



**City of Rio Communities Planning and Zoning Meeting**  
**City Council Chambers - 360 Rio Communities Blvd**  
**Rio Communities, NM 87002**  
**Thursday, November 4, 2021 5:30 PM**  
**Minutes**

*Please silence all electronic devices.*

### **Call to Order**

- Chairman Thomas Scroggins called the meeting to order at 5:35 pm.

### **Pledge of Allegiance**

- Mr. Lawrence Gordon led the Pledge of Allegiance.

### **Roll Call**

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

### **Approval of Agenda for November 4, 2021:**

- Chair Scroggins asked to move number six up to under the approval of minutes.
- Secretary Adair made a motion to amend the agenda to move item 6 to under the approval of the minutes. The motion was second by Mr. Gordon. Vote: Chairman Tom Scroggins- yes; Vice-chair John Thompson – yes; Secretary Scott Adair- yes; Lawrence Gordon- yes; L. E. Rubin- yes. With a 5-0 vote the agenda for the November 4, 2021 Planning and Zoning Meeting was approved as amended.

### **Approval of Minutes for October 7, 2021:**

- Mr. Gordon made a motion to approve the October 7, 2021 Meeting Minutes as written. The motion was seconded by Secretary Adair. Vote: Chairman Tom Scroggins- yes; Vice-chair Thomson – yes; Secretary Scott Adair- yes; Lawrence Gordon- yes; L. E. Rubin- yes. With a 5-0 vote the minutes from October 7, 2021 was approved as written.

### **Zoning Grid**

- Manager Dr. Moore said the list of items that have not been put onto the zoning grid yet and he recommended asking an outside source to incorporate the items into where they think they would fit and send it back to the commission to Chair Scroggins asked for a motion to allow the City Manager to have an outside source to work on the zoning grid through Legal and proper channels.
- Vice-chair Thompson made a motion to authorize the City Manager, through proper procurement procedure, to hire someone that is knowledgeable about zoning ordinances to update said zoning ordinance and submit the changes to the Planning and Zoning board for review. Mr. Gordon second the motion. Vote: Chairman Tom Scroggins- yes; Vice-chair Thomson – yes; Secretary Scott Adair- yes; Lawrence Gordon- yes; L. E. Rubin- yes. With a 5-0

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.

vote motion to outsource the zoning grid changes through proper channels of procurement and then have it come back to commission for approval was approved.

- Manager Dr. Moore recommended that Secretary Adair to abstain from the vote as it may a conflict of interest since one of the he may be the one doing the work.
- Chair Scroggins asked for a reconsideration of vote.
- Vice-chair Thompson would like to bring the zoning grid for reconsideration. Mr. Gordon second the motion. Vote: Chairman Tom Scroggins- yes; Vice-chair Thomson –yes; Secretary Scott Adair- abstained; Lawrence Gordon- yes; L. E. Rubin- yes.
- Vice-chair Thompson motioned to authorize the City Manager, through proper procurement procedure, to hire someone that is knowledgeable about zoning ordinances to update said zoning ordinance and submit the changes to the Planning and Zoning board for review. Mr. Gordon second the motion. Vote: Chairman Tom Scroggins- yes; Vice-chair Thomson – yes; Secretary Scott Adair- yes; Lawrence Gordon- yes; L. E. Rubin- yes. With a 5-0 vote motion to outsource the zoning grid changes through proper channels of procurement and then have it come back to commission for approval was approved.

### **Comprehensive Plan – Draft Letter**

- Chair Scroggins read the letter into the minutes and asked for a motion to approve the draft letter.
- Vice-chairman Thompson made a motion to approve the letter and allow City Manager Dr. Moore to present it to Council with the change of a small typo. Mr. Rubin second the motion. Vote: Chairman Tom Scroggins- yes; Vice-chair Thomson – yes; Secretary Scott Adair- yes; Lawrence Gordon- yes; L. E. Rubin- yes. With a 5-0 vote the commission approved the letter and allowed City Manager Dr. Moore to pass the letter to City Council for adoption.
- Chair Scroggins began a discussion regarding whether the public should be part of the comprehensive plan.
- Manager Dr. Moore explained the team can allow the public to attend but there would no public hearings ties to something like that and continued the discussion.
- Chair Scroggins suggested allowing a couple of members of the public to be part of the team.
- Manager Dr. Moore suggested having a public forum for the public to give their input and continued the discussion.
- Vice-chair Thompson asked if we could invite a few people individually or would it have to be advertised city-wide.
- Manager Dr. Moore said the City Council is already asking to have public forums and this could be one of them, we could place this on the website, but we have to get through this relatively quickly. He then explained there will be public input, but we are avoiding quorums so that we just have a working team, like the park plan and continued the discussion.

### **Accessory Building Setbacks**

- Manager Dr. Moore recommended allowing himself to have a meeting with the fire chief regarding a safe setback distance and bringing the information back to the Planning and Zoning Commission for consideration.
- Vice-chair Thompson asked if the same discussion could be applied to RVs and motorhomes.
- Manager Dr. Moore said it could be applied to any type of setback and began a discussion.

### **Animal Survey**

- Secretary Adair explained the compiled data, would send it by email, and asked commissioners to review it. He then said to have the report ready by next meeting.

### **Public Comments**

- There were no public comments.

### **Commission Comments**

- Alfredo Rodriguez began to explain he would like to have some land re-platted, making two lots out of three lots, with both lots being equal so they would be big enough to build homes on. He noted the homes are within the correct zoning of R-2 and began a discussion.
- Chairman Scroggins asked for questions and explained the area is behind City Hall and is empty land, the lots would be about 75' and a fourth lot would be the triangular lot on the corner.
- Vice-chair Thompson asked how close it is to the park we are wanting to put in and isn't that zoned for multifamily or townhomes.
- Deputy Clerk Lopez gave a point of information that the property is zoned R-2 and it does include single family homes as well.
- City Manager Dr. Moore said the land is a little further than the possible park and continued the discussion.
- Vice-chair Thompson asked if Mr. Rodriguez is asking for a replat.
- Chair Scroggins said yes, we are talking to him to make sure there would be no problems in giving him an application to replat.
- Manager Dr. Moore said we should be able to do an expedited process and he will come back with the proper forms and explained it will be the same as the previous process.
- Chair Scroggins explained the process and continued the discussion.

### **Adjourn**

- Secretary Adair motioned to adjourn and carry the neighborhood plan to the next agenda. Mr. Rubin second the motion and the meeting adjourned at 6:28 p.m. with a 5-0 vote.

Respectfully submitted,

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Amy L. Lopez, Deputy Clerk

Approved:

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Thomas Scroggins, Chairman

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John Thompson, Vice-Chairman

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Scott Adair, Secretary

\_\_\_\_\_  
Lawrence Gordon

\_\_\_\_\_  
L.E. Rubin

Date: \_\_\_\_\_

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