop and implement an abandoned building revitalization program.
- 3.06 Develop and implement a home maintenance program to assist home-owners in need (e.g. seniors, disabled, or low-income families), in the general maintenance of their homes, and upkeep of their property.
- 3.07 Develop and implement a Highway Beautification Plan for roadways, medians, and intersections.
- 1) Maintain and mow roadways and right of ways to property lines.
- 3.08 Pursue grant funding to replace all “STOP” and Street signs with standardized poles and highly reflective materials as approved in the Manual on Uniform Traffic Control Devices (MUTCD).
- 3.09 Partner with Belen Public School System and UNM-VC to create a volunteer work force to aid in clean-ups along public right-of-ways.
- 3.10 Support the development of Neighborhood Beautification Programs.
- 1). Identify each neighborhood with signs and encourage unity through distinctive landscaping or other means.



- 3.11 Develop community gardens as a means to improve neighborhood aesthetics and cohesion, and as a source of fresh produce for higher housing density areas.

Objective: *Develop an economic plan that establishes an environment that is conducive and responsive to diverse and sustainable businesses that provide a full range of goods and services, and gainful employment opportunities.*

Policies:

- 4.01 The Economic Development Committee of Rio Communities shall be tasked with creating economic incentives for companies, large and small, to start businesses in Rio Communities the through Local Economic Development Act (LEDA). For direction, see NMSA 1978, § 5-10-1 through 5-10-13.
- 4.02 The Economic Development Committee shall create a plan directed at LEDA activities permissible under New Mexico Statutes.
- 4.03 The Economic Development Committee shall explore methods that increase gross receipt taxes (GRT), property values, and increase the volume of services necessary for the residents of Rio Communities.
- 4.04 Investigate and implement necessary procedures for new zip code assignment for Rio Communities
- 4.05 Create a separate economic development website, linked to city webpage that enhances visibility and advertises new business opportunities.
- 4.06 Develop a *city center* concept around the new municipal multipurpose complex that encourages small service oriented business and specialty shops.



- 4.07 Establish a cultural and tourism “Welcome Center” in or around the new municipal multipurpose complex.
- 4.08 Establish a program that promotes special events, festivals, arts and crafts, fairs, farmer’s markets, and other activities that specifically promote local business.
- 4.09 Develop an industrial and commercial marketing plan that includes projected benefits of the railroad spur in the area.

- 4.10 Develop a retail stabilization and improvement plan for the city and surrounding area. The plan should comply with the Zoning Code to ensure proper grouping of compatible types of business operations.

- 4.11 Create a Residential Revitalization Plan that identifies existing residential neighborhood assets and promotes for increased property values and sustained growth.

- 1) Identify all vacant houses and vacant lots that have potential resale opportunities.



- 4.12 Conduct an inventory of current and potential workforce needs (expected training levels) at the industrial park, to include salary requirements and acceptable driving/commuting radii.

- 4.13 Promote retail growth conducive to and supported by our current 5000+ population that controls retail leakage and encourages satellite consumers.



- 4.14 Pass LEDA Ordinance as a possible method of funding recruitment of businesses to Rio Communities and overall economic development within the City and surrounding area. Evaluate all available programs within LEDA legislation to encourage relocation of commerce to the city.

- 4.15 Create an inventory all potential and readily available commercial property.

- 1) Identify properties that are easily accessible from main thoroughfares and supported by existing infrastructure.
2) Identify properties that have the potential for being rezoned to commercial or industrial zones.

- 4.16 Create an inventory of readily available vacant residential property. Work with local with local realtors in developing a strategy for marketing these properties.

- 4.17 Develop a list of businesses by type that would benefit our population and immediate drawing area from both a labor force and available housing standpoint.

- 1) Develop a plan to actively attract the types of businesses that could utilize railroad spur and not overwhelm local traffic patterns.
 - 2) Economic Development Committee of Rio Communities will establish an appropriate list of targets that is consistent with this Comprehensive Plan and have the Governing Bodies approval.
- 4.18 Partner with the University of New Mexico, Valencia Campus in developing a strategic plan and mentoring program with the objective of improving economic development.
- 4.19 Through grants, create small business incubators designed to increase opportunities for start-up companies (use Taos and Socorro as templates). Use LEDA, private grants or private investor funding to establish these programs.
- 1) Establish a simple small business incubator-type program by obtaining several small buildings that could be rented inexpensively that promote new small start-up businesses.
 - 2) Establish a common kitchen approach for those who wish to manufacture goods for sale.
 - 3) Establish a garage or shop rental approach for those who wish to rent space on a per hour basis.
- 4.20 Establish relationships with other area economic development groups to find common ground for cooperative programs.
- 4.21 Develop a Strengths, Weaknesses, Opportunities, & Threats (SWOT) analysis for Rio Communities. (See Grant County Market Assessment at:
- http://grantcountynm.com/economic_development/Grant%20County%20Market%20Assessment%20FINAL.pdf)
- 4.22 Review and evaluate a local Economic Development Tax on Gross Receipts as a method to finance initiatives.
- 4.23 Continue updating of development and zoning ordinances, by controlling the mix of land uses in the city. Take advantage of economic changes within the area.
- 1) Current ordinance was passed in 2014.
 - 2) Maintain current and future land use maps of the city and area.
- 4.24 Work with media from Albuquerque to establish a positive image of Rio Communities and distinguish it from negative image of Valencia County.

4.25



Item 6.

4.26 Work aggressively with UNM-VC and Belen School System to provide educational training that will improve salaries of local work force and attract businesses that utilize highly skilled workers.

4.27 Promote the development of Business Associations.

4.28 Work with NMDOT to place signs on Highway I-25 and Business I-25 directing traffic to Rio Communities.

4.29 Establish a renewable energy program that targets both residential and commercial use of sustainable energy sources. Continue working with Solar Overlay Zones to recruit additional clean energy sources to our vacant lands. Establish additional Zones as needed.



4.30 Project future land uses in a plan that includes both present and future development. Projections should include development of industrial zones and annexation of Rio Grande Industrial Park – which is contiguous to Rio Communities boundaries.

5-4-5 SUSTAIN AND IMPROVE INFRASTRUCTURE

Objective: *Inventory, assess and prioritize the condition of all Rio Communities' infrastructure and assets, both public and private.*

Policies:

5.01 Use the renovation of the Municipal Multipurpose Complex as the show-piece for how to improve infrastructure.

5.02 Map and dimension all city roadways (e.g. state, county, city and private) within the jurisdictional boundaries of Rio Communities, identifying their type, and assessing their condition.

- 5.03 Develop a plan that identifies the appropriate method of maintenance or for all roadways, and prioritize according to use, severity of damage and estimated cost of repair.



- 5.04 Identify all city owned real property (to include all parks and open spaces, whether city or privately owned), and assets (e.g. vehicles, equipment, supplies, etc.).

- 5.05 Develop a plan for the potential development and improvement of *all* vacant land, parks and open spaces.



- 5.06 Map, Identify and assess the condition of all existing utilities, both city and privately owned, and develop recommendations for funding their maintenance, upgrade, or modernization.

- 5.06.1 Address long range transportation issues and impacts with potential increased traffic on Manzano Expressway & Hwy 304.

- 1) Identify the 25 most problematic intersections and roadways.

- 5.07 Conduct a feasibility study for the possible introduction of renewable and sustainable energy producing sources.

Objective: *Identify all potential health care services, resources, and options available to Rio Communities' residents.*

Policies:

- 6.01 Explore options for establishing a “general critical care” clinic within the city limits in either a new stand-alone structure or as a shared space in an existing building. Emphasis on:
- 1) Physician Practice operation; or
 - 2) Doctor directed operation with Physicians Assistants; or
 - 3) Nurse Practitioner approach; or
 - 4) ER style EMT/Nurse operation under direction of off-site physician with goal of stabilization and transfer as necessary.
- 6.02 Identify an ideal location for and establish an ambulance dispatch center for the transport of critical patients.
- 6.03 Assess feasibility of and location for constructing a heliport for helicopter transport of critical patients.
- 6.04 Expand EMT role in health screenings (preventive health care) with help from UNM-VC's nursing program.
- 6.05 Establish Health Fairs at least 3 times per year at City Hall Multipurpose Complex.
- 6.06 Develop a program for routine (regularly scheduled) preventative health screenings at City Hall.
- 6.07 Establish an “after the event” health care program that is responsive to both mobile and stationary patients.



- 6.08 Establish educational programs that target all ages, but with primary focus on aging adults and their related health issues.
- 1) Establish a diabetic program,
 - 2) Make available brochures on healthful food preparation,
 - 3) Information of available options for obtaining medications or prescriptions that also includes a program that monitors compliance.
 - 4) Information of available help in emergencies.
 - 5) Provide information on availability of transportation options for medical appointments (especially elderly and low-income).



- 6.09 Establish exercise programs targeted to older adults.
- 6.10 Research and make available to all residents (especially our aging population), a variety of healthcare service.
- 6.11 Use results of the pending health-care survey to identify the types of health care needs in our community.

5-4-7 EXPAND EDUCATIONAL OPPORTUNITIES

Objective: *Recognizing the adage that education is a life-long pursuit; develop programs for all levels that promote a wide range of educational opportunities.*

Policies:

- 7.01 Identify issues and concerns of students and parents at La Merced that are rightly within the purview of City governance.
- 1) Partner with La Merced to improve math/reading skills (tutorial/mentorship program with seniors).
- 7.02 Partner with UNM-VC to develop work-related educational opportunities for Rio Community residents.
- 1) Employer training programs, especially those businesses in close proximity to Rio Communities.

- 7.03 Identify the extent of adult illiteracy through 2010 census data and the Va County Adult Literacy Group. Establishing a program, as needed.
1) Develop education programs for all ages through City Hall.
- 7.04 Research availability of federal, state and private funds that promote various educational opportunities for young or old; work-related or continuing education.
- 7.05 Establish a Library Development Committee with the goal to create a pleasant and modern library system that has a wide-range of materials available for all ages. Explore availability of grants as funding sources.
- 7.06 Expand influence through closer relationship with local School Board Member.

5-4-8 ENHANCE YOUTH ACTIVITIES

Objective: *Develop a variety of youth-oriented developmental, social, recreational, educational, or other programs for Rio Communities' youth population.*

Policies:

- 8.01 Use the Municipal Multipurpose Complex to develop and support indoor youth activities.
- 8.02 Establish a volunteer committee tasked with exploring, defining and acquiring available large spaces for baseball, basketball, soccer and other similar outdoor activities. Committee should establish an equipment list based on space acquired.



- 8.03 Partner with surrounding area youth programs.
- 8.04 Create a master plan for youth recreation.

- 8.05 Survey Rio Communities' youth population (5-8, 9-11, 12-15 and older) about interests and desires for recreation activities.



- 8.06 Establish partnership with La Merced Elementary School and the Belen School District for use of their existing sports fields and other venues.
- 8.07 Determine the level of current participation of Boy Scouts, Girl Scouts and other youth based groups and create an environment for their continued active growth in Rio Communities activities.

5-4-9 ENCOURAGE DIVERSITY IN HOUSING

Objective: *Encourage the continued support and development of diverse and high-density neighborhoods with unique one-of-kind energy efficient homes.*

Policies:

- 9.01 Maintain present level of diverse yet affordable housing options.



- 9.02 Encourage future development that is commensurate with surrounding areas one-of-kind housing options.

- 9.03 Encourage the development of smaller affordable housing options that are s to, or create a balanced blend of unique architectural elements that complement the surrounding areas.
- 1) Develop small affordable apartment (duplex/quadrplex) complexes designed to accommodate housing needs of UNM-VC students.
 - 2) Explore and develop, as necessary, affordable “day-care” options for UM-VC students.
- 9.04 Encourage the development of additional adult living housing units within Rio Communities. Pursue Federal Grants to finance construction.
- 9.05 Create programs through Economic Development to market Rio Communities as a destination location for “assisted living centers”. Smaller group construction spread throughout city should be the primary focus.
- 9.06 Enlist commercial developers to recruit conventional nursing homes to build in Rio Communities. Focus should be on our demographics as a retirement center.
- 9.07 Recognize trending in housing for a large segment of the population is away from large lot single-family subdivisions to smaller multi-family dwellings that have more efficient land use.
- 9.08 In-fill should be encouraged, with an emphasis on increased housing density.



5-4-10 IMPROVE PUBLIC MOBILITY AND TRANSPORTATION

Objective: *Improve access to conventional public transportation, support alternative methods, while maintaining existing public roads and expanding bicycle lanes, roads and trails.*

Policies:

- 10.01 Seek the development of additional bus routes for UNM-VC student living in Rio Communities.
- 10.02 Promote use of “Park and Ride” at Municipal Complex for Rio Metro Bus. Also added is the addition of a TOD (3/8 mile radius around City Hall) to increase density in housing and other services.

