

CITY OF AZTEC  
COMMISSION MEETING MINUTES  
June 27, 2017

**I. CALL TO ORDER**

Mayor Burbridge called the Meeting to order at 6:00 pm at the Aztec City Commission Room, City Hall, 201 W. Chaco, Aztec, NM.

**II. INVOCATION**

The Invocation was lead by Commissioner Austin Randall

**III. PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Mayor Pro-Tem Sherri Sipe

**IV. ROLL CALL**

Members Present: Mayor Sally Burbridge; Mayor Pro-Tem Sherri Sipe; Commissioner Austin Randall; Commissioner Sheri Rogers

Members Absent: Commissioner Katee McClure

Others Present: City Manager Joshua Ray; City Attorney Larry Thrower; City Clerk Karla Saylor; Project Manager Ed Kotyk (see attendance sheet)

**V. AGENDA APPROVAL**

MOVED by Mayor Pro-Tem Sipe, SECONDED by Commissioner Rogers to Approve the Agenda Amending Consent Item A Changing to Commission Workshop Minutes & Item B Changing to Commission Meeting Minutes

All Voted Aye; Motion Passed Four to Zero

**VI. PRESENTATION**

Four Corners Economic Development

Four Corners Economic Development Director Warren Unsicker introduced himself to commission and presented them with a power point on Economic Development Brief. The presentation included the following topics:

- Economic Development Trends

- Key Assets
- Overarching Goals
- Strategic Partnerships
- Strategic Targets for Diversification
- Marketing
- Infrastructure

**VI. CITIZEN RECOGNITION**

None

**VII. EMPLOYEE RECOGNITION**

None

**VIII. CONSENT AGENDA**

MOVED by Commissioner Randall, SECONDED by Commissioner Rogers to Approve the Consent Agenda With Amendments to Item A and Item B

- A. Commission Special Workshop Meeting Minutes, June 13, 2017
- B. Commission Special Workshop Meeting Minutes June 13, 2017
- C. Destruction of Utility and Electric Administration Records
- D. Resolution 2017-1051 BLM Water Utility Right of Way Application and Signatory Authority

All Voted Aye: Motion Passed Four-Zero

**IX. ITEMS FROM CONSENT AGENDA**

None

**X. CITIZENS INPUT**

None

**XI. BUSINESS ITEMS**

None

**XII. LAND USE HEARINGS**

Mayor Burbridge opened the Land Use Hearings for A. 2017-056 A Zone Change from C-2 General Commercial and Wholesale District to MH Mobile Home District for 104 Simonds Rd., B. 2017-057 Variance to the Setback Requirements for 104 Simonds Rd., C. 2017-072 A Zone Change From the C-2 General Commercial & Wholesale District to the MH Mobile Home District and D. 2017-073 A Variance to the Dimensional and setback requirements. Mayor Burbridge stated that this hearing would be conducted under Procedures mandated by the New Mexico Court of Appeals in Battershell versus the City of Albuquerque, which were intended to protect the due process rights of our parties. Mayor Burbridge subsequently identified the parties and City Staff. Mayor Burbridge then asked Commission if they would accept the parties and they did. She reviewed the procedures and then asked if any members of the Commission had a conflict of interest, bias, or engaged in ex parte communication, there were none. Mayor Burbridge then swore in the parties and reviewed the Order of Presentation.

A. 2017-056 A Zone Change from C-2 General Commercial and Wholesale District to MH Mobile Home District for 104 Simonds Rd.

Community Development Director Steven Saavadra mentioned that the applicant Pete Blea is asking for a zone change for his residence at 104 Simonds Rd. the current property is C-2 General Commercial & Wholesale District. The request here is to change it to Mobile Home District. Steven mentioned that the property is approximately 0.11 acres. Steven mentioned that on November 8, 2011 Commission approved a special use permit to allow the demolition of a single family dwelling unit which allowed the placement of a two-section manufactured home with three conditions of approval. Without this change the property owner would not be allowed to rebuild if ever destroyed by fire, flood or other causes such as selling or passing the property to another owner due to the current Special Use Permit. The Community Development Department recommends approval of application 2017-056, a request from Pete J. Blea, for a zone change from the C-2 General Commercial & Wholesale District to the MH Mobile Home District, for property located at 104 Simonds Road with the following conditions; An approved variance to the lot size requirements of the MH Mobile Home District and an approved variance to the setback requirements of the MH Mobile Home District.

MOVED by Mayor Pro-Tem Sipe, SECONDED by Commissioner Randall to Approve Application 2017-056 A Zone Change From C-2 General Commercial & Wholesale District To The MH Mobile Home District for Property Located at 104 Simonds Road, Aztec, NM Including Findings of Facts 1-8

A Roll Call Was Taken: Motion Passed Four to Zero

B. Approval of 2017-057 A Variance to The Dimensional and Setback Requirements

This is a variance to accompany zone change application 2017-056. The petitioner is requesting a variance to the required front yard setbacks and rear yard setbacks. This would allow him to have 9.62 foot front and 14.17-foot rear setbacks compatible with the other homes in the neighborhood. Steven mentioned that the Community Development Department recommends approval of application 2017-057 a request from the applicant Pete Blea for a variance to the front and rear yard setbacks and a variance to the lot size for property located at 104 Simonds Rd.

MOVED by Commissioner Rogers, SECONDED by Mayor Pro-Tem Sipe to Approve Application 2017-057 A Request for a Variance To The Dimensional and Setback Requirements For A Residential Property Located at 104 Simonds Road, Aztec, NM Including the Findings of Facts 1-5

A Roll Call Was Taken: Motion Passed Four to Zero

C. 2017-072 A Zone Change from C-2 General Commercial & Wholesale District to the MH Mobile Home District

Steven mentioned that the applicant Venus Properties, LLC Represented by Berry Golberg has requested a zone change from the C-2 General Commercial District to the Mobile Home District. The residential use is on approximately 0.11 acres which is located at 112 Simonds Road. This request is the same as the request on 104 Simonds Rd. which was approved by commission this evening and the same changes will apply. The requested zoning district is compatible with the surrounding neighborhood.

MOVED by Commissioner Randall, SECONDED by Mayor Pro-Tem Sipe to Approve Application 2017-072 A Zone Change From C-2 General Commercial & Wholesale District to The MH Mobile Home District for property located at 112 Simonds Road, Aztec NM Including Findings of Fact 1-7

A Roll Call Was Taken: Motion Passed Four to Zero

D. 2017-073 A Variance To The Dimensional And Setback Requirements

This variance is to accompany zone change application 2017-072. This will allow a variance to the required front yard and rear yard setbacks. The applicant is requesting a variance to allow him to have approximately 12-foot front and 5-foot rear yard setbacks. The property is at 112 Simonds Road. The Community Development Department recommends approval of application 2017-057, a request from Barry Goldