



CITY OF RIO COMMUNITIES

Office of Planning and Zoning Commission

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OCTOBER 2021 MONTHLY REPORT TO CITY COUNCIL

October 29, 2021

1. At the October 7th P&Z meeting, the Commission moved to temporarily recess the regularly scheduled meeting to hear publicly, a request to subdivide a 52-acre private parcel (ref: Playa Estates bulk land plat, parcel 18, tracts 18-A and 18-B). Both the surveyor of record, David Tibbetts and land agent Elsie Giron were present to submit their case for subdivision. The Commission found no issues of concern, voted unanimously to approve the request and forward to City Council for their review.
2. Action item to amend hearing process (see Section 14-1-2: Zoning and Map Amendments) has been tabled until January 2022, pending city attorney's draft amendment submission.
3. 200 animal surveys were returned, but the results have yet to be tabulated. In an effort to be more efficient, rather than having five P&Z members independently chart the responses and then consolidate onto one spreadsheet, Dr. Moore proposed Secretary Adair perform the task of collecting and tabulating the responses. Presently, a purchase order for this work is pending.
4. Section 14-1-2 (Zoning and Map Amendments) is being reviewed by the city attorney in an effort to streamline the amendment process. Once P&Z has received the new draft, the Commission shall review and make recommendations to City Council.
5. It's been suggested that the Zoning Grid¹ as developed by Councilman Winters be incorporated into the Comprehensive Plan. This review is on-going as is a thorough review of the Comprehensive Plan. .
6. Concerning the review of the Comprehensive Plan, as it is six years old, P&Z is requesting City Council provide suggestions and feedback as to the specific direction the Council thinks the Comprehensive Plan should take.

¹ The matrix is a comprehensive alphabetical listing of potential businesses that allows prospective owners to determine "at-a-glance" if their business is permitted or requires a conditional or special use permit in relation to a specific zone.

7. Discussion continues on sectioning City into distinct neighborhoods. Commissioner Thompson is POC for this project.
8. Mr. Garth Tallman, who is presently developing a “retirement community” geared towards “active seniors” made a presentation to the Commission. Among the more pertinent items discussed was whether or not this retirement community be gated.
9. Excessive energy consumption for the in-door cultivation of cannabis is still an open item for discussion. Secretary Adair is preparing a draft addendum that will address this issue.