



CITY OF RIO COMMUNITIES

Office of Planning and Zoning Commission

360 Rio Communities Blvd.
PO Box 565
Rio Communities, NM 87002
505-861-6803
www.riocommunities.net

AUGUST 2012 MONTHLY REPORT TO CITY COUNCIL

September 8, 2021

1. On August 15, Ms. Kathryn Reese, the recent owner of a 10-acre undeveloped parcel located south of Nancy Lopez Dr., and west of state Highway 47 queried this commission on the necessary procedures to subdivide her property. Essentially, she asked this commission whether she could create an access road from her property to Highway 47. City Manager Dr. Moore is working with Ms. Reese on the subdivision process.
2. Commission voted unanimously to approve "Official Notification of Decision" (Case #: 2021-01) in the matter of Jaylynn Rael, who had requested a variance to the location of her horse shelter. Her petition was denied.
3. Commission is reviewing the quick reference matrix for commercial properties developed by Councilperson Winters. The matrix is a comprehensive alphabetical listing of possible 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 zones. This review is an on-going process.
4. Still on the agenda... a thorough review of the City's Comprehensive (Master) Plan.
5. Discussion continues on sectioning City into distinct neighborhoods. Commissioner Thompson is POC for this project.
6. Though the Council has adopted a preliminary Cannabis Ordinance (as a place holder), the Commission recommends research into the lawfulness of regulating energy consumption in cultivating cannabis¹. As FYI... growing cannabis in-doors requires inordinate amounts of electricity in the form of specialty lighting and HVAC requirements. And, as most electricity is fossil-fuel based, in an effort to curb climate change, regulating energy use is prudent.

¹ According to the Northwest Power and Conservation Council (NPCC), indoor commercial cannabis production (also known as a cannabis grow room) can consume 2,000 to 3,000 kilowatt hours (kWh) of energy per pound of product. Contrast this with the US Energy Information Administration (EIA) estimate that the typical residential home consumes 877 kWh per month. Illinois is leading the way in regulating energy consumption. See Illinois HB1438, Cannabis and Regulation and Tax Act.