- 10.03 Explore parking for Park and Ride at destination (nickel cars) and Isle International Sunport to off-set cost of commuting, and attract a new pool of commuter home-owners.
- 10.04 Encourage increased Rail Runner service.
- 10.05 Establish new bus routes for Commuter Park and Ride.
- 10.06 Connect bikeways between Rio Del Oro bikeway and UNM-VC.
1) Research legal restrictions of moped use public bikeways.
- 10.07 Work with Valencia County, Tome and NMDOT to promote improvement of Manzano Expressway Corridor roadway. Promote converting Manzano Expressway to a State Road.
- 10.08 Work with Planning and Zoning to create a standard for all new or replacement sidewalks to be a minimum of 6 feet in width to better accommodate people with disabilities.
- 10.09 Work with Rio Metro to establish space within the New City Hall complex to improve comfort and safety for those awaiting bus services.



5-4-11 CREATE RECREATIONAL ACTIVITIES

Objective: *Encourage community pride and involvement through support of community sponsored events and family recreational activities.*

Policies:

- 11.01 Sponsor fun runs and walks (e.g. Salt Road Marathon or Plastic-man Triathlon)
- 11.02 Sponsor bicycle weekend rides (e.g. Manzano, Hwy 47, and Hwy 304)
- 11.03 Support “Heart Healthy” events (e.g. family walks along established trails.





- 11.04 Promote “Stargazing” weekend events.
- 11.05 Promote local and international food bizarre.
- 11.06 Advertise and promote Golf Tournaments at the country club, with particular attention given to youth participation.
- 11.07 Partner with Socorro in promoting a “Crane Festival” and locally, bird watching along the Soil Conservation District.



- 11.08 Sponsor photo workshops weekend competition, utilizing UNM-VC college staff for assistance,
- 11.09 Sponsor monthly “Movies under the Night Sky” during summer months.
- 11.10 Work toward joint use of recreational facilities in the public schools and any governmental agency that work with us.
- 11.11 Develop trails for running, jogging and walking either as stand-alone facilities or part of a recreational complex.

- 11.12 Add picnic sites and parks designed for all ages, including very small children. Funding sources should range from legislative to private donations.
- 11.13 Develop a master plan for all types of recreational activities, including possible acquisition mechanisms. Secure a wide range of input from youth to senior citizens.
- 11.14 Develop a summer youth activity program that utilizes existing local facilities. Work with UNM to secure summer students to oversee the kids in a mentoring program. Arrange transportation through Rio Metro or other local companies.
- 11.15 Work toward an adult and senior volunteer program to help oversee youth recreational programs.
- 11.16 Work with Middle Rio Grande Conservancy District to develop an overall open space plan that includes our city and highlights the Rio Grande River.
- 11.17 Work with Valencia, Belen and Tome to County develop nature trails that benefit the entire region.
- 11.18 Create a volunteer committee of volunteers accountable to the Governing Body to help with events.
- 11.19 Solicit existing businesses and other institutions (churches, schools), to volunteer their respective facilities in support of youth activities.



5-4-12

PRESERVE OUR CULTURAL HERITAGE

Objective: Preserve and expound our diverse cultural heritage for this and future generations



Policies:

- 12.01 Promote regional, citywide and neighborhood arts and cultural events, activities and educational endeavors.
- 12.02 Identify and obtain funds to promote the arts and cultural activities in Rio Communities.
- 12.03 Provide the Municipal Multipurpose Complex City to support art and cultural activities.
- 12.04 Develop a marketing plan that promotes the arts and cultural events.
- 12.05 Solicit design concepts from the community for the development of city facilities, thoroughfares, public parks and walkways.
- 12.06 Actively promote local artisans who choose to obtain public/private grants for incorporation of arts in our community and infrastructure.
- 12.07 Develop an art/cultural events section on city's webpage.

5-4-13 PROTECT NATURAL RESOURCES

Objective: *Manage, restore and protect our desert, trees, waterways and valuable ecosystems.*

Policies:

- 13.01 Discourage further expansion of residential economic development within floodplain.
- 13.02 Develop a water drainage plan that protects natural arroyos and drainage plains from alteration and encroachment. Plan should protect groundwater recharge areas around wells and other sensitive areas.
- 13.03 Institute a Water Conservation and utilization program.
- 13.04 Discourage agricultural expansion within Rio Communities, unless compatible with established surrounding areas.
- 13.05 Actively support recycling efforts within Rio Communities.
 - 1) Research local trash hauling sources that are committed to recycling efforts.
 - 2) Work to develop a recycling center within the city.



- 13.06 Promote low-cost xeriscaping within Rio Communities by holding yearly beautification contests.
- 13.07 Pursue grants to clean up dumping sites within the City.
- 13.08 Vigorously enforce illegal dumping within Rio Communities.
- 13.09 Sponsor clean-up efforts within RC neighborhoods.
- 13.10 Encourage conservation of energy resources and the reduction of air pollution by providing alternative transportation methods (e.g. pedestrian walkways and bicycling lanes) within the city.
- 13.11 Partnership with Valencia County and UNM on clean-up, recycling and xeriscape initiatives.



- 13.13 Encourage the use of native and drought tolerant plants and water saving irrigation techniques in both residential and commercial areas.
- 13.14 Institute water saving practices at all public facilities. Encourage all residents and commercial operations to conserve water by using xeriscaping and low-flow fixtures.
- 13.15 Promote water conservation through all city advertising and educational communication means.

Population: The population of Rio Communities has seen steady growth throughout the last 25-years, increasing 30% from 1990 to 2000; 12.1% from 2000 to 2010; and 19.1% from 2010 to 2014.

The largest growth period from 1990 to 2000 is proportional to the increase in new construction and new households in the same decade. See figures 4 and 5.

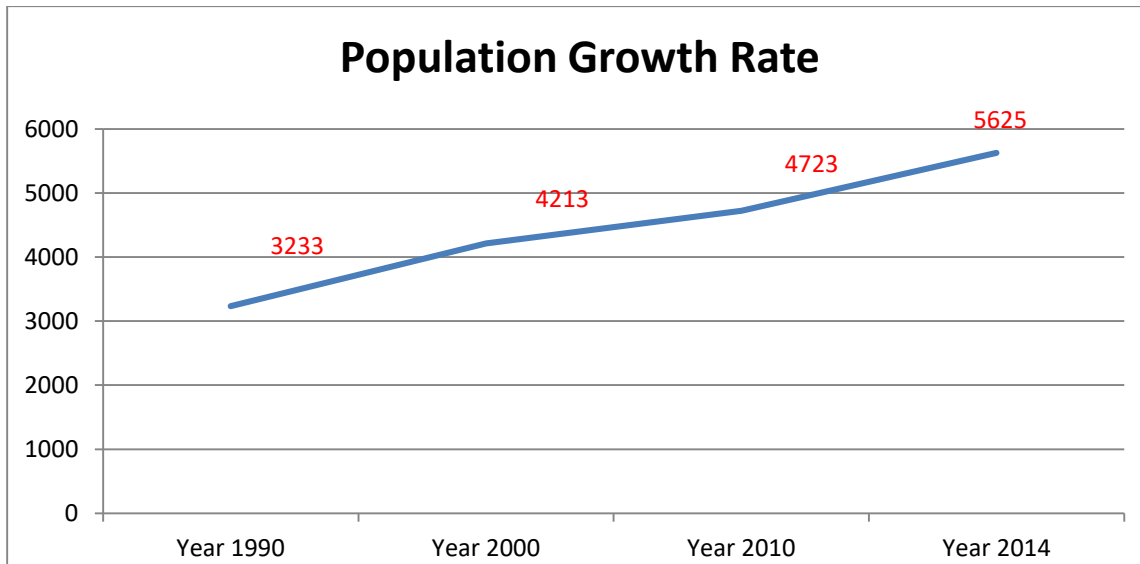


Figure 1: Population Growth Rate, 1990-2014

Source: U.S. Beacon

Age Distribution by Population

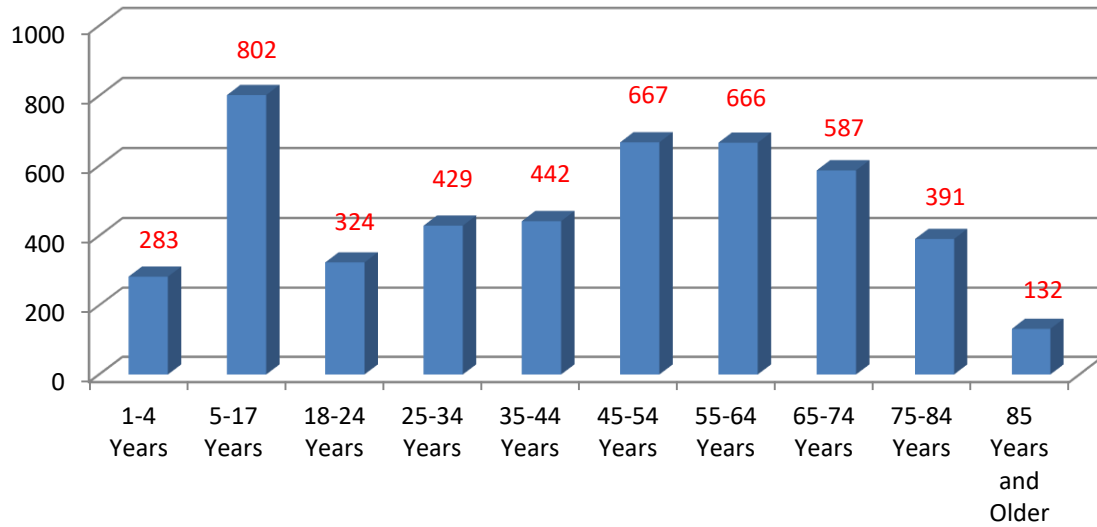
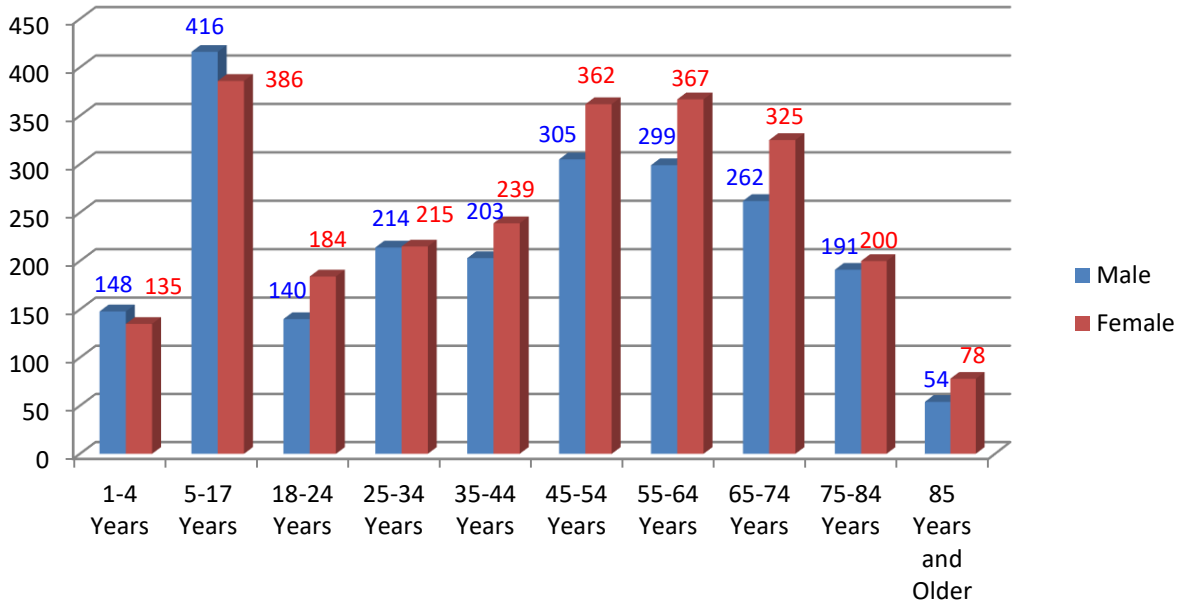


