



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, May 18, 2023 4:00 PM
Minutes

Please silence all electronic devices.

Call to Order

- Chairman Scroggins called the meeting to order at 4:05pm.

Pledge of Allegiance

- Chairman Scroggins led the pledge of allegiance.

Roll Call

- PRESENT Chairman Thomas Scroggins, Vice Chairman Scott Adair, Secretary Melodie Good, Commissioner Adelina Benavidez, Commissioner Chad Good.
- Present: City Manager Dr. Martin Moore, Municipal Clerk Elizabeth Adair, Deputy Clerk Lalena Aragon.

Approval of Agenda

- Motion made by Vice Chairman Adair to approve the agenda as presented. Seconded by Commissioner Benavidez. With a unanimous vote the agenda was approved as presented.

Approval of Minutes for the Business Meeting (05/04/23)

- Motion made by Vice Chairman Adair to approve the minutes for 05/04/2023. Seconded by Secretary Good. With a unanimous vote the minutes for 05/04/2022 were approved as written.

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

- Motion made by Vice Chairman Adair to go into public hearing for Consideration of Zoning Ordinance Amendments. Seconded by Commissioner Benavidez. Voting Yea: Chairman Scroggins, Vice Chairman Adair, Secretary Good, Commissioner Benavidez, Commissioner Good. With a 5-0 vote the commission went into a public hearing at 4:07pm.

Public Hearing Consideration of Zoning Ordinance Amendments

- ❖ Clerk Adair swore in Helen Smith and KA McCord.
- ❖ Chairman called Helen Smith
- ❖ Helen Smith said the amendments to the zoning ordinance is something I approve of. I have one question to go with it. After it is signed and in place it is only for the existing city limits is that correct.
- ❖ Dr. Moore said that these amendments on petroleum will affect all zones in the current city limits.
- ❖ Helen Smith said you have my full support.
- ❖ Marsha Walton did not have a comment.

- ❖ KA MC Cord I have a brief of praise after the meeting were almost 400 people showed up you all seriously listened and with the zoning task force you guys really listened and this is what democracy looks like and I want to thank you.
- ❖ Dr. Moore said the only thing I have to mention is the timeline so you have an idea what we are talking about a couple of you were sitting in we will go over the highlights there are still more important steps that need to go over. There will also be another public forum so the public will know what other things we have to go over.
- ❖ Chief Tabet said I fully like the changes on the fire side.

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

- Motion made by Vice Chairman Adair to go back into regular business meeting. Seconded by Secretary Good. Voting Yea: Chairman Scroggins, Vice Chairman Adair, Secretary Good, Commissioner Benavidez, Commissioner Good. With a 5-0 vote the Planning and Zoning commission went back into regular business meeting at 4:14pm.

Discussion, Consideration, and Decision – Recommendation to move to Council the Zoning Ordinance Amendments

- Motion made by Commissioner Good, Seconded by Commissioner Benavidez. Voting Yea: Chairman Scroggins, Vice Chairman Adair, Secretary Good, Commissioner Benavidez, Commissioner Good. With a 5-0 vote the commission approved the recommendation to move to Council the Zoning Ordinance Amendments.

Discussion – Comprehensive Plan

- Chairman said we were going to do some homework on 5-4-9. The objective was encouraging the continued support of the development of diverse high-density neighborhoods with unique one-of-a-kind energy efficient homes.
- Secretary Good said encourage the growth of a variety of high-quality housing.
- Vice Chair Adair said development.
- Secretary Good said that is good. The discussion continued.
- Secretary Good said support affordable housing options. The discussion continued.
- Vice chair Adair said we want to continue to have cookie cutter homes.
- Secretary Good said I don't like that I don't want to
- Commissioner Good said one thing we need to remember one thing all the building improvements are out of our hands that has already been set by the state and federal government standers. So, in this day and age energy-efficient homes are better than they were back in the 70's.
- Helen Smith said put in a variety.
- Chainman Scroggins said are we going to agree with Helen and put variety.
- The Commission agreed. The discussion continued.
- Chairman Scroggins said 903 will someone read that.
- Secretary Good said encourage the development of affordable housing options similar to or create a balance planned of unique architectural elements that complement the surrounding areas. Develop small affordable apartment duplex quadplex to accommodate housing needs of UNM VC students. Explore and develop as necessary affordable day care options.
- Secretary Good said I don't think that needs to be there.

- Commissioner Good that UNM VC has a huge childcare center.
- Chairman Scroggins said it does that even need to be there. The discussion continued.
- Manager Dr. Moore explained that at one point in time the UNM VC had a presence in this building, but they decided to move it closer to Los Lunas instead of down here. The Discussion continued.
- Chairman Scroggins said we got 9.03 and amended 9.02 are we good with that.
- The Commission agreed.
- Chairman Scroggins said let's move on to 9.04.
- Secretary Good said I am not sure what the goal is here.
- Commissioner Good said or active 55 and over communities. The discussion continued.
- Manager Dr. Moore said a good example would be Jubilee in Los Lunas. The discussion continued.
- Chairman Scroggins read enlist commercial developers to recruit conventional nursing homes to build in Rio Communities focus should be on our demographic as a retirement community.
- Secretary Good said that the first sentence is horrible. We have changed.
- Commissioner Good said a nursing home will be good in the community.
- Secretary Good said we need to delete 9.06. We can move that to another area. The discussion continued.
- Commissioner Benavidez said the County looked at the Census and went from there and that helped us with our comprehensive plan. The discussion continued.
- Clerk Adair said we can take it to the next meeting to find different wording.

Public Comment:

- Monique Ma (Facebook comment) Diverse affordable housing isn't the style it is a diverse range of housing options. Houses, Modular homes, apartments, RV's ect. Floor plans have nothing to do with diversity. You are focused on aesthetics vs affordable living. Daycare should be by schools where they live. The writer/editor has a valid point. Childcare is important to housing proximity. Grants will help with infrastructure.
- Sandrita Valreina (Facebook comment) can this include parks in future development. The lack of infrastructure and quality of life does little to attract new families to Rio Communities.

General Commission Discussion/Future Agenda Items

- Secretary Good said I would like a printed copy of the ordinances.
- Clerk Adair said we will be going over 5-4-10 if you guys want to go over that before the next meeting.

Adjourn

- Motion made by Secretary Good, Seconded by Vice Chairman Adair. With a unanimous vote the planning and zoning meeting was adjourned at 5:08pm.

Respectfully submitted,

Elizabeth F. Adair, Municipal Clerk
(Taken and transcribed by Lalena Aragon, Deputy Clerk)

Date: _____

Approved:

(Vacant), Chairman

Scott Adair, Vice Chairman

Melodie Good, Secretary

Adelina (Lina) Benavidez, Commissioner

Chad Good, Commissioner

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