

Planning & Zoning Minutes

January 17, 2019

Call to Order

- Tom Scroggins called meeting to order at 6:32 p.m.

Roll Call

- Present: Chairman Tom Scroggins, Vice-Chairman John Thompson, Jim Winters, Dennis Kintzler
- Absent: Lawrence Gordon, L.E. Rubin
- Also Present: Mayor Mark Gwinn, Deputy Clerk Amy Lopez

Approval & signing of minutes on January 3, 2019

- Jim Winters moved to approve the minutes for January 3, 2019. Tom Scroggins second the motion. With a 4-0 vote, the minutes for January 3, 2019 were approved.

1. General Discussion

- John Thompson brought up that two weeks was not enough time to see which areas should be grouped together as neighborhoods.
- Mayor Gwinn spoke
 - Mayor Gwinn asked that at least a few P & Z members would meet to do an Emergency response training with other departments on January 30, 2019. This will be the fourth or fifth year doing this training. It starts at 8 a.m. and lasts until about 1:30 or 2 p.m. This meeting is to prepare for a catastrophic event.
 - Also coming up on February 22, 2019 is Valencia Day in Santa Fe. Mayor Gwinn would like the P&Z to represent Rio Communities. This meeting will give the P&Z a chance to talk to our representatives and to help get funding for our city. Mayor Gwinn will be going to Santa Fe on February 20th for the Municipality Meetings.
 - Mayor Gwinn said that there is a training class May 1-3 for the Municipal League P&Z. He wants P&Z and Code Enforcer Gordon Greeves to attend to learn the ins and outs and will cover the legal side of things. Mayor Gwinn will need a head count and any member of the P&Z is eligible to go. The registration will be in March and we will get a head count to Lisa so that she can make a P.O.
 - Jim Winters mentioned that Lorretta Hatch from Bosque Farms is willing to come down and speak with us about some of our planning and zoning issues.
 - Mayor Gwinn said that the pink building was boarded up so that no one gets injured. The owners are deceased. We talked to the accessors office and it will be put up to auction.
 - Mayor Gwinn said that the Solid Waste issue was sent to another law firm that deals with trash ordinances. Hopefully we will have something by next week for review, which then will go on to Council for 30day review. It only required 14 days, but we want the public to have more time to review it. If there are any questions, we can invite them back down to have them answered.
 - Mayor Gwinn said the we are waiting for state inspections for the Fire Station kitchen hood, Jason Gonzalez will have to do an inspection of that section of the building. The heating system is working and the carpet is in.
 - Dennis Kintzler asked about the Fire Department doors.

- Mayor Gwinn responded that 18 inches will be taken off the bottom and will be pulled down from the top and the iron will be put back on.
- Mayor asked for any more questions.
- Dennis Kintzler asked if there had been any progress on the drainage issue on Carmel.
- Mayor Gwinn responded the problem was that Horizon and VIA had plat plans never followed what it should have. That is something that Mr. Tabet and Scotty Edeal would have to work out a plan between themselves. He would have to put a collection pond on part of his lot. Mr. Tabet would have to resolve the issue with Scotty Edeal, possibly running the drainage into the lake and the discussion continued.
- John Thompson said that we can just show up for Valencia Day and ask for money, there had to be a plan in place beforehand. (John asked for clarification of what he said.)
- Mayor Gwinn said that we will already have our paperwork in order to ask for money, but we want them to know about Rio Communities, be visible and shake hands with everyone. We can't ask for money without an ICIP, which we had in place beforehand. We will have to redo our number three item because they are no longer paving roads.
- Jim Winters said that we should thank them for what they have done for us in the past.
- Mayor Gwinn said that we will invite everyone who has had a hand in the \$800,000 to see the improvements to the build.
- Mayor Gwinn said that we are asking for money for a drainage study, street lights, two chassis for the fire department, and a park and trails study.
- John Thompson asked if an ICIP is looking in advance of 5 years.
- Mayor said it all starts with planning. The one for the drainage study and the parks and trails are for the planning stage. Next year we will go for design money. For Valencia Day we want to go, thank them, and let our presence be known. They already have the paperwork.
- Dennis Kintzler asked if other communities have lobbyists and if we do?
- Mayor Gwinn explained that other communities do but we do not, that he and Bob have been lobbying for us. The big thing is to go to the Municipal meeting, and we break out as groups and I usually meet with mayors of the communities that are about the same size as ours and we start tackling issues and getting our information out.
- Dennis Kintzler asked about who has been paying for some of the repaving going on.
- Mayor Gwinn says that there are several ways that those are paid for including grants from NMDOT.
- Jim Winters said that it is possible that we might have funds through a federal grant for a drainage study because most of the city is in the flood plains.
- John Thompson asked how many items we are asking to have funded.
- Mayor Gwinn answered that there are three items that we are asking money for, six items in all. One will be taken off because they are not funding pavement. He got more positive feedback on striping the roads than paving the roads. The striping has really helped keep people from passing and speeding through neighborhoods. The discussion about striping continued.
- John Thompson asked who controls the ICIP for Rio Communities. There is a ratio between how much the ICIP is for and the size of the community.
- Mayor Gwinn replied that Los Lunas is getting aggressive because of Facebook. They are going after money to add sewer and water to the railyard.
- Jim Winters says to keep in mind that DOT handles Hwy 6.
- John Thompson asked who handles the ICIP.