Figure 2: Age Distribution by Population

Source: 2010 U.S. Census

Figure 3: Age Distribution by Sex

Source: 2010 U.S. Census



Family Housing Construction

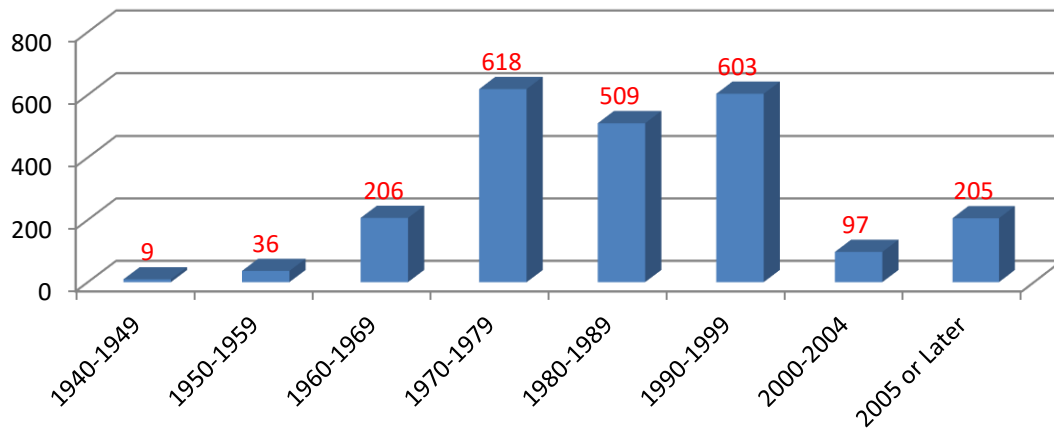


Figure 4: Family Housing Construction
Source: American Community Survey

Growth: New Households

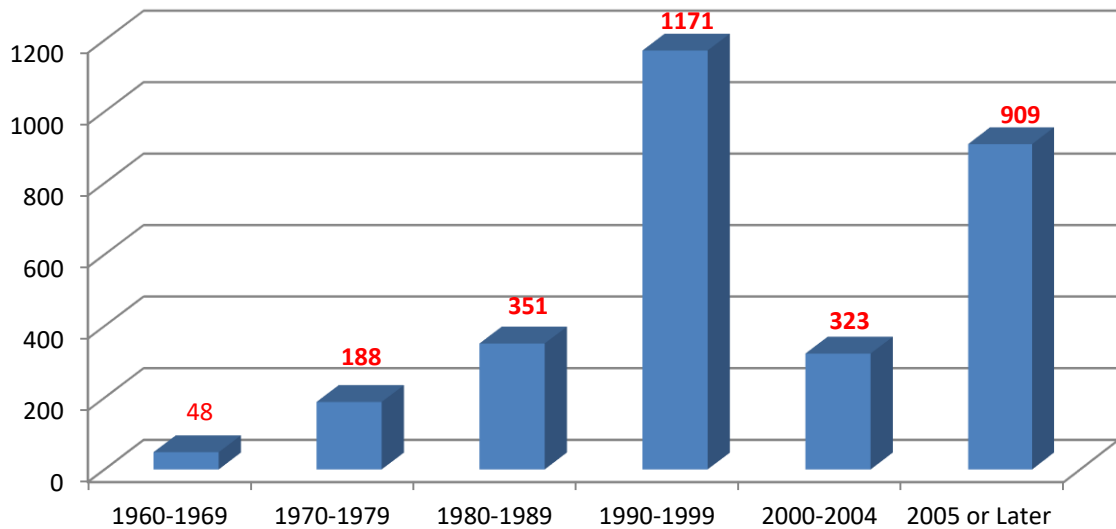


Figure 5: Growth of New Households
Source: 2010 U.S. Census

Per Capita Income Comparison

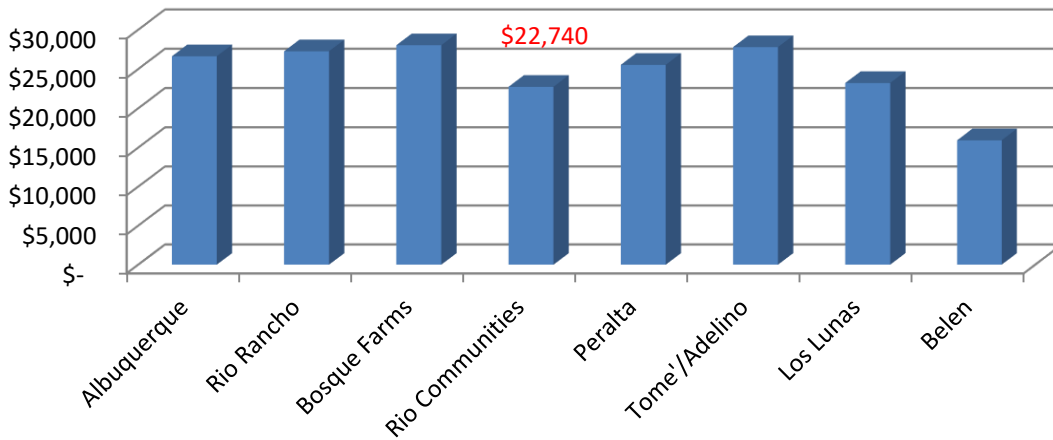


Figure 6: Per Capita Income Comparison

Sources: Sperling's Best Places

Though Rio Communities ranks 51st in Per Capita Income (78.2 percentile) out of 234 New Mexico cities and municipalities, the percentage of annual household incomes ranging from \$20,000 to \$75,000 is 2.5% higher than in the surrounding Albuquerque metropolitan area.

Median Income per Household

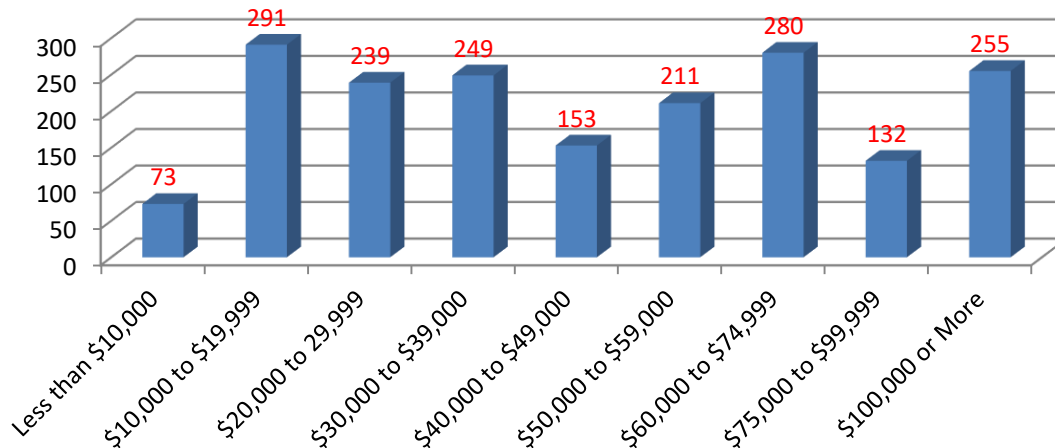


Figure 7: Median Income Distribution per Number of Households

Source: City-Data.com

Median Income Distribution

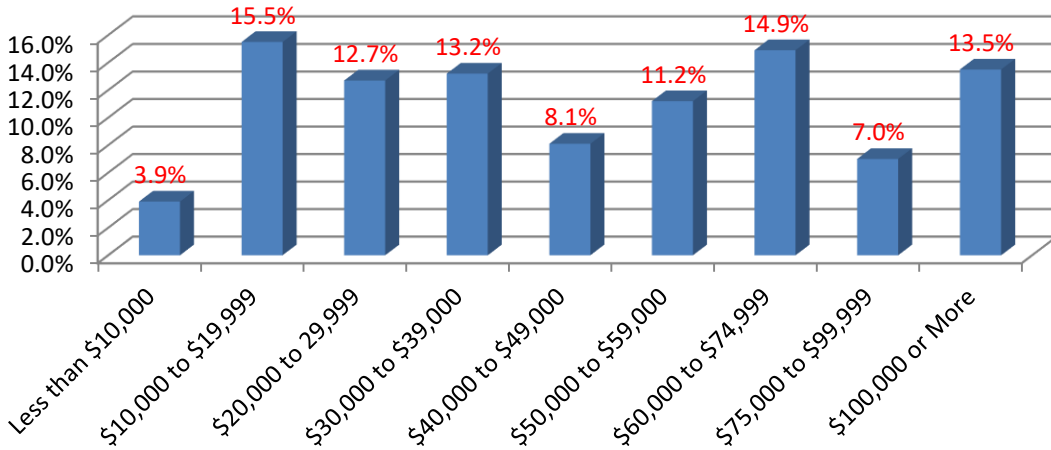


Figure 8: Median Income Distribution

Source: City-Data.com

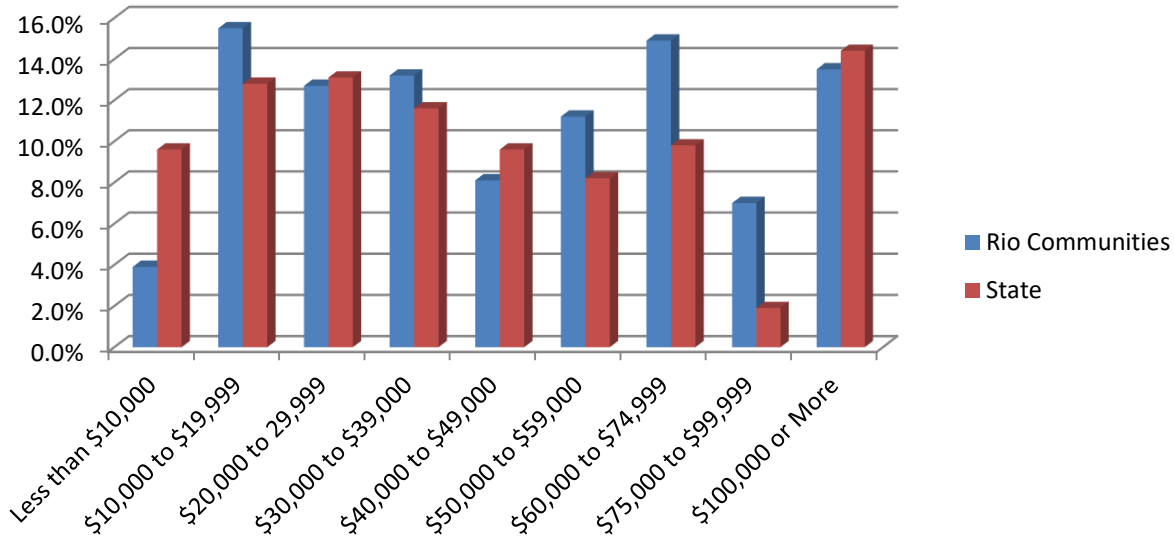


Figure 9: Median Income per Household Comparison

Source: City-Data.com

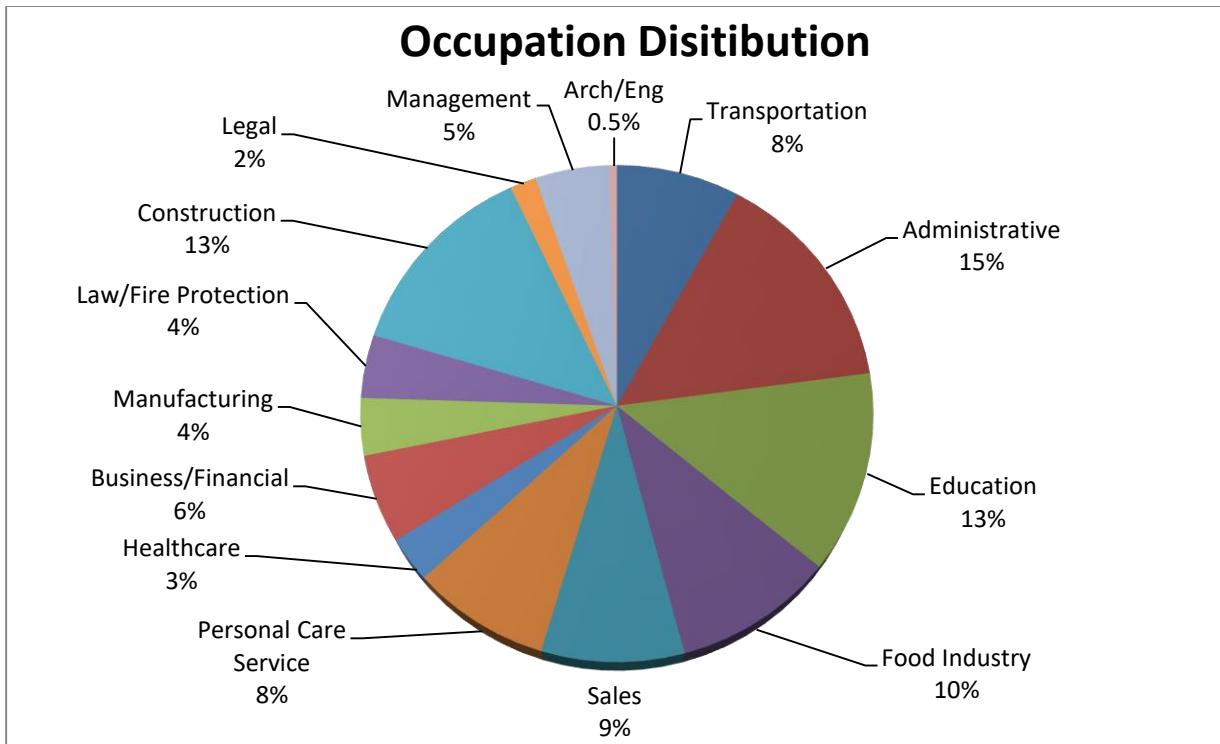


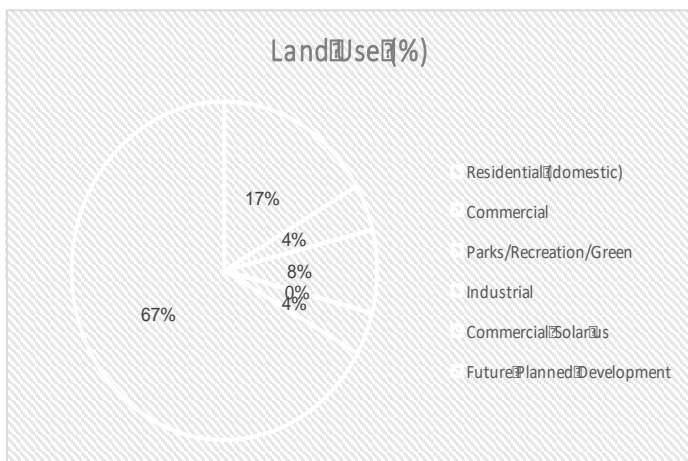
Figure 10: Occupation Distribution
Source: American Community Survey

ARTICLE 6 LAND USE PLAN-2017

5-6-1 EXECUTIVE SUMMARY

How land is used reflects the scope, character, and social cohesion of a community. Ultimately, land use, when considered alongside a city's comprehensive plan, will determine a city's economic and civic prosperity by providing and enhancing the quality of life for its citizens. To this end, the following Land-use Plan provides an inventory of existing land within the legal boundaries of Rio Communities, with specific categories that describe how land is currently used, while presenting possible land-use trends and options, with an eye on the city's systematic yet responsible development.

