



City of Rio Communities Planning and Zoning Meeting
City Council Chambers - 360 Rio Communities Blvd
Rio Communities, NM 87002
Thursday, June 20, 2024 4:00 PM
Minutes

Please silence all electronic devices.

Call to Order

Chair Good called the meeting to order at 4:08pm

Pledge of Allegiance

Chair Good led the pledge of Allegiance

Roll Call

Commission

Melodie Good

Jimmie Winters

Richard Henderson

Staff

Deputy Clerk Lalena Aragon

City Manager Dr. Moore

City Attorney

Approval of Agenda

Motion made by Commissioner Winters to approve the agenda as written. Seconded by Commissioner Henderson. With a 3-0 vote the agenda was approved as written.

Approval of Minutes for May 23, 2024

Motion made by Commissioner Winters to approve the minutes as written. Seconded by Commissioner Henderson. With a 3-0 vote the agenda was approved as written.

Public Forum

Motion and roll call vote to recess Planning and Zoning Meeting session and to go into Public Forum
Consideration of Bubbas Buds LLC. application for a Special Use Permit for Cannabis Manufacturing
Legal description UPC 100902744740000000. 2295 HIGHWAY 304 Rio Communities, NM 87002

Motion made by Commissioner Winters to recess the Planning and Zoning meeting session and go into a public forum Bubbas Buds LLC. application for a special use permit for cannabis manufacturing. Seconded by Commissioner Henderson. With a 3-0 vote the Planning and Zoning meeting was recessed and went to a Public Forum at 4:11pm.

Perla Clifton stated that they are leasing a building in Belen, and they purchased a building in Rio Communities, and they would like to move to Rio Communities.

Chris Clifton explained that they have all their licenses.

Commissioner Winters asked what they are going to be doing in the building.

Chris Clifton explained they would be doing ethanol extractions. By taking flowers and converting it into oil and making vape carts out of it. He explained they have all their state licenses, and they are trained by the state.

Commissioner Winters asked about the pressurized system.

Chris Clifton explained that it is all contained for cross contamination and to prevent fire and Valencia County has used their facility for training.

Commissioner Winter asked about the noise.

Chirs Clifton explained it is a quiet process.

Commissioner Winters asked about the traffic.

Chris Clifton explained that they would only have two employees and maybe two vehicles for pick up a week.

Commissioner Henderson asked about waste.

Chris Clifton explained that they follow state regulations.

Dick Irvin stated that he had a survey on next door and there weren't very good reviews.

Ralph Mimms asked how big his facility is.

Chirs Clifton stated about 7,500 square feet.

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

Motion made by Commissioner Winters to leave the public forum and go back to planning and zooming meeting. Seconded by Commissioner Henderson. With a 3-0 vote the motion passed at 4:27pm.

Actions Items

Discussion, Consideration, and Decision- Findings & Recommendation to Council regarding Special Use Permit for applicant Bubbas Buds Cannabis Manufacturing Business

Motion made by Commissioner Winers to forward this to Council with recommendation for approval. Seconded by Commissioner Henderson.

Motion made Commoner Winters to table the findings and recommendation until the end of the meeting. Seconded by Commissioner Henderson. With a 3-0 vote motion was passed.

Discussion, Consideration, and Decision – Recommendation and Finding Letter for City Council Regarding Rio Holdings Replat Request

Motion made by Commissioner Winters to approve the finding letter for Rio Holding and sent to City Council. Seconded by Commissioner Henderson. With a 3-0 vote motion was passed.

Public Comment:

Dick Irvin talked about changing the time of the meetings.

General Commission Discussion/Future Agenda Items

Chair Good talked about the comprehensive plan that the Commission had spent awhile working on with changes that were made. Chair Good requested to have a community discussion on some areas of the comprehensive plan.

There was a discussion.

Billy Baca explained that he is planning on putting 25-30 RVs on the lot where the old car wash was. He explained he purchased the lot and has cleaned it up. He explained he owns a RV park in Los Lunas and explained that the city would get Lodgers taxes from this RV park.

Commissioner Henderson asked if there would be long term parking.

Mr. Baca explained there will be that he has contractors that come in a rent the ones in Los Lunas for 6 months.

Mr. Henderson talked about his concern for the long term. He explained that when people come and park for years, they tend to accumulate a lot of stuff.

Mr. Baca explained that there will be a property manager on site.

Commissioner Winters asked about fences around the property.

Mr. Baca stated that he is working on putting a half million dollars on the property and explained that he has already had people reaching out for booking during the ballon fiestas.

Michal Johnson gave a presentation on the Maverick site development. He explained that this site is on the Southeast corner of Highway 47 and Manzano Express Way. He stated that Maverick has built 800 stores in 20 states. He continued with his presentation and explained the lighting and landscaping on the site. He stated they use local themes in the store, and they will employee about 20 employees and explained the benefits that they offer to the employees.

Chair Good asked hoe you would exit to go South.

Mr. Johnson explained that you would exit on Manzano Express way to go south.

Commissioner Henderson asked if there would be fuel.

Mr. Johnson stated that there would be fuel just like any other Maverick. He stated that it will not be a site for semi-trucks

Discussion, Consideration, and Decision – Recommendation and Finding Letter for City Council Regarding Bubbas Buds LLC. application for a Special Use Permit for Cannabis Manufacturing Legal description UPC 100902744740000000. 2295 HIGHWAY 304 Rio Communities, NM 87002

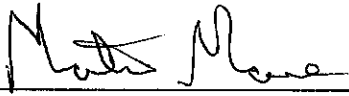
Motion made by Commission Winters to take the Bubbas Buds off the table and add it to an action item. Seconded by Commissioner Henderson. Motion was passed with a 3-0 vote.

Motion made by Commission Winters to approve the findings letter for City Council regarding Bubbas Buds LLC. application for a Special Use Permit for Cannabis Manufacturing. Seconded by Commissioner Henderson. Motion was passed with a 3-0 vote.

Adjourn

Motion made by Commissioner Winters to adjourn. Seconded By Commissioner Henderson. Motion passed at 5:0pm.

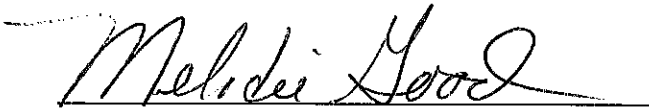
Respectfully submitted,



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

Date: 08/01/24

Approved:


Melodie Good, Chairman
Chad Good, Vice Chairman

Vacant, Secretary


Richard Henderson, Commissioner

Vacant, Commissioner

