



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, April 06, 2023 4:00 PM
Minutes

Please silence all electronic devices.

Call to Order

- Vice Chairman Adair called the meeting to order at 4:07 pm.

Pledge of Allegiance

- Vice Chairman Adair led the Pledge of Allegiance.

Roll Call

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

Approval of Agenda

- Motion made by Commissioner Benavidez to approve the agenda as written. Seconded by Secretary Good. With a unanimous vote the agenda was approved.

Approval of Minutes for the Business Meeting (03/16/23)

- Motion made by Secretary Good to approve the minutes for 03/16/2023. Seconded by Commissioner Benavidez. With a unanimous vote the Minutes 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 Commissioner Benavidez. Seconded by Secretary Good. Voting Yea: Vice Chairman Adair, Secretary Good, Commissioner Benavidez. With a 3-0 vote the Commission went into a public hearing at 4:10 pm.

Public Hearing - For the purpose of 306 RIO COMMUNITIES BLVD Rio Communities NM, 87002 Legal Description: UPC 1009027450355000000 Subd: LAND OF VALLEY IMPROVEMENT ASSOC Tract: C2B2B 1.45 ACRES 2006 REV: The nature of the application is concerning the request for three RV sites on this property.

- **Consideration of the request for three RV sites on this property**
 - Clerk Adair swore in the speakers for the Moose Lodge.
 - Vice Chairman Adair talked about the special use application and that the Moose Lodge wish to install three RV sites in the back of their property. One will be for security purposes, the other two for the traveling members of the Moose Lodge.

- Allen Sinclair Pro tem administrator for the Moose Lodge and explained that he is the one who applied for the special use permit and zoning variance. Because we have a Moose member in good standing for years who wants to be a security man back there. He's got his fifth wheel and he will be our permit onsite security and maintenance man. We are asking for two more sites so when we have special events and traveling members from other lodges come in, they will bring in an RV, they will have a place to stay and not have to drive across town to find a hotel room. It is for the convenience of our members, and I believe it will be for the good of the community. Other traveling members would come in and see our little community here and how we operate.
- Vice Chairman Adair asked how you are going to connect utilities.
- Sinclair answered we have members that are electricians, plumbers they are going to do the labor for us. We have a member with a backhoe for trenching and it will be inspected by the state.
- Vice Chairman Adair asked about sewage.
- Mr. Sinclair answered it is also will be connected and we will tell the people there can be no chemicals in their sewage before they come here, they will have to drain their holding tanks.
- Vice Chairman asked when you think this will be up and running.
- Sinclair said as soon as we can get this all approved. When need to do a little leveling and some trenching.
- Vice Chairman Adair asked it is asphalt in the back right.
- Sinclair said no it is dirt. We are going to put crusher fines so it will be packed down nice and tight.
- Manager Dr. Moore asked how you plan the RVs to get in and leave the site.
- Mr. Sinclair showed them a map and explained they have an option to go in on the south side of our building and their access road on the side of the property.
- Vice Chairman Adair asked if there will be a fence.
- Sinclair answered yes, we are going to put a fence along our property line.
- Commissioner Benavidez asked if there will still be access to the senior center.
- Mr. Sinclair answered yes and explained on the map that there will still be access to the senior center.
- Manager Dr Moore asked the width of the driveway.
- Mr. Sinclair answered it will be about 16 ft two parking spaces.
- Ken Salmon past lodge president I just wants the city to be aware that we do want to build this but there will not be a whole lot of RVs going back there our T or C lodge has RV sites and you might get one every couple of months. We are trying to make it convenient if we have an event and a member chooses to bring an RV. There won't be a whole lot of traffic.
- Chairman Adair said so they are bringing RVs you are not supplying them with the RV.
- Mr. Salmon said they will bring in their own RV and we are not supplying them.
- Ron Gentry, I own a lot of property in the city one of the properties I own is the one next door to the two-story building. I just want them to make sure they know that they need to use their property. I just want to make sure the Moose knows that it isn't a public road in the back. The problem is that people sometimes don't realize it isn't a public road, it is a parking lot for parking in the back just like in the front. I just want it to be

sure they know it isn't a public road and it looks like they do, and it isn't going to be an issue. That is all I wanted to say.

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

- Motion made by Secretary Good. Seconded by Commissioner Benavidez. Voting Yea: Vice Chairman Adair, Secretary Good, Commissioner Benavidez. With a 3-0 vote the Commission went back into Regular planning and zoning meeting at 4:21pm.

Discussion, Consideration, and Decision – Recommendation to move to Council applicant La Merced Moose Lodge

- Motion made by Commissioner Benavidez to recommend approving. Seconded by Secretary Good. Voting Yea: Vice Chairman Adair, Secretary Good, Commissioner Benavidez. With a 3-0 vote the recommendation to approve will go to council.
- Manager Dr. Moore recommends a driveway width of 20 ft.
- Mr. Sinclair said we can do that.
- Clerk Adair asked if we could get the plans that are revised that it is going to be the 20 ft. driveway.
- Mr. Sinclair said he would bring the updated plans to city hall on Monday.

Discussion, Consideration, and Decision – To cancel the April 20, 2023 meeting due to staffing issues

- Manager Dr. Moore explained that the clerk's office will be at clerks training that happens every spring, and they will not be able to conduct the meeting on April 20, 2023.
- Motion made by Secretary Good to cancel the April 20 meeting. Seconded by Commissioner Benavidez. Voting Yea: Vice Chairman Adair, Secretary Good, Commissioner Benavidez With a 3-0 vote the April 20th meeting was cancelled.

Discussion – Comprehensive Plan

- Secretary Good said let's plan on working on the comprehensive plan at the May 4th meeting.

Public Comment:

- No public comments

General Commission Discussion/Future Agenda Items

- Clerk Adair talked about having a joint meeting with the council on May 18, 2023. Right after the regular planning and zoning meeting.
- Secretary Good asked if they would know for sure on the May 4th meeting if it is a go.
- Clerk Adair said yes.
- Manager Dr. Moore Explained that they haven't had a joint meeting in awhile and it is recommended.

Adjourn

- Motion made by Commissioner Benavidez to adjourn. Seconded by Secretary Good. With a unanimous vote the planning and zoning meeting was adjourned at 4:35pm.

Respectfully submitted,

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

Date: _____

Approved:

Thomas Scroggins, Chairman

Scott Adair, Vice Chairman

Melodie Good, Secretary

Adelina (Lina) Benavidez, Commissioner

Chad Good, Commissioner