Land Use in Acres: Currently, Rio Communities occupies a physical area of 7.63 square miles, or 4,883.2 acres, of which, approximately 814 acres are used for residential or domestic purposes², 216 acres for commercial use, and 387 acres for parks, recreation areas or open spaces (PRO), 0.0 acres are currently used for industrial purposes; while 200 acres are set aside for existing and future commercial solar arrays³, and 3266 acres are set aside for planned developments (whether residential or light commercial use).



Land Use in Acres		
Designation (Land Use)	Acres	% of Land
Residential (domestic)	814	16.67%
Commercial	216	4.42%
Parks/Recreation/Green	387	7.93%
Industrial	0	0.00%
Commercial Solar	200	4.10%
Future Planned Development	3266	66.89%

² Domestic use here refers to any land intended for day-to-day household living and includes conventional single-family homes (R-1), multi-family homes/apartments (R-2), mobile homes (MH-1), and mobile home parks (MH-2).

³ Rio Communities has an active 100 acre commercial solar array. A proposed 100 acre array may be developed.

5-6-2 PURPOSE (What is a Land-use Plan?)

Simply stated, land-use describes how land is used. As a plan, it is a systematic assessment of existing land use, infrastructures, and natural resources that provides data so community governments and residents can make informed decisions that plan for the immediate and long-range needs and growth of their communities, while safeguarding valuable natural resources.

- A. An effective Land-use Plan is intended to supplement a city's Master or Comprehensive Plan by providing general patterns of land-use that identifies existing types of lands (e.g. agricultural, residential, commercial, and unimproved); existing infrastructures (e.g. roads, utilities, and arroyos); existing structures and buildings; and existing natural resources (e.g. water, air, wood, and wetlands).
- B. An effective Land-use Plan should also address the social needs of a community by promoting equitable and reasonable civic and economic policies that provide for the public health, safety, and general welfare of its citizens.

5-6-3 LAND-USE PLAN AND THE COMPREHENSIVE PLAN

A Land-use Plan is an important component of a city's Comprehensive Plan. A Comprehensive Plan provides a framework from which informed decisions can be made concerning capital spending and economic development. Together, both documents provide a systematic template to aid in:

- A. Locating future growth;
- B. Ensuring responsible development of the city's public and private facilities;
- C. Enhancing infrastructure;
- D. Providing for recreation, scenic open spaces;
- E. Preserving the city's environment and historic resources; and
- F. Affording a measure of protection as the city progresses.

5-6-4 DATA COLLECTION

- A. **Public Input⁴:** To develop a viable comprehensive and land-use plan, it is essential to glean the mood and general sense of the public. For the purpose of this document, two methods were used: a climate survey, and public forums. Together, the results of this survey and information gathered from public forums were fundamental to developing the city's comprehensive plan.
 - 1) **Community Survey:** In the spring of 2015, Rio Communities' residents were asked to respond to a community climate survey. This climate survey queried their concerns and preferences on a range of issues, from public safety, health

⁴ Yearly public input, whether from surveys, public forums or other methods, is required to qualify for federal dollars from Community Development Block Grants (CDBG); crucial to funding future city development and improvement.

and economic development; to community clean-up, roads, and recreation programs.

- 2) **Public Forums:** Over the last two years (2015-2016), six public forums and over 36-hours of posted public meetings were held.

B. Other Methods of Data Collection:

Because the city is limited in personnel and resources, the following expedient methods of data collection and resources were used:

- 1) Drive-by windshield surveys;
- 2) Aerial photographs (*Google Maps*);
- 3) Valencia County Assessor Parcel Map
- 4) Valencia County Engineering Office (Geographic Information System (GIS))
- 5) Mid-Regional Council of Governments of New Mexico
- 6) U.S. Census Bureau
- 7) American Community Survey

5-6-5 RIO COMMUNITIES LAND-USE

Presently, Rio Communities has ten zoning designations for land-use. However, the addition of a 300 acre Industrial Park (I-3) may be forthcoming, pending Council and Annexation Commission approval.

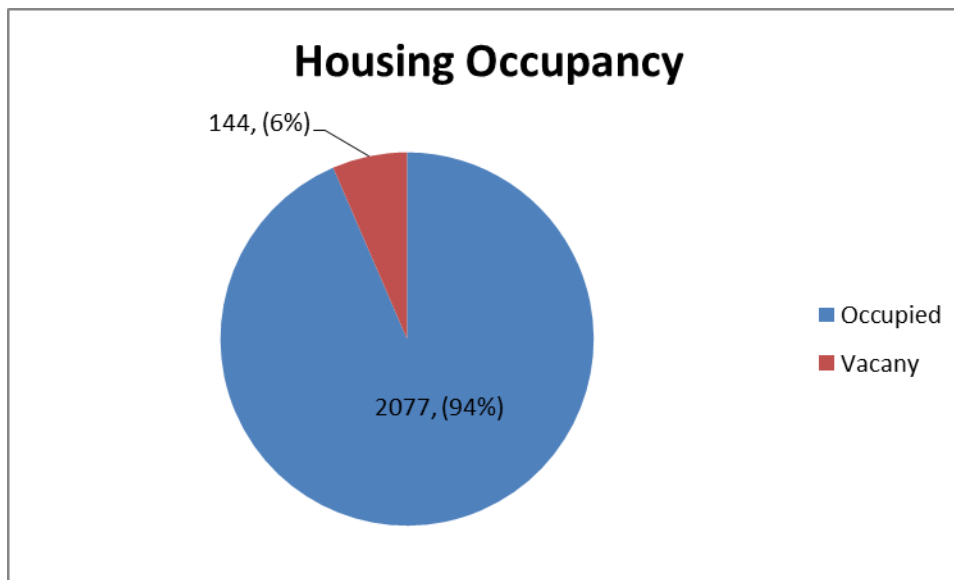
Rio Communities Land Use Legend	
R-1	Residential single-family dwelling & residential low-density dwelling land use
R-2	Residential high-density dwelling land use
MH-1	Manufactured housing subdivision land use
MH-2	Manufactured mobile home park land use
PRO	Parks, recreation and open spaces land use
C-1	Limited commercial retail or service in residential area land use
C-2	Small community-based commercial retail or service land use
C-3	Heavy community-based commercial retail or service land use
I-1/I-2	Light and medium industrial business use
I3	Heavy industrial land use
PD	Planned Development land use

As detailed earlier in the Executive Summary, Rio Communities occupies an area over 7.63 square miles (SM), or 4,886 acres. While only 16.7% of the land (814 acres) is given to existing and well-established residential use, our residents and their homes remain our most important asset.

A. Residential Land-use:

- 1) **R-1:** Within Rio Communities there are 1,809 parcels⁵ located within the R-1 residential designator. Of these parcels 1,584, each has a single-family dwelling or home located upon the land, while 225 parcels are vacant.
- 2) **R-2:** The residential high-density district has 443 parcels of land in which 424 parcels have any combination of multi-family, or multi-dwelling units, ranging from duplex or semi-detached units and townhomes, to common or multiple apartment units.
- 3) **MH-1:** Of the 19 parcels within this designator, all have manufactured homes.
- 4) **MH-2:** There are 191 parcels, each with a single-wide manufactured home. While 140 parcels remain vacant.

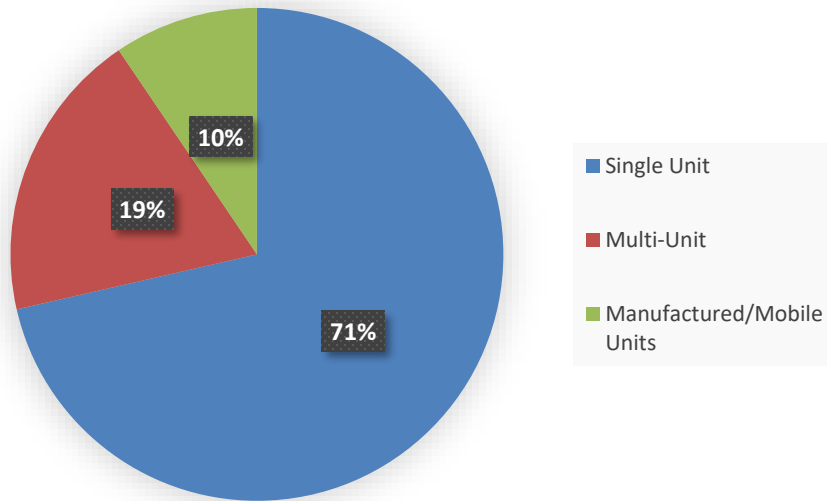
Distribution of Residential Land Use (Total Parcels = 2,602)				
Land Use	Parcels w/ Bldgs.	% of parcels	Parcels w/o Bldgs.	% of parcels
R-1	1584	60.9%	225	8.6%
R-2	424	16.3%	19	0.7%
MH-1	19	0.7%	0	0.0%
MH-2	191	7.3%	140	5.4%



Housing Occupancy	
Status	Units
Occupied	2077
Vacant	144

⁵ In real estate, a parcel is a lot or plot of land owned or meant to be owned by one or more persons. A parcel may have one or more buildings or structures, or be completely vacant.

Distribution of Housing



Distribution of Housing	
Type	Units
Single Unit	1584
Multi-Unit	424
Manufactured /Mobile Units	210

B. Commercial Land-use

Within Rio Communities there are three commercial land-use designators:

C-1 allows for a limited and small retail or service business located in a residential area, or operating from a residential home.

C-2 is intended to accommodate small community-based commercial retail or service businesses that serve both transient and local trade.

C-3 provides for larger, more intensive retail trade and commercial services.

- 1) The following chart details the distribution of parcels with buildings (whether in business or currently vacant), and those business parcels as empty lots (without buildings), and the percentage of land occupied relative to the Rio Communities' total acreage.

Distribution of Commercial Land Use				
Land Use	Parcels w/Bldgs	% of Land	Parcel w/o Bldgs.	% of Land
Low Intensity Commercial	5	0.74%	6	0.23%
Medium Intensity Commercial	32	0.61%	42	1.96%
Heavy Intensity Commercial	15	0.35%	5	0.53%

C. Industrial Land-use

- 1) **I-1/I-2:** There are currently no acres given to “light/medium” industrial use (I-1/I-2), located within the city limit. Though, as of this writing, property along Hwy 304 may be re-zoned for this land use. Nothing has been officially approved by the city council at the time of this Land-use Plan.
- 2) **I-3:** Presently, there is no land within the city limits used for Heavy Industrial functions. However, the city may propose an annexation that would provide 300 acres along Hwy 304 for this use.

D. Parks, Recreation and Open Spaces (PRO)

Unfortunately, and to the dismay of many residents, Rio Communities does not have an operational park or recreational area. However, the city does own three plots of land: ranging in size from 27.55 acres to 3.3 acres. This year (2016), a public forum and planning meetings have been convened for the purpose of developing these plots for public parks and recreational areas. There is also an initiative to acquire additional land for a larger park. Details to follow as they become available.

5-6-6 INFRASTRUCTURE

- A. Municipal Roadways:** The City of Rio Communities proper has within its jurisdictional responsibility approximately 40 miles of paved and unpaved public roadways that include 164 identified “named” streets. See Transportation Management Plan-2016 for details concerning road lengths, locations, types, and projected maintenance projects.
- B. Utilities:** All public use utilities (electric, gas, water, sewage, and refuse) are provided by private companies. Or, absent sewage, many older homes have septic tanks with leach fields that are near saturation. Additionally, there is no land-fill within the city limits.
 - 1) **Solar Array:** In the early months of 2015, Public Service Company of New Mexico (PNM) constructed a 10-megawatt (MW) solar generation plant on 104 acres located at the far southeast corner of the city limits along state highway 47.
 - 2) There is a proposal to add another 100+ acre solar array sometime in 2017 or 2018.
- C. Wells, Lagoons, and Arroyos:** There is one city-owned well on the east side of town, though it is currently not operational. As with septic tanks, many older homes have wells.
- D. Communication Towers:** Two cell phone towers are located on private land within the city and a large cell tower overlay zone that is currently not in use.

5-6-7 MUNICIPAL PROPERTY AND BUILDINGS

Item 6.

