



**City of Rio Communities Planning and Zoning Meeting**  
**City Council Chambers - 360 Rio Communities Blvd**  
**Rio Communities, NM 87002**  
**Thursday, March 16, 2023 4:00 PM**  
**Minutes**

*Please silence all electronic devices.*

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**Call to Order**

- Commissioner Adair called the planning and zoning meeting to order at 4:04pm.

**Pledge of Allegiance**

- Commissioner Good led the Pledge of Allegiance.

**Roll Call**

- PRESENT: Chair Thomas Scroggins, Secretary Melodie Good, Commissioner Scott Adair, Commissioner Adelina Benavidez, Commissioner Chad Good
  - City Manager Martin Moore, Municipal Clerk Elizabeth Adair, Deputy Clerk Lalena Aragon, City Attorney Randy Autio

**Approval of Agenda**

- Motion made by Member Adair to approve the agenda as written, Seconded by Member Good. With a unanimous vote the agenda was approved as written.

**Approval of Minutes For the Business Meeting (02/16/23 & 03/02/23)**

- Motion made by Secretary Good to approve the minutes for 02/16/23 and 03/02/23 as written, Seconded by Member 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 Member Good, Seconded by Member Benavidez.  
Voting Yea: Chair Scroggins, Member Adair, Member Benavidez, Member Good. With a 5-0 vote the Commission went into a public hearing at 4:08 pm.

**Public Hearing - Subd: LAND OF RUSSELL & MELODIE GOOD Tract: A1 26.52 ACRES 44 GOOD DRIVE RIO COMMUNITIES, NM 87002: Legal description UPC 1009026126222000000 Subd: LAND OF RUSSELL & MELODIE GOOD Tract: B 2.00 AC SEC 28 T5N R2E 2005 SPLIT, UPC 1009026113206000000**  
**\* Consideration of the application is concerning the subdivision and plating of the two properties listed above.**

- Chairman Scroggins explained that Russell and Melodie Good wants to subdivide her property and read his statement.
- Mr. Wilson explained that his mother and father in-law are sectioning off two plots of land on their property they are both right at a acer and a half one is for my wife and I to build a house on and they are just sectioning off the other half at this time.
- Chairman Scroggins asked if they had water and sewer on the property.
- Mr. Wilson said we will have a well and the contractor will put a leach field.

- Commissioner Adair asked about roads.
- Mr. Wilson said they do have a proposed road coming off of Railroad Bend heading south and then there should be a road heading west.
- Commissioner Adair asked is they were existing roads.
- Mr. Wilson said no they are not. Railroad Bend is a current road.
- Chairman Scroggins asked if the picture they are looking at was all their land.
- Secretary Good said yes.
- City Attorney Randy suggested that Secretary Good get sworn in since she is giving information, and this will be on the record.
- Clerk Adair swore Secretary Good in.
- Commissioner Benavidez asked the current zoning of the lots.
- Manager Dr. Moore answered that it is R2 or R3 which is higher density residential so clearly they don't have any trouble meeting the density requirements.
- Chairman Scroggins said I don't have any questions except for the size of the lot for the water and sewer I know these days it has to be over a quarter of an acer.
- Mr. Wilson said it is an acer and a half.
- Chairman Scroggins asked if anyone signed up to speak for the public hearing.
- Clerk Adair said no one has signed up.
- Recommended by the attorney to recommend the plotting

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

- Motion made by Member Good to close the public hearing. Seconded by Member Adair.  
Voting Yea: Chair Scroggins, Member Adair, Member Benavidez, Member Good. With a 4-0 vote the Planning and Zoning commission went back to the regular business meeting at 4: 14 pm.
- Motion made by Member Adair motioned the recommendation on the subdivision of the land for Russell and Melodie Good. Seconded by Member Good.  
Voting Yea: Chair Scroggins, Member Adair, Member Benavidez, Member Good. With a 4-0 vote the recommendation for the subdivision for Russell and Melodie Good was approved.

#### **Discussion, Consideration, and Decision – Review the language of the recommendation letter for the rezoning Cibola Land Corporation C3 & I3**

- Chairman talked about the letter of the recommendation made to council about the decision of not allowing the zoning change to C3 and I3.
- City Attorney Randy Autio gave a brief synopsis of the letter.
- Motion made by Secretary Good to pass this summery that was written to send to City Council. Seconded by Member Benavidez.  
Voting Yea: Chair Scroggins, Secretary Good, Member Adair, Member Benavidez, Member Good. With a 5-0 vote the letter is passed to the City Council as written.

#### **Discussion, Consideration, and Decision – Election of Vice Chair**

- Chairman Scroggins said up next is the Election of the Vice Chair. Nominations are open for the Vice Chair.
- Commissioner Good said I would like to consider someone that has been at this for a while.
- Commissioner Adair said the only thing is I don't know if there is a conflict being that my wife works for the City.

- City Attorney Autio said there is no conflict that I can see.
- Secretary Good said I nominate Scott to be the Vice Chair.
- Motion made by Member Good to nominate Member Adair to Vice Chair. Seconded by Chairman Scroggins. Voting Yea: Chair Scroggins, Secretary Good, Member Adair, Member Benavidez, Member Good. With a 4-0 vote Commissioner Adair was nominated as Vice Chair.

### **Discussion – Comprehensive Plan (bring all up to date)**

- Chairman Scroggins explained that the discussion was to go over the comprehensive plan that we have been working on and we are going to bring our new members up to date and began a discussion.
- Chairman Scroggins asked the commission to review what has been gone through.
- Secretary Good asked if the pink was what was changed.
- Clerk Adair said yes that is what we have worked on.
- Chairman Scroggins explained if it is highlighted and underlined then it was a changed.

### **Public Comment:**

- Jeremiah Linscott 75 Vista Del Rio. He said he has been studying statues and read off NM Statute NM 3-21-6A. He then read ordinances on the comprehensive plan 4-18-9. He continued to say that he has found some things that are not updated on the website. He said Dr. Moore did say that the P&Z can't deny the application. He continued to say that the Planning and Zoning has the ability to correct this action.
- Conner 108 Howard. Talked about industries that can include paper mills and that he would like to see more jobs coming to the city instead of having to go to Albuquerque. He would like to see areas zoned as light industry and not heavy.
- Loedi Silva talked about the work it takes to revise the comprehensive plan and recommended the commission look at the County's comprehensive plan and use it as guide and suggested that the Planning and Zoning ask the community for their input.

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

- Clerks request to put on the next agenda to cancel the meeting on April 20, 2023, due to the Clerks being in training that week.
- Manager Dr. Moore talked about an application that the Moose Lodge has brought to the city.
- Michal Menendez member of the Moose talked about the request of travel trailers onsite one is for security and the other will be rented out to Moose members and that there will be electric and sewer on site.
- Mrs. Good asked is this for people to come stay overnight like for travel or for people to live there.
- Mr. Menendez said it is for traveling besides the one that will be for the security.
- Chairman Scroggins asked if it was right here behind this building behind the Moose Lodge.
- Mr. Menendez said yes right here to the west.
- Municipal Clerk Adair explained that this will be coming to you as a public hearing in a future agenda item.

### **Adjourn**

- Motion made by Vice Chair Adair to adjourn. Seconded by Member Benavidez. With a 5-0 vote the planning and zoning meeting was adjourned at 4:53pm.

Respectfully submitted,

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

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

Approved:

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Thomas Scroggins, Chairman

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Scott Adair, Vice Chairman

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Melodie Good, Secretary

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Adelina (Lina) Benavidez, Commissioner

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Chad Good, Commissioner