



**City of Rio Communities Planning and Zoning Meeting**  
**City Council Chambers - 360 Rio Communities Blvd**  
**Rio Communities, NM 87002**  
**Thursday, May 23, 2024 4:00 PM**  
**Agenda**

*Please silence all electronic devices.*

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**Call to Order**

**Pledge of Allegiance**

**Roll Call**

**Approval of Agenda**

**Approval of Minutes For April 18, 2024**

**Public Comment:** If you wish to speak during the public comment session, the Commission will allow each member of the public three (3) minutes to address the Council. Both the public and Commission will follow rules of decorum. Please state your name and where you live. The public shall direct comments to the Chair. Comment(s) will not be disruptive or derogatory

**Actions Items**

1. **Discussion, Consideration, and Decision – Recommendation to City Council Regarding Applicant Scorpio Farms Special Use Permit**

**General Commission Discussion/Future Agenda Items**

2. **General Discussion**

**Adjourn**

Please join us from the comfort and safety of your own home by entering the following link @  
<https://www.facebook.com/riocommunities>

NOTE: THIS AGENDA IS SUBJECT TO REVISION UP TO 72 HOURS PRIOR TO THE SCHEDULED MEETING DATE AND TIME (NMSA 10-15-1 F). A COPY OF THE AGENDA MAY BE PICKED UP AT CITY HALL, 360 RIO COMMUNITIES BLVD, RIO COMMUNITIES, NM 87002. IF YOU ARE AN INDIVIDUAL WITH A DISABILITY WHO IS IN NEED OF A READER, AMPLIFIER, QUALIFIED SIGN LANGUAGE INTERPRETER OR ANY OTHER FORM OF AUXILIARY AND OR SERVICE TO ATTEND OR PARTICIPATE IN THE MEETING, PLEASE CONTACT THE MUNICIPAL CLERK AT 505-861-6803 AT LEAST ONE WEEK PRIOR TO THE MEETING OR AS SOON AS POSSIBLE.



**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 Randy Van Vleck

**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: \_\_\_\_\_

Approved:

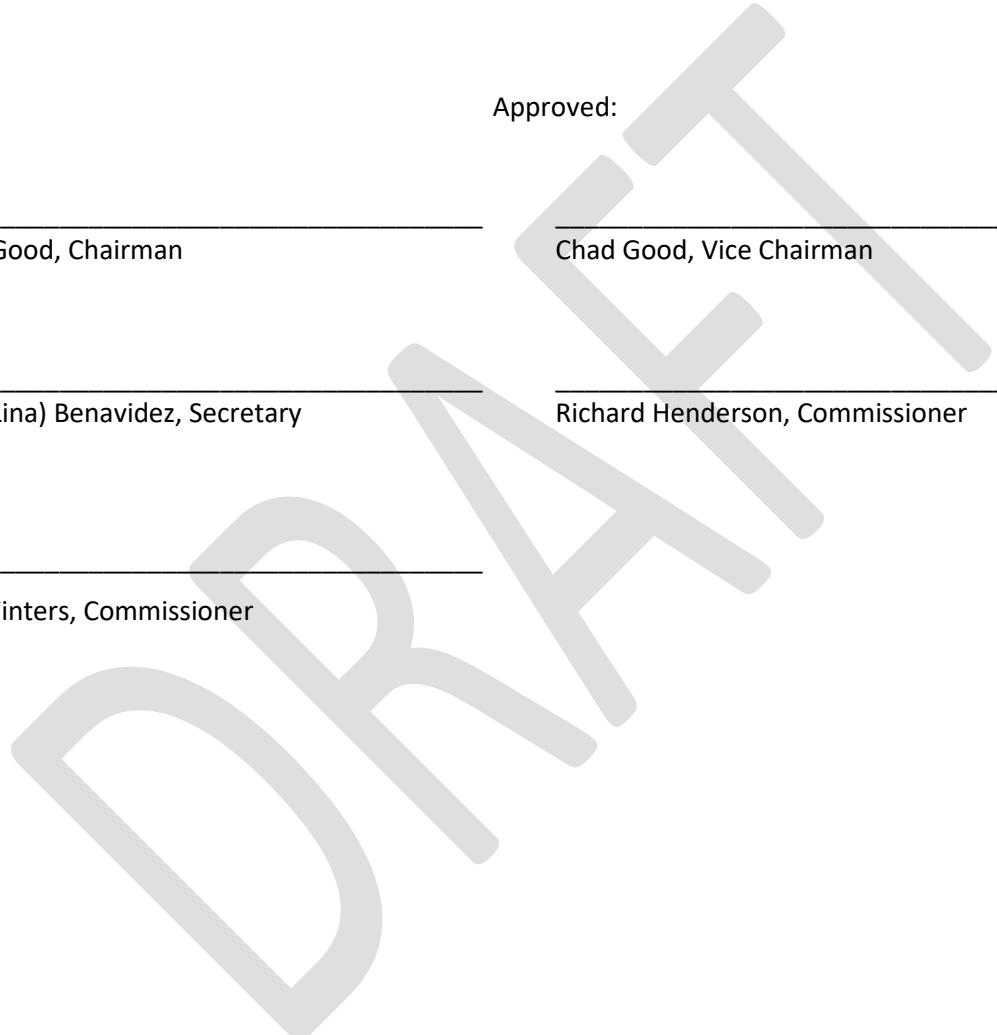
\_\_\_\_\_  
Melodie Good, Chairman

\_\_\_\_\_  
Chad Good, Vice Chairman

\_\_\_\_\_  
Adelina (Lina) Benavidez, Secretary

\_\_\_\_\_  
Richard Henderson, Commissioner

\_\_\_\_\_  
Jimmie Winters, Commissioner





## CITY OF RIO COMMUNITIES

360 Rio Communities Blvd.  
Rio Communities, NM 87002  
505-861-6803  
[www.riocommunities.net](http://www.riocommunities.net)

The City of Rio Communities Planning and Zoning Commission (the Commission hereinafter) met on April 18, 2024, at 4:00pm to hold a Public Forum and consider action on the Application for a Special Use Permit as required by Ordinance 2021-80, an Article Cannabis Regulating, Production, Manufacturing, Retailing and Other Related Activities.

Public Forum was noticed on April 8, 2024, and held on April 18, 2024, pursuant to Zoning Code §4-18-9 at 4:12 pm, and several members of the public spoke at the public forum. Members of the public raised concerns over traffic patterns and congestion in the area. Others expressed support for a local cannabis retailer in the City. The Commission finds that Scorpio Farms, LLC d.b.a. The Den Canna Co. (the Applicant), located on 2350 State Highway 47, is appropriately zoned C-3.

The Commission finds that the Applicant's proposed cannabis retail location is not within three hundred (300) feet of a school or daycare.

The Commission finds that the Applicant's proposed cannabis retail location is not within six hundred (600) feet of another licensed cannabis retail location.

The Commission finds that the Applicant has complied with all requirements of §4-3-8, §4-18-9 and Article 1, Chapter 4 of Ordinance 2021-80.

Therefore, the City of Rio Communities Planning and Zoning Commission hereby recommends the application for a Special Use Permit from Scorpio Farms, LLC be APPROVED pursuant to Chapter 4, Section 3, Subsection 8 of the City of Rio Communities Zoning Code, Ordinance 2023-92.