- Mayor Gwinn said he and the City Manager handles ICIP. All of our ICIPs are for state funding. The State looks at each Municipality puts into a project to ensure that we are paying our way and not getting handouts with no return. Mayor Gwinn thanked everyone for listening and asked if there are any more questions.
 - Tom Scroggins asked if there is anything new on the City Manager.
 - Mayor Gwinn said there is a special meeting to interview four candidates, three are certified city managers. We went nationwide and we do have one from New Mexico.
 - John Thompson is worried that we are going to bring in a City Manager that is looking to advance their career and use us as a stepping stone and leave right away.
 - Mayor Gwinn said the average City Manager is burnt out after three years and moves on.
 - Dennis Kintzler asked if we are not happy with the new manager or if they are not happy here both parties are contractually bound.
 - Mayor Gwinn answered that they are at-large (Mayor Gwinn then corrected himself saying the position was at will) and they basically have their way out and we have our way out. Mayor Gwinn left the meeting.
- Jim Winters brings up the Code Enforcer is having trouble with the number of cars and the visibility of cars at residences in Rio Communities. Some people have 29 vehicles in their yards and the currently language is not strong enough to deal with the number of cars.
 - Jim Winters had spoken with Bosque Farms to ask how they handle the car issues, what their ordinances are and comparing ours. He is not sure if Code Enforcer Gordon Greeves is aware of our amendment regarding vehicles but would speak to him.
 - Jim Winters mentioned that someone else is interested in a building, a toy company is wanting to come in. His immediate concern is losing AMR because they do most of the ambulance runs for Rio Communities. Another issue would be the noise created by the toy company.
 - Dennis Kintzler brings up needing to keep AMR and if there is anything that we can do to accommodate AMR, it is important that we need to do it.
 - Jim Winters said that Mayor Gwinn is concerned that AMR is moving out and into Albuquerque. AMR's operation is based in Las Cruces and are looking to move to Albuquerque.
 - Jim Winters says from a planning perspective we need to think about getting a helipad. Once we get some other things under control a helipad needs to be considered since we have many elders in the community.
 - Jim Winters informed us that the owner of all the vacant lots in Tierra del Sol want to build an assisted living community wants on all the vacant land on Tierra del Sol, near the golf course. The issue is the size of the lots. Almost all of those lots are 4500 square feet. The owner asked if it is permitted to build town houses with common walls and is thinking two units with a common wall and a small space of about 10 feet each to separate another two units with a common wall, three units in all. Everything on Maddox is common wall, Western is all common wall. It is zoned as high density. What the owner is proposing would fit into what we are wanting to do with the area. What was done in zoning a year and a half ago is we did something called TOD, Transit Oriented Development, taking everything from a 3/8ths of a mile radius from City Hall and decided to concentrate density in that area. This is in the Comprehensive plan. The land owner wants to come in and put of three or four of those units and put in assisted living. The other thing we need to do as a city is to hustle people wanting to bring in Assisted Living facilities.
 - Dennis Kintzler asked if the EDC are organized enough to welcome those types of businesses into the community

- Jim Winters said the truth is no, there isn't big enough group. Some of the members are not showing up.
- Dennis Kintzler said that he feels that we need for the personnel board to come in second to the EDC at this time.
- Jim Winters said that we are on the verge of a lot of things coming in. Keter is expanding. People are now asking questions about the Industrial Park again.
- Tom Scroggins talks about Annemarie Henton from AED who was a guest speaker at the EDC meeting. She was very knowledgeable and was willing to help us. Tom Scroggins also mentioned that P&Z and EDC might be more effective if they were one commission. He thinks that both commissions would be better off if they are more involved.
- Jim Winters said he was in both groups and he would inform and update the EDC.
- Tom Scroggins mentioned that it would be most beneficial if both the P&Z and EDC would combine to form a larger, stronger group and further said that Frank Logan is also interested in one commission rather than two.
- Jim Winters said that all planning should go through P&Z.
- Tom Scroggins said that he said that both commissions would be better off to be more closely involved.
- Jim Winters says that the landowner wanting to build the assisted living also heard that the marijuana grower is leaving community and he wants to bring his own operation into Rio Communities. The operation would be using chemical extraction.

2. Saqib Kazmi – Did not come to meeting

- Jim Winters met with Saqib Kazmi before the Planning and Zoning Meeting. Saqib Kazmi, from Adams Market, wanted to open a grocery store in the Nazarene Gym and convert the office space around it into living space. There might be zoning issues with what he is wanting to do. Saqib Kazmi was informed that he needed to think about the diesel line running through there as well as how small the road is to get the delivery trucks in and out. Saqib Kazmi has made an offer for the building but he has not heard anything back yet. Now he is looking for land to build a grocery store. We provided him a list of properties.

3. Zoning Issues/Updates

- Jim Winters said that Valencia county accessor says that carports that are permanently attached are taxed, but if they are not permanently attached are not taxed. He was not able to find out about accessory buildings. He was asking what is considered an accessory building and had not heard back from Martin Romero yet. He will keep calling CID to see how they classify these buildings. Loretta Hatch from Bosque Farms told me what they are doing about collector cars, one of them being that they must be registered. We will discuss that more when we meet with the Code Enforcer. The cars will be required to have a plate and insurance.
- Jim Winters asked did we want Loretta Hatch to come talk to us about the issues regarding excessive number cars or collector cars and all agreed that Loretta Hatch should come to our Planning and Zoning meeting to help us prepare for the meeting on May 1-3.
- Jim Winters said we are still waiting for answers about fire regulations for the distances between buildings.

ADJOURN

- Jim Winters moved to adjourn. John Thompson second the motion and the meeting adjourned at 8:08 p.m. with a 4-0 vote.

Respectfully submitted,

Amy L. Lopez, Deputy Clerk

Approved:

Thomas Scroggins, Chairman

John Thompson, Vice-Chairman

Dennis Kintzler

Lawrence Gordon

L. E. Rubin

Jim Winters

Date: _____