



**City of Rio Communities Planning and Zoning Meeting**  
**City Council Chambers - 360 Rio Communities Blvd**  
**Rio Communities, NM 87002**  
**Thursday, September 16, 2021 5:30 PM**  
**Minutes**

*Please silence all electronic devices.*

### **Call to Order**

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

### **Pledge of Allegiance**

- Chair Scroggins led the Pledge of Allegiance.

### **Roll Call**

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

### **Approval of Agenda for September 16, 2021:**

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

### **Approval of Minutes for September 2, 2021:**

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

### **Zoning Ordinance Amendments (Public Hearings)**

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

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

## Zoning Grid

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

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

### **General Commission Discussion/Future Agenda Items**

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

### **Public Comment**

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

### **Adjourn**

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

Respectfully submitted,

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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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