- A. City Hall Complex:** In 2015, the City purchased a 20,000 SF facility located within the Valley Plaza strip mall along state highway 47. This facility now serves as the New City Hall Complex that houses city government office, and is currently being renovated to accommodate a future Emergency Operations Center (EOC), and various community-support functions and activities (e.g. public library, youth center, computer lab).
- B. Rio Communities Fire Rescue Department:** The City owns a multi-bay fire station located just southwest of the intersection of River Road and state highway 47. A multi-bay fire station, located in adjoining Tierra Grande Estates (5.7 miles from Rio Communities City Hall) is in the process of being donated to the Fire Station Complex. Also in the works is a 1 acre Fire Station, located in the adjoining Industrial Park. The property is currently owned by the county and negotiations are underway for shared use of this vacant facility to enhance fire safety within the Industrial Park and adjoining areas. All 3 locations are planned to become sleeping quarters for Rio Communities large volunteer EMS/Fire Department staff. Heliport facilities are being planned for all 3 locations.

5-6-8 PUBLIC AND COMMUNITY BUILDINGS

- A. Schools:** Rio Communities has one public school, La Merced, a K-6 elementary school. Students above grade 6 through 12 are served by the Belen and Los Lunas Consolidated School Districts.
- B. Churches:** There are eight churches in Rio Communities that serve varying denominations and faiths, but over 600 churches are within a 60 minute drive from the city.
- C. Cemeteries:** There are no cemeteries or funeral homes within Rio Communities.

5-6-9 Flood-Prone Areas: There are three potential flood-prone areas within the city. They are:

- A.** A small collector pool located at the northeastern boundary of the city; and
- B.** A small collector pool located at the southeast corner of the city's boundary beside the solar array; and
- C.** A larger flood zone located along the Rio Grande River and irrigation ditch between Yucca Storage and the wastewater plant, privately owned by New Mexico Water Service Company. Located within this area are two vacant manufactured homes and the wastewater plant.

- A. In New Mexico, the availability of water is a limited and precious resource. The City of Rio Communities falls under the Middle Rio Grande Administrative Area (MRGAA) that is administered by the State Engineer.
- B. New Mexico Water Service Company provides water to over 1,800 residents in Rio Communities, one elementary school and 20 businesses by pumping and storing 1.5 million gallons of water from deep wells drilled into the Santa Fe Formation of the Rio Grande Aquifer.

5-6-11 General Demographics

	2010	2000
Population	4,723	4,213
10 Year Population Growth	12.2%	30.3%
Median Age	46.2	44.5
High School Graduates or Higher	90.5%	88.1%
Bachelor's Degree or Higher	22.0%	20.9%
Average Commute Time to Work	31.7	32.9
Median Household Income	\$43,493	\$33,125
Housing Units	2,203	1,905
Single Family Units	86.0%	85.6%
Multi-Family Housing Units	4.3%	5.5%
Mobile Homes	9.7%	8.9%
Owner-Occupied Housing Units	78.8%	72.6%
Average Household Income	2.36	2.39

Source: Mid-Region Council of Governments of New Mexico

Note on population: MRGOG's Regional-Data Survey estimates the current population of Rio Communities at 5,558, as of 2013.

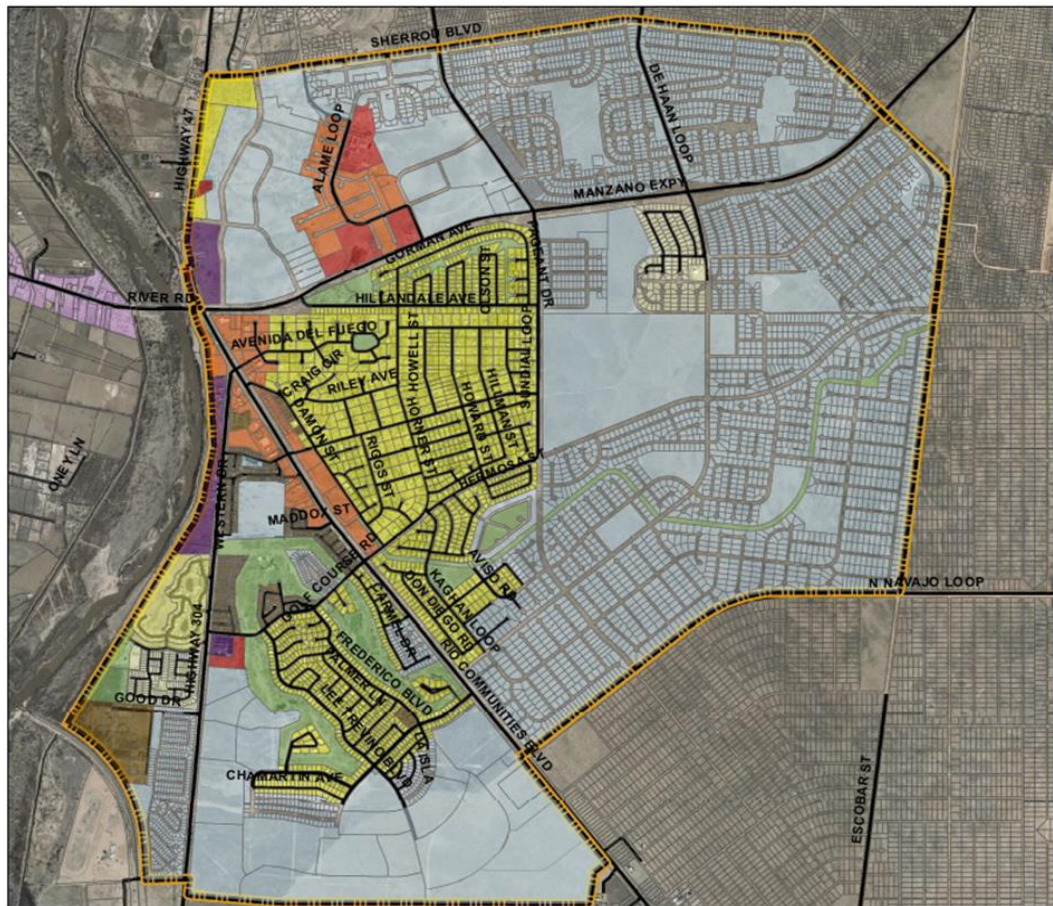
5-6-12 Climate Change

- A. Climate Change is the most important (and unfortunately, least reported and considered) element in land-use planning. Given the probability that a land-use plan completed today will be largely irrelevant in one or two decades, especially if the environmental impacts and associated ecological shifts that are not addressed. Such predicted impacts and shifts such as changes in temperatures, precipitation rates (drought), plant (and natural vegetation) productivity, and natural disturbances will greatly change scope and priorities of any current land-use plan.

- B. For information concerning the specific impacts of climate change on New Mexico and for preparing local communities and municipalities about the consequences of climate change, see: The White House, Office of the Press Secretary, *Fact Sheet: What Climate Change Means for New Mexico and the Southwest*, May 6, 2014, (https://www.whitehouse.gov/sites/default/files/docs/statereports/NEWMEXICO_NCA_2014.pdf)

5-6-13 Final Thoughts: Ultimately, the community and governing body of Rio Communities have many choices. With consensus, informed decisions can be made that will determine the future character of our community.

1. Municipal Boundaries and Land Uses



City of Rio Communities Zoning Map

printed: 9/17/2014

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 (PBO)
	Planned Development (P-D)
	No Communities Boundary

0 0.1 0.2 0.4 0.6 0.8
Miles



The dataset: This map was created by MRCOG based solely on information provided by the City of Rio Communities. Any discrepancies with this map and the content provided should be taken up with City of Rio Communities staff.

City of Rio Communities Comprehensive Plan 2017 21

Addendum A: Projected Road Projects

Below is a prioritized listing of intersections and roadways throughout the City of Rio Communities that have been identified as either potential hazards to public safety or, because of prolonged neglect, have either severely deteriorated and require immediate and substantial maintenance or repair, or require continued long-term maintenance to ensure surface integrity.

I. INVENTORY OF STREETS WITHIN RIO COMMUNITIES:

- A. Total of 164 Streets:
1. 31.3 miles of asphalt/chip base type streets
 2. 0.390 miles of gravel roads streets
 3. 4.373 miles of dirt streets
 4. 2.264 miles of private streets

II. MITIGATE DANGEROUS INTERSECTIONS—STATE HIGHWAYS (WITHIN RIO COMUNITIES)

These intersections have been submitted to the 2040 Metropolitan Transportation Plan (MTP) 2040 to be included in the master list. They are awaiting funding sources.

- A. State Highway 47 at Manzano Expressway, program funding to:
1. Analyze and construct an improved east turning lane at Manzano Expressway going south onto State Highway 47.
- B. Highway 47 at Nancy Lopez, program funding to:
1. Construct a south-bound turning lane on State Highway 47 at Nancy Lopez;
 2. Construct a turning lane on Nancy Lopez onto State Highway 47;
 3. Install a programmed traffic light at intersection of State Highway 47 and Nancy Lopez.
- C. State Highway 304 at Golf Course Road, program funding to:
1. Construct north and south-bound turning lanes on State Highway 304 onto Golf Course Road;
- D. State Highway 304 at Highway 47, program funding to:
1. Reconstruct north and south-bound turning lanes from Highway 304 onto Highway 47.
- E. State Highway 304 at Vista Del Rio, program funding to:
1. Construct a turning lane from Highway 304 westbound turning onto Vista Del Rio.

III. MITIGATE DANGEROUS INTERSECTIONS – STATE HIGHWAYS (OUTSIDE CITY LIMITS)

- A. At 1951 (Solo Cup Plant) of State Highway 304, program funding to:
 1. Construct a turning lane at 1951 onto State Highway 304;
 2. Install a programmed traffic light at intersection of 1951 and State Highway 304;
 3. Provide sufficient street light at and along intersection.
 4. Rio Communities should stay active in asking the county to ensure adequate safeguards are put in place to maintain safe proper flow along Highway 304 and Highway 47 within the city limits.

IV. ASSESS AND IDENTIFY THE WORST 25 INTERSECTIONS IN THE CITY FROM A ROAD SURFACE AND A HAZARDOUS SITUATION STANDPOINT:

- A. Manzano Expressway and Hillandale, program funding to:
 1. Construct a turning lane on Manzano Expressway turning south onto Hillandale;
 2. Install a programmed traffic light;
 3. Provide sufficient street lighting at and along intersection.
 4. Funds to complete this project should be pursued through TIP, NMDOT and/or grants.
- C. Grade all intersections within the city by the PASER system to determine the priority with which to do repairs.
- C. Enlist NMDOT in resurfacing 25 key intersections with the worst surfaces.
 1. Grade all intersections in the city, using the Paser Asphalt grading system.
 2. List the 25 worst intersections.
 3. Work with NMDOT to methodically get the system in place (using the 75% state & 25% local funds).

V. START A LONG TERM PLAN TO REPAIR/RESTORE ALL FAILING ROAD SURFACES WITHIN RIO COMMUNITIES

- A. Refine/update the current PASER grading system to assess condition of the streets in Rio Communities.
 1. Secure Federal/State and other funds to resurface/topcoat the 31.4 miles of streets within the city.
 2. Assess and identify the most appropriate method of repair;
 3. Pursue program of funding repairs based on the least dollars matched by the city.
 4. Allocate streets evenly throughout city – repairing streets in all sectors.
 5. A high priority for repair/restore will be given to Golf Course Rd, Hillandale (from Manzano Expressway to Horner) and Horner (from Hwy 47 to Hillandale).
 - a. Use ICIP and Capital Outlay funds to maintain/resurface Horner to Hillandale to Manzano Expressway corridor.
 - b. A combination of Federal grants and NMDOT projects should be tapped

to maintain/resurface Golf Course Road.

6. Pursue a partnership agreement with NMDOT to upgrade the road surface integrity and drainage on Manzano Expressway from Highway 47 North to the Rio Communities city limit.
 - a. NMDOT funds and grants should be pursued to accomplish this work.
 - b. Rio Communities should work with NMDOT to help convince Valencia County to trade responsibility of maintaining Hwy 47 for Manzano Expressway. This should be a priority, because Manzano Expressway under NMDT control will make it easier for Manzano Expressway to be improved.

NOTE: SEE TRANSPORTATION PLAN FOR YEARLY DETAILS

Addendum B: Lighting Projects

Below is a listing of existing public lighting found throughout the City of Rio Communities. All lighting is currently located along Highway 304, Highway 47 and Golf Course Road, and with only 2 lights found outside this corridor.

The proper distribution and style of lights within the City, together with long term plans to obtain additional properly placed lights, is an item most often requested by our residents.

Additionally, the proper method of funding and maintaining streetlight systems is also a focus of this addendum.

The goal is to provide adequate and economical lighting for Rio Communities that improves safety to the community while not inhibiting our “night-sky” viewing.

