



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, April 18, 2024 4:00 PM
Minutes

Please silence all electronic devices.

Call to Order

Chair Good called the meeting to order at 4:05pm

Pledge of Allegiance

Vice chair Good led the Pledge of allegiance

Roll Call

Commission

Melodie Good
Chad Good
Jimmie Winters

Staff

Deputy Clerk Lalena Aragon
City Attorney Cori Strife

Approval of Agenda

Commissioner Winters made a motion to approve the agenda as presented. Seconded by Commissioner Good. With a 3-0 vote the agenda was approved.

Approval of Minutes for March 07, 2024

Commissioner Good made a motion to approve the minutes for March 7, 2024. Seconded by Commissioner Winters. With a 3-0 vote the minutes for March 7, 2024 were approved.

Public Comment:

Roseanne Mc Qwin requested a traffic study before approving any special use permit.
Dick Irvin talked about the time of the meeting and is requesting the meeting time to be moved.

Public Forum

Motion and roll call vote to recess Planning and Zoning Meeting session and to go into Public Forum
Consideration of Scorpio Farms application for Special Use Permit for Cannabis Retail

Motion made by Commissioner Good to recess the Planning and Zoning meeting session and go into a public Forum. Seconded by Commissioner Winters. With a 3-0 vote the Planning and Zoning meeting was recessed and went to a Public Forum at 4:12pm.

Public Comment was taken on the following items:

Scorpio Farms application for Special Use Permit for Cannabis Retail.

Chair Good stated that the zoning was suitable. Commissioner Winters talked about traffic concerns and the high volume of traffic. Sophia Zaharias stated that she is renting out the full acer and they are working to expand to 30 parking spaces. Chad Good asked how many parking spaces are there currently. Sophia Zaharias stated about 8 parking spaces that can be expanded. Commissioner Winters asked about the entrance and if there will be a curb cut. Sophi Zaharias stated they will put signs up so

they will not be using the Allsup's parking lot. Commissioner Winters asked how big the curb cut is for entrance and exit. Sophia stated about 20 feet. Roseanne Mc Qwin talked about the high traffic on the interchange and stated that a traffic study is required by DOT. Chair Good asked if CID will do the review. City Attorney Strife stated that CID will do a study to see if there will be an increase in traffic and if there needs to be a change to the parking lot. She then stated that if there are concerns it will go to DOT. Commissioner Winters asked about complying with the dark skies ordinance and suggested that is complied with. Roseanne Mc Qwin stated that the City of Rio Communities can require a traffic study and request that a traffic study is done before moving it to Council. Commissioner Winters is concerned about the intersection, and it is important to go to DOT to see what kind of mechanism they require. Lodie Silva stated that the business that was there before had a lot more traffic than this business is anticipated. Commissioner Winters stated that DOT can shut them down and it would be wise to talk to DOT. Sophia Zaharias stated they are in contact with CID and they haven't showed any concerns.

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

Motion made by Commissioner Winters to go back into Regular Planning and Zoning session. Seconded by Commissioner Good. With a 3-0 vote the motion was passed.

Discussion, Consideration, and Decision – Recommendation to move to Council

Chair Good stated that there will be some studies coming up at that intersection and she thinks we should move this to Council. Commissioner Good stated that he believes it is far enough away from the intersection to make any impact and he agrees DOT needs to do a traffic study and one will be done soon. Chair Good stated that we know the intersection is going to be under a study.

Motion made by Commissioner Good to send recommendation of approval to Council. Seconded by Commissioner Winters with traffic study. With a 3-0 vote motion was passed.

Discussion, Consideration, and Decision – Changing Planning & Zoning Meeting Times

Commissioner Good stated that the time change would affect his other job. Commissioner Winters stated that in the past the meetings were later, and they had about the same turn out. The Commission discussed that they could always hold a special meeting at a later time if something controversial comes up.

No motion was made.

Update on the Zoning Task Force

Commissioner Winters talked about the Task Force working on the ordinances. Chair Good stated that they are working to upgrade the zoning ordinance to make sure it meets what the City needs it to.

Adjourn

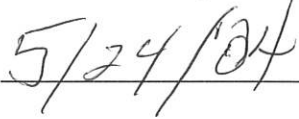
Motion made by Commissioner Winters to adjourn. Motion carried at 4:48pm

Respectfully submitted,



Martin Moore, (Acting) Municipal Clerk
(Taken and transcribed by Lalena Aragon, Deputy Clerk)

Date:



Melodie Good, Chairman

Approved:



Chad Good, Vice Chairman



Richard Henderson, Commissioner

Adelina (Lina) Benavidez, Secretary



Jimmie Winters, Commissioner