I. INVENTORY OF STREETS WITHIN RIO COMMUNITIES:

A. Total of 101 Lights:

1. 74 lights – LAB3 (Single Light – Hwy 304 & Golf Course Road) City owned
2. 25 lights – LWB3 (Double Light – Hwy 47) City owned
3. 1 light – LCB2 (35’ Wood) PNM owned
4. 1 light – LAA2 (Fixture Only) PNM owned
5. 4 lights – Chamesa Pole Lights – pending acceptance

II. EVALUATION OF CURRENT AND FUTURE LIGHTING REQUIREMENTS:

A. Establish current and future street lighting needs outside existing corridor?

1. Establish minimum lighting requirements for Rio Communities.
2. Establish a clear mechanism for adding lights to the system.
3. Establish a clear mechanism for obsolescing lights in the system.
4. Evaluate types of lights that can be added to the system. Keep the focus on lights that add minimum impact on the night skies and add improved efficiency to the system. Evaluate all common options.
 - a. Explore pricing for adding conventional power lights and bulbs to the system.
 - b. Explore pricing for upgrading to new technology lighting that uses alternate bulbs and conventional electrical power.
 - c. Explore pricing for solar types of lighting for the system.
5. Using the lighting matrix generated from the above subparagraph A1, determine the quantity of lights necessary to provide adequate lighting for the entire city.

- a. Determine the number of lights that Rio Communities budget can support adding on a yearly basis.
 - b. Come up with a system of choosing sights to place new lights. Recommendation is to find a way to involve the community in choosing these locations.
 - c. Start work on a mechanism of applying for a grant from state/federal/private sources. This may be long-term project and probably matching funds.
- B. What are the needs for lighting along Hwy 304, Hwy 47 and Golf Course Road?
- 1. What would be the pricing of upgrading to new technology lights that use existing electrical power?
 - 2. Explore pricing for upgrading or replacing existing lights with solar lights.
 - 3. Using minimum lighting requirements along these corridors, evaluate removing lights to get close to this goal.

Comprehensive Plan **2017 21**

Addendum C: Signage for City

Below is a listing of existing signs found throughout the City of Rio Communities. All advertising signs located along roadways and streets within Rio Communities are the responsibility of the respective landowners.

All informational or regulatory signs within the city limits, except those along Hwy 47 and Hwy 304 are the responsibility of the City.

The goal is to provide an adequate number of signs that are legible and properly illuminated to enhance and improve both safety and appearance within the community.

I. INVENTORY OF REGULATORY/TRAFFIC SIGNS WITHIN RIO COMMUNITIES:

	Replaced 2016	Replaced 2016
A. Total of 444 signs:		
1. Stop - 179	109	7. Dead End - 15
2. Stop Ahead – 12	10	8. Slow, Children at Play - 27
3. Yield – 0		9. Curve ahead - 9
4. Neighborhood Watch* – 22		10. Pedestrian Crossing - 2
5. Speed Control – 47	12	11. Miscellaneous - 4
6. Load Limit – 0		12. Street Signs - ??
		188

I. EVALUATION OF REPLACEMENT SIGNS NEEDED FOR RIO COMMUNITIES:

- A. Establish current and future needs for signage – not including Hwy 47 & Hwy 304?
 1. Establish minimum signage standards (MUTCD and reflectance) for signs within Rio Communities.
 2. Establish a clear mechanism for adding signs to the system.
 3. Establish a clear mechanism for obsolescing signs in the system.
 4. Evaluate quality of signs that will be added to the system. Keep the focus on quality over time and reflectance of the signs. Involve Fire Department in this process, because they must find houses/businesses in reduced lighting conditions. Evaluate all common options.
 5. Start a program to standardize sign poles.
 - a. Standardize height with which signs are mounted. Refer to MUTCD or other accepted standards.
 - b. Standardize positions used when multiple signs are mounted on same pole.
 - c. Standardize how poles will be placed in the ground.
 - d. Standardize placement of sign poles in relation to streets.
 - Part of a Neighborhood Watch Program – not in place January 2017

II. STANDARDIZE SIGNAGE OF MARKING HOUSES AND BUSINESSES.

- A. Marking of curbs with house/business numbers should be standardized.
 - 1. Using MUTCD or other reflectance standards, control the paint that is allowed to be used to paint numbers on the curb. The fire department should provide input on this matter, since it involves safety and their response to calls.
 - 2. Emphasis should also be placed on durability of the paint used. Thought should be given to standardizing the brands of paint that is allowed.
 - 3. The size of the numbers should be standardized and the ability to add symbols to the marking process.
- B. Standardization of replacement or new numbers placed on the house or business structure should occur. This is a safety issue for the fire/police/responders and will aid or hinder their ease of response.

COMPREHENSIVE PLAN **2017 21**

ADDENDUM D:

Rio Communities Climate Survey

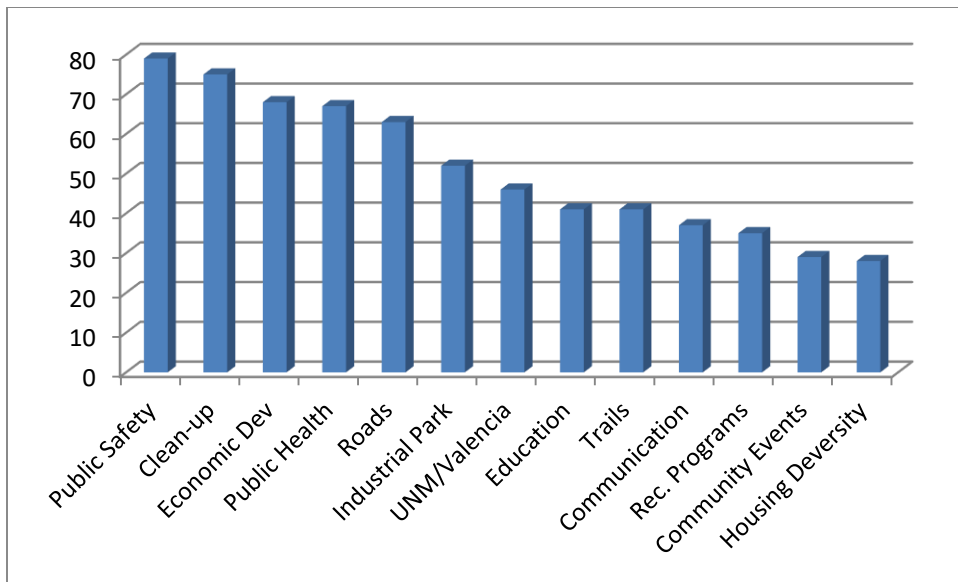
Shortly after voting to incorporate, the Planning and Zoning Commission conducted a Climate Survey in an effort to assess the needs and desires of Rio Communities' residents. The results of this survey were integral in developing and writing this Comprehensive Plan.

Ideally, the intent of any community climate survey is to glean from the general public an understanding of their wants and concerns based on specific questions. And, as with any survey, results are generally considered valid only to the extent that participation represents a cross-section of residents from the community. To this end, copies of this survey were disseminated randomly over a period of several months to 500 adult residents of Rio Communities (10% of the population), either at public meetings or door-to-door, and when available, by email. The response rate (those surveys that were completed and returned), was 20%, a rate significantly higher than the typical response rate of 10-15% for such a climate survey (U.S. Census Bureau)

The survey addressed of the following 13 issues or concerns. The respondents were asked to prioritize each issue or concern on a continuum with a rating of 5 being most important, to 1 being the least important.

1. Increased public participation in municipal function through better communication.
2. Maintain and support continued diversity in housing/dwellings.
3. Continue and expand neighborhood trash, weed, brush, disabled vehicle and scrap metal clean-up.
4. Increase public safety and decrease property crime and other illegal behavior.
5. Encourage excellence in K-12 education by increasing public awareness and participation in school activities.
6. Support expansion of UNM/VC [University of New Mexico Valencia Campus], and promote job
7. creation and training partnerships with private enterprise.
8. Support economic development, retail business expansion, service industry and entrepreneurial endeavors.
9. Encourage industrial park growth through expansion and job creation.
10. Start process for recruiting Health Clinic operator and expansion of health care professionals, medical providers and services.
11. Create a recreational program for youth and adult activities.
12. Increase hiking trails, walking paths, walkways, bike ways, outdoor recreation spaces (parks) and facilities— quality of life enhancement issues.
13. Support community events, entertainment, festivals, arts, theater and social interaction.
14. Improve infrastructure of roadways, streets, highways and drainage areas,

The results, as graphed below, indicate the general importance of the issues as perceived by Rio Community residents.



General Climate Survey Results

Clearly, Public Safety rated highest in importance at 79%, with city clean-up efforts coming in a close second in importance at 75%. Other concerns that rated high (> than 60%) were Economic Development, Public Health Options, and the deterioration of our public roads.

Below is the rating distribution from respondents for each issue or concern.

Rating Score	5	4	3	2	1
Public Safety	79	7	2	2	5
Clean-up	75	11	3	1	4
Economic Dev	68	15	6	1	4
Public Health	67	12	6	4	5
Roads	63	16	10	3	3
Industrial Park	52	18	7	3	8
UNM/Valencia	46	16	17	7	6
Education	41	17	15	12	10
Trails	41	21	14	5	4
Communication	37	24	18	6	9
Rec. Programs	35	26	13	6	8
Community Events	29	31	18	5	8
Housing Deversity	28	19	24	8	9

COMPREHENSIVE PLAN 2017-21
ADDENDUM E:
Rio Communities: A Story in Picture

New Mexico is justly unique and diverse, and Rio Communities is but a piece of this intricate tapestry; where wonders are woven that reveal its natural beauty, its solitude and reverence for heritage; where ideals and aspirations are reflected and measured respectfully in its storied past.

Equally important is the realization that Rio Communities, though blessed with such advantages, it at the same time, a community that has been in decline for many decades. To this point, its future

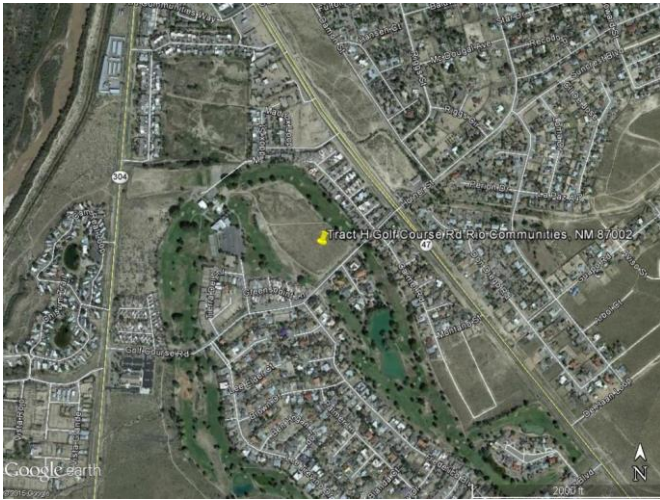


falls to responsible governance and the full participation of a concerned citizenry.











~~City of Rio Communities, New Mexico~~

~~Ordinance No: 2015-40~~ AMENDMENTS

~~TITLE: AN ORDINANCE AMENDING OR ADDING TO MUNICIPAL ORDINANCE NO. 2015-36
(CHAPTER 5, COMPREHENSIVE PLAN) (Addendum C)~~

~~AMENDMENT 1: Article 5-1 Entire contents~~

~~A. Replace entire contents under 5-1 with the following:~~

~~III. INVENTORY OF REGULATORY/TRAFFIC SIGNS WITHIN RIO COMMUNITIES:~~

~~— A. Total of 444 signs:~~

7. Stop signs 179	7. Dead End signs 15
8. Stop Ahead signs 12	8. Slow, Children at Play signs 27
9. Yield signs 0	9. Curve ahead signs 9
10. Neighborhood Watch signs 22	10. Pedestrian Crossing signs 2
11. Speed Control signs 47	11. Miscellaneous signs 4
12. Load Limit signs 0	

~~PASSED, ADOPTED AND APPROVED this 8th day of September, 2015 by the Governing Body of the City of Rio Communities.~~

~~City of Rio Communities Governing Body~~

~~Mark Gwinn, Mayor~~

~~Mary Lee Serna, Councilor Mayor Pro temp~~

~~Robert Chavez, Councilor~~

~~ATTEST:~~

~~Margaret (Peggy) Gutjahr, Councilor~~

~~Frank Stasi, Councilor~~

~~Elizabeth (Lisa) Adair, Municipal Clerk~~

~~Date: 06-23-2015~~
~~City of Rio Communities, New Mexico~~
~~Ordinance No: 2015-36~~

~~CHAPTER 5: COMPREHENSIVE PLAN~~

~~PASSED, APPROVED AND ADOPTED~~ this 23rd day of June, 2015.

~~City of Rio Communities Governing Body~~

Mark Gwinn, Mayor

Mary Lee Serna, Councilor Mayor Pro-temp

Robert Chavez, Councilor

Margaret (Peggy) Gutjahr, Councilor

Frank Stasi, Councilor

ATTEST: _____

~~Elizabeth (Lisa) Adair~~

City of Rio Communities Comprehensive Plan 2017

Addendum G: Comprehensive Plan Checklist

	Rating Scale is 1-5 (1 being lowest of importance & 5 being most important)	Average				
GOAL	FOSTER AN INFORMED CITIZENRY BY ACTIVELY ENGAGING & RESPONDING TO RESIDENTS	2015-2017	2018-2020	2021-2022	2023-2025	In Progress
1.01	The City will encourage residents to be active participants by taking personal responsibility in the development of the City's vision.		3.3	3.3	3.3	
1.02	Cultivate an informed public by disseminating information about their responsibilities on issues of public health, safety and nuisances as identified in the City's Code of Ordinances. Use Code Enforcement Officer to educate the public on the following topics:					
	1) Chapter 9: Animal Control					X
	2) Chapter 11: Health and Safety (e.g. Open Burn, Firearms & Fireworks)					X
	3) Chapter 13: Public Peace, Morals and Vice (e.g. Refuse, Waste, Illegal Dumping, Graffiti)					X
	noise.					
1.03	The City will encourage community volunteers and local experts to share their expertise in the development and implementation of City and community projects and programs that advance the City's vision.					X
1.04	The City will urge residents to form local committees that address issues that directly impact their neighborhoods; build consensus among their neighbors and propose solutions to the City's governance.		3.0	3.0	3.0	
1.05	To encourage public input and ensure adequate lead-time, the City shall post conspicuously at public locations, and at least fourteen (14) days before, notification on information concerning all City initiatives.	X				
1.06	City business shall be maintained, updated quarterly, and made available to the public on the City's web site at: www.riocommunities.net	X				
1.07	The City shall establish a phone contact listing to notify concerned residents of urgent, or pressing and unscheduled city business.					X
1.08	City governance shall acknowledge public comments and provide feedback within 10 working days, to all residents who introduce an idea, or provide input about any City-related project, program, or other activity.		2.5	2.5	2.5	
1.09	The City shall keep informed of resident's preferences and attitudes on current or future issues by conducting on-going climate surveys.		1.7	1.7	2.0	
1.10	The City shall evaluate regularly, methods used to communicate between the city government and residents, to ensure or enhance their effectiveness.					X
1.11	The City shall publish and deliver, or make available to all Rio Communities' residents, a tri-annual newsletter.					X
1.12	The City shall develop smart phone applications that allow public access to city policies, plans, initiatives and all relevant city data.		4.0	3.0	3.0	
1.13	The City shall post signage throughout the community of forthcoming public announcements.					
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GOAL 2: COMPLAIN AND DEVELOP A SAFE COMMUNITY		2015-2017	2018-2020	2021-2022	2023-2025	Progress
2.01	Enhance police presence in Rio Communities by negotiating with the county to increase patrols by Valencia County Sheriff's Department and with the State Highway Patrol local division to increase patrol frequency in Rio Communities and surrounding areas.	X				
2.02	Provide at no cost to the Valencia County Sheriff's Department, a law enforcement substation in the new municipal complex.	X				
2.03	Create and support a Neighborhood Watch Program.		2.0	2.7	2.0	
2.04	Support efforts made by the Rio Grande Estates Fire Department (RGEFD) in upgrading their Insurance Service Office (ISO) rating.	X				
2.05	Support efforts made by the RGEFD and associated Emergency Medical Services (EMS) to upgrade equipment to current approved standards through the use of appropriate capitalization and depreciation methods.					X
2.06	Support efforts of the RGEFD and associated EMS groups that ensure training and staffing levels are maintained at optimal levels.	X				
2.07	Establish a RGEFD substation with a chemical and hazardous material (HazMat) response team in the industrial park district.		1.0	1.0	1.0	
2.08	Improve response times for fire and other emergencies/911 services through an Address Standardization Policy.					
	1) Survey and create an accurate list of existing residential and commercial addresses.					X
	2) Identify duplicated, redundant, or ambiguous street names, and non-sequential or haphazard numbered addresses.		2.5	2.5	2.5	
	3) Apply for federal grant (Department of Homeland Security) to implement the Address Standardization Policy.		3.5	3.5	3.5	
2.09	Establish an Emergency Operations Center (EOC) in the municipal center complex (City Hall), or other appropriate venue. Work with Rio Grande Fire Department and Emergency Medical Systems to establish administrative offices in City Hall as a first step in setting up this EOC.		2.0	2.0	2.0	
2.10	Encourage participation with Valencia County's Emergency Operations Center in creating a Comprehensive Emergency Management Plan for Rio Communities and its surrounding jurisdictional area. Establish and maintain facilities that support the implementation of this plan.		2.0	2.0	2.0	
2.11	Create safe traffic flow patterns along thoroughfares and intersections, by the adequate and conspicuous posting of appropriate traffic signs.					X
2.12	Identify and maintain lines of sight at all intersections. 1) Clear lines of sight intersections at or along school bus routes as first priority.					X
2.13	Construct covered shelters at school and public bus stops.		1.5	2.3	2.3	
2.14	Provide clearly marked pedestrian crosswalks, sidewalks, other public pedestrian walkways, and bicycle trails.		3.3	2.5	2.5	
2.15	Identify and mitigate all potentially dangerous intersections.		3.3	3.3	2.5	
2.16	Working with the New Mexico Department of Fish and Game, seek a legal ban on the discharge of firearms and all hunting within the jurisdictional boundaries of Rio Communities. [1]	X				
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GOAL 3: CREATE AN AESTHETIC COMMUNITY		2015-2017	2018-2020	2021-2022	2023-2025	Progress
3.01	Institute a public awareness program of existing nuisance and trash accumulation ordinances.					
3.02	Develop and maintain a community clean-up program.					
3.03	Implement a graffiti prevention and clean-up program (focus on youth, paid or volunteers).		1.5	2.7	1.5	
3.04	Encourage cleaning (trash removal), infill and development of vacant lots with suitable low-maintenance landscaping that mitigate weeds. Encourage the planting of native plants and vegetation in vacant lots and open spaces.					X
3.05	Develop and implement an abandoned building revitalization program.		2.5	3.0	2.5	
3.06	Develop and implement a home maintenance program to assist home-owners in need (e.g. seniors, disabled, or low-income families), and the general maintenance of their homes, and upkeep of their property.		2.5	2.5	2.5	
3.07	Develop and implement a Highway Beautification Plan for roadways, medians, and intersections. 1) Maintain and mow roadways and right-of-ways to property lines.					X
3.08	Pursue grant funding to replace all "STOP" and street signs with standardized poles and highly reflective materials as approved in the Manual on Uniform Traffic Control Devices (MUTCD).		2.3	1.5	1.5	
3.09	Partner with Belen Public School System and UNM-VC to create a volunteer work force to aid in clean-ups along public right-of-ways.		2.5	3.3	2.5	
3.10	Support the development of Neighborhood Beautification Programs. 1). Identify each neighborhood with signs and encourage unity through distinctive landscaping or other means.	X				
3.11	Develop community gardens as a means to improve neighborhood aesthetics and cohesion, and as a source of fresh produce for higher housing density areas.	X				

GOAL 4: DIVERSIFY LOCAL ECONOMY		2015-2017	2018-2020	2021-2022	2023-2025	Progress
4.01	The Economic Development Committee of Rio Communities shall be tasked with creating economic incentives for companies, large and small, to start businesses in Rio Communities through Local Economic Development Act (LEDA) and any other grant programs as available. For direction, see NMSA 1978, 15-10-1 through 15-10-13.		2.5	3.0	2.5	
4.02	The Economic Development Committee shall create a plan directed at LEDA activities permissible under New Mexico statutes.		3.7	3.3	3.0	
4.03	The Economic Development Committee shall explore methods that increase gross receipt taxes (GRT), property values, and increase the volume of services necessary for the residents of Rio Communities.					X
4.04	The Economic Development Committee shall create a separate economic development website (link to city webpage). to enhance visibility and advertise new business opportunities.					X
4.05	Investigate and implement necessary procedures for new zip code assignment for Rio Communities					X
4.06	Develop a "city center" concept around the new municipal multipurpose complex that encourages small service oriented business and specialty shops.					X
4.07	Establish a cultural and tourism "Welcome" center in or around the new municipal multipurpose complex. Encourage arts in the center.		2.5	2.7	2.7	
4.08	Establish a program that promotes special events, festivals, arts and crafts, fairs, farmer's markets, and other activities that specifically promote local business.		3.0	3.0	2.7	
4.09	Develop an industrial and commercial marketing plan that includes the benefits of the railroad spur in the area.		4.0	4.3	4.0	
4.10	Develop a retail stabilization and improvement plan for the city and surrounding area. The plan should comply with the Zoning Code to ensure proper grouping of compatible types of business operations.		3.0	3.0	3.0	
4.11	Create a residential revitalization plan that promotes residential neighborhood assets, increases property values and sustains growth. Identify all vacant houses and vacant lots that have potential resale opportunities.		3.7	3.7	3.5	

					Item 6.
4.12	Conduct an inventory of current and potential workforce needs (expected training levels) at the industrial park, to include salary requirements and acceptable driving/commuting radii.				X
4.13	Promote retail growth conducive to and supported by our current 5000+ population; that controls retail leakage and encourages satellite consumers.		3.0	3.0	3.0
4.14	Pass LEDA Ordinance as a possible method of funding recruitment of businesses to Rio Communities and overall economic development within the City and within LEDA legislation to encourage relocation of commerce to the city surrounding area. Evaluate all available programs.		3.0	3.0	3.0
4.15	Create an inventory of all potential and readily available commercial property.				
	1) Identify properties that are easily accessible from main thoroughfares and supported by existing infrastructure.	X			
	2) Identify properties that have the potential for being rezoned to commercial or industrial zones.	X			
4.16	Create an inventory of readily available vacant residential property. Work with local with local realtors in developing a strategy for marketing these properties.		3.0	3.0	3.0
4.17	Develop a list of businesses by type that would benefit our population and immediate drawing area from both a labor force and available housing standpoint.				
	1) Develop a plan to actively attract the types of businesses that could utilize a local railroad spur and not overwhelm local traffic patterns.		3.5	3.5	3.5
	2) Economic Development Committee of Rio Communities will establish an appropriate list of targets that is consistent with this Comprehensive Plan and have the Governing Bodies approval.		3.0	3.0	3.0
4.18	Develop a strategic partnership with UNM-VC with the objective of improving economic development. 1) Establish a mentor program.		3.5	3.5	3.5
4.19	Create small business incubators, through grants, designed to increase opportunities for start-up companies (use Taos and Socorro as templates). Use LEDA, private grants or private investor funding to establish these programs.				
	1) Establish a simple small business incubator-type program by obtaining several small buildings that could be rented inexpensively that promote new small start-up businesses.		4.0	4.0	4.0
	2) Establish a common kitchen approach for those who wish to manufacture goods for sale.		4.0	4.0	4.0
	3) Establish a garage or shop rental approach for those who wish to rent space on a per hour basis.		4.0	4.0	4.0
4.20	Establish relationships with other area economic development groups to find common ground for cooperative programs.		3.5	3.5	3.5
4.21	Develop a strengths, weaknesses, opportunities, & threats (SWOT) analysis for Rio Communities. (See Grant County Market Assessment at: http://grantcountynm.com/economic_development/Grant%20County%20Market%20Assessment%20FINAL.pdf)		2.5	2.5	2.5
4.22	Review and evaluate local economic development tax on gross receipts as a method to finance initiatives.		2.5	2.5	2.5
4.23	Continue updating of development and zoning ordinances, by controlling the mix of land uses in the city. Take advantage of economic changes within the area.				
	1) Current ordinance was passed in 2014.	X			
	2) Maintain current and future land use maps of the city and area.	X			
4.24	Work with media from Albuquerque to establish a positive image of Rio Communities and distinguish it from negative image of Valencia County.		2.5	2.5	2.5
4.25	Work with UNM-VC and other agencies to help local labor force to obtain GEDs as a means to upgrade current labor force.		4.0	4.0	4.0
4.26	Work aggressively with UNM-VC and Belen School System to provide educational training that will improve salaries of local work force and attract businesses that utilize highly skilled workers.		4.5	4.5	4.5
4.27	Promote the development of business associations.		3.5	3.5	3.5
4.28	Work with NMDOT to place signs on Highway 25 and Business 25 directing traffic to Rio Communities.				X
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4.29	Establish a renewable energy program that targets both residential and commercial use of sustainable energy sources. Continue working with Solar Overlay Zones to recruit additional clean energy sources to our vacant lands. Establish additional Zones as needed.						X
4.30	Project future land uses in a plan that includes both present and future development. Projections should include development of industrial zones and annexation of Rio Grande Industrial Park which is contiguous to Rio Communities boundaries. Rio Communities is capable of providing key services.						

GOAL 5: SUSTAIN AND IMPROVE INFRASTRUCTURE		2015-2017	2018-2020	2021-2022	2023-2025	In Progress
5.01	Use the renovation of the Municipal Multipurpose Complex as the show-piece for how to improve infrastructure.					X
5.02	Map and dimension all city roadways (e.g. state, county, city and private) within the jurisdictional boundaries of Rio Communities, identifying their type, and assessing their condition.	X				
5.03	Develop a plan that identifies the appropriate method of maintenance or repair for all roadways, and prioritize according to use, severity of damage and estimated cost of repair.	X				
5.04	Identify all city owned real property (to include all parks and open spaces, whether city or privately owned), and assets (e.g. vehicles, equipment, supplies, etc.).	X				
5.05	Develop a plan for the potential development of // vacant land, parks and open spaces.		3.0	3.0	3.0	
5.06	Map, identify and assess the condition of all existing utilities, both city and privately owned, and develop recommendations for funding their maintenance, upgrade, or modernization.		2.5	2.5	3.0	
5.07	Address long range transportation issues and impacts with potential increased traffic on Manzano Expressway & Hwy 304. 1) Identify the 25 most problematic intersections and roadways.	X				
5.08	Conduct a feasibility study for the possible introduction of renewable and sustainable energy producing sources.	X				

GOAL 6: PROVIDE QUALITY HEALTH CARE RESOURCES AND OPTIONS		2015-2017	2018-2020	2021-2022	2023-2025	In Progress
6.01	Explore options for establishing a "general critical care" clinic within the city limits in either a new stand-alone structure or as a shared space in an existing building. Emphasis on:					
	1) Physician Practice operation; or		3.5	3.5	3.5	
	2) Doctor directed operation with physicians assistants; or		3.5	3.5	3.5	
	3) Nurse practitioner approach; or		3.5	3.5	3.5	
	4) ER style EMT/nurse operation under direction of off-site physician with goal of stabilization and transfer as necessary.		3.0	3.0	3.0	
6.02	Identify an ideal location for and establish an ambulance dispatch center for the transport of critical patients.		2.0	2.0	2.0	
6.03	Assess feasibility of and location for constructing a heliport for helicopter transport of critical patients.					X
6.04	Expand EMT role in health screenings (preventive health care) with help from UNM-VC's nursing program.		2.0	2.0	2.0	
6.05	Establish health fairs at least 3 times per year at City Hall Multipurpose Complex.	X				
6.06	Develop a program for routine (regularly scheduled) preventive health screenings at City Hall.	X				
6.07	Establish an "after the event" health care program that is responsive to both mobile and stationary patients.					

	a. Help to define a program that will help residents respond to individual life-altering events like stroke/heart attack/broken bones and others that dramatically alter people's quality of life. Use fire department 11 call list to help prioritize this program.		2.0	2.0	2.0	
	b. Further define health response to catastrophic community events like floods/fires/explosions/earthquakes and others that require triage centers and significant health care. Expand on County Emergency Management Plan that is specific to Rio Communities.		2.0	2.0	2.0	
6.08	Establish educational programs that target all ages, but with primary focus on aging adults and their related health issues.					
	1) Establish a diabetic program,		2.5	2.5	2.5	
	2) Make available brochures on healthful food preparation,	X				
	3) Information of available options for obtaining medications or prescriptions that also includes a program that monitors compliance.		2.5	2.5	2.5	
	4) Information of available help in emergencies.		2.5	2.5	2.5	
	5) Provide information on availability of transportation options for medical appointments (especially elderly and low-income).		3.0	3.0	3.0	
6.09	Establish exercise programs targeted to older adults.		2.5	2.5	2.5	
6.10	Research and make available to all residents (especially our aging population), a variety of healthcare service.		2.5	2.5	2.5	
6.11	Use results of the pending health-care survey to identify the types of health care needs in our community.	X				

GOAL 7: EXPANDED EDUCATIONAL OPPORTUNITIES		2015-2017	2018-2020	2021-2022	2023-2025	Progress
7.01	Identify issues and concerns of students and parents at La Marced that are rightly within the purview of City governance. 1) Partner with La Marced to improve math/reading skills (tutorial/mentorship program with seniors).		3.5	3.5	3.5	
7.02	Partner with UNM-VC to develop work-related educational opportunities for Rio Community residents. 1) Employer training programs, especially those businesses in close proximity to Rio Communities.		3.5	3.5	3.5	
7.03	Identify the extent of adult literacy through 2010 census data and the Valencia County Adult Literacy Group. Establishing a program, as needed. Develop education programs for all ages through City Hall.		3.5	3.5	3.5	
7.04	Research availability of federal, state and private funds that promote various educational opportunities for young or old; work-related or continuing education.		3.5	3.5	3.5	
7.05	Establish a library development committee with the goal to create a pleasant and modern library system that has a wide-range of materials available for all ages. Explore availability of grants as funding sources.		3.0	3.0	3.0	
7.06	Expand influence through closer relationship with local school board member.		3.0	3.0	3.0	

GOAL 8: ENHANCE YOUTH ACTIVITIES		2015-2017	2018-2020	2021-2022	2023-2025	Progress
8.01	Recommend as a starting point, the use of the new Municipal Multipurpose Complex to support indoor youth activities.		2.5	2.5	2.5	
8.02	Establish a volunteer committee tasked with exploring, defining and acquiring available large spaces for baseball, basketball, soccer and others similar outdoor activities. Committee would also be responsible for establishing an equipment list based on space acquired.		3.0	3.0	3.0	
8.03	Partner with surrounding area youth programs.		2.5	2.5	2.5	
8.04	Create a master plan for youth recreation.		3.0	3.0	3.0	
8.05	Survey Rio Communities' youth population (5-8, 9-11, 12-15 and older) about their interests and desires for recreation activities.		2.5	2.5	2.5	

8.06	Establish working relationships with La Marced Elementary School and the Belen School District for use of their existing sports fields and other venues.		2.5	2.5	2.5	
8.07	Determine the level of current participation of Boy Scouts, Girl Scouts and other youth based groups and create an environment for their continued active growth in Rio Communities activities.		3.0	3.0	3.0	

GOAL 9 ENCOURAGE DIVERSITY IN HOUSING		2015-2017	2018-2020	2021-2022	2023-2025	Progress
9.01	Maintain present level of diverse yet affordable housing options.		2.5	2.5	2.5	
9.02	Encourage future development that is commensurate with surrounding areas one-of-kind housing options.		2.0	2.0	2.0	
9.03	Encourage the development of smaller affordable housing options that are similar to, or create a balanced blend of unique architectural elements that complement the surrounding areas.					
	1) Develop small affordable apartment (duplex/quadruplex) complexes designed to accommodate housing needs of UNM-VC students.		2.5	2.5	2.5	
	2) Explore and develop, as necessary, affordable day-care options for UNM-VC students.		2.0	2.0	2.0	
9.04	Encourage the development of additional adult living housing units within Rio Communities. Pursue Federal Grants to finance construction.		2.0	2.0	2.0	
9.05	Create programs through Economic Development to market Rio Communities as a destination location for assisted living centers. Smaller group construction spread throughout city should be the primary focus.		2.0	2.0	2.0	
9.06	Enlist commercial developers to recruit conventional nursing homes to build in Rio Communities. Focus should be on our demographics as a retirement center.		2.0	2.0	2.0	
9.07	Recognize trending in housing for a large segment of the population is away from large lot single-family subdivisions to smaller multi-family dwellings that have more efficient land use.		2.0	2.0	2.0	
9.08	In-fill should be encouraged, with an emphasis on increased housing density.		3.0	3.0	3.0	

GOAL 10 IMPROVE PUBLIC MOBILITY AND TRANSPORTATION		2015-2017	2018-2020	2021-2022	2023-2025	Progress
10.01	Seek the development of additional bus routes for UNM-VC student living in Rio Communities.		2.0	2.0	2.0	
10.02	Promote use of Park and Ride at Municipal Complex.					X
10.03	Explore parking for Park and Ride at destination (nickel cars) and Isleta or International Sunport to off-set cost of commuting, and attract a new pool of commuter home-owners.		2.0	2.0	2.0	
10.04	Encourage increased Rail Runner service.		1.5	1.5	1.5	
10.1	Establish new bus routes for commuter Park and Ride.					X
10.06	Connect bikeways between Rio Del Oro bikeway and UNM-VC. 1) Research legal restrictions of moped use on public bikeways.		1.5	1.5	1.5	
10.07	converting Manzano Expressway to a State Road.					X
10.08	Work with Planning and Zoning to create a standard for all new or replacement sidewalks to be a minimum of 6 feet in width to better accommodate people with disabilities.		2.5	2.5	2.5	
10.09	Work with Rio Metro to establish space within the new City Hall complex to improve comfort and safety for those awaiting bus services.					X

GOAL 11 CREATE RECREATIONAL ACTIVITIES		2015-2017	2018-2020	2021-2022	2023-2025	Progress
11.01	Sponsor fun runs and walks (e.g. Salt Road Marathon or Plastic-man Triathlon)		3.0	3.0	3.0	
11.02	Sponsor bicycle weekend rides (e.g. Manzano Hwy 37, and Hwy 304		3.0	3.0	3.0	
11.03	Support Heart Healthy Events (e.g. Family Walks along established trails.		2.5	2.5	2.5	
	City of Rio Communities Ordinance 2015-06					

11.04	Promote "Stargazing" Weekend Events.		3.0	3.0	3.0	
11.05	Promote Local and International Food Bizarre.		3.0	3.0	3.0	
11.06	Advertise and Promote Golf Tournaments at the Country Club, with particular attention given to youth participation.		2.5	2.5	2.5	
11.07	Partner with Socorro in promoting "Crane Festival" and locally, bird watching along the Soil Conservation District.		3.0	3.0	3.0	
11.08	Sponsor photo workshops weekend competition, utilizing UNM-VC college staff for assistance.		3.0	3.0	3.0	
11.09	Sponsor monthly "Movies Under the Night Sky" during summer months.		3.0	3.0	3.0	
11.10	Work toward joint use of recreational facilities in the public schools and any governmental agency that work with us.		3.0	3.0	3.0	
11.11	Develop trails for running, jogging and walking either as stand-alone facilities or part of a recreational complex.		2.5	2.5	2.5	
11.12	Add picnic sites and parks designed for all ages, including very small children. Funding sources should range from legislative to private donations.		3.5	3.5	3.5	
11.13	Develop a master plan for all types of recreational activities, including possible acquisition mechanisms. Secure a wide range of input from youth to senior citizens.		3.5	3.5	3.5	
11.14	Develop a summeryouth activity program that utilizes existing local facilities. Work with UNM to secure summer students to oversee the kids in mentoring program. Arrange transportation through Rio Metro or other local companies.		3.0	3.7	3.0	
11.15	Work toward an adult and senior volunteer program to help oversee youth recreational programs.		3.0	3.0	3.0	
11.16	Work with Middle Rio Grande Conservancy District to develop an over-all open space plan that includes our city and highlights the Rio Grande River.		3.0	3.0	3.0	
11.17	Work with Valencia County, Belen and Tome to develop nature trails that benefit the entire region.		3.7	3.7	3.7	
11.18	Create a volunteer committee of volunteers accountable to the governing body to help with events.		3.0	3.0	3.3	
11.19	Solicit existing businesses and other institutions (churches, schools), to volunteer their respective facilities in support of youth activities.		3.0	3.3	3.3	

	GOAL 7.1 PRESERVE OUR CULTURAL HERITAGE	2015-2017	2018-2020	2021-2022	2023-2025	Progress
12.01	Promote regional, citywide and neighborhood arts and cultural events, activities and educational endeavors.		3.5	3.5	3.5	
12.02	Identify and obtain funds to promote the arts and cultural activities in Rio Communities.		3.5	3.5	3.5	
12.03	Provide the Municipal Multipurpose Complex City to support art and cultural activities.		3.0	3.0	3.0	
12.04	Develop a marketing plan that promotes the arts and cultural events.		3.5	3.5	3.5	
12.05	Solicit design concepts from the community for the development of city facilities, thoroughfares, public parks and walkways.		4.0	4.0	4.0	
12.06	Actively promote local artisans who choose to obtain public/private grants for incorporation of arts in our community and infrastructure.		2.5	3.0	2.5	
12.07	Develop an art/cultural events section on city's webpage.					X

GOAL 8.1 PROTECT NATURAL RESOURCES	2015-2017	2018-2020	2021-2022	2023-2025	Progress
13.01	Discourage further expansion of residential economic development within floodplain.		3.5	3.5	3.7
13.02	Develop a water drainage plan that protects natural arroyos and drainage plains from alteration and encroachment. Plan should protect groundwater recharge areas around wells and other sensitive areas.		2.5	2.7	2.7
13.03	Institute a Water Conservation and Utilization program.		3.0	3.0	3.0
13.04	Discourage agricultural expansion within Rio Communities, unless compatible with established surrounding areas.		3.0	3.0	3.0

13.05	Actively support recycling efforts within Rio Communities.
	1) Research local trash hauling sources that are committed to recycling efforts.
	2) Work to develop a recycling center within the City.
13.06	Promote low-cost keriscaping within Rio Communities by holding yearly beautification contests.
13.07	Pursue grants to clean up dumping sites within the City.
13.08	Vigorously enforce illegal dumping within Rio Communities.
13.09	Sponsor clean-up efforts within RC neighborhoods.
13.10	Encourage conservation of energy resources and the reduction of air pollution by providing alternative transportation methods (e.g. pedestrian walkways and bicycling lanes) within the City.
13.11	Partnership with Valencia County and UNM on clean-up, recycling and keriscaping initiatives.
13.12	Preserve the night sky for viewing
13.13	Encourage the use of native and drought tolerant plants and water saving irrigation techniques in both residential and commercial areas.
13.14	Institute water saving practices at all public facilities. Encourage all residents and commercial operations to conserve water by using keriscaping and low-flow fixtures.
13.15	Promote water conservation through all city advertising and educational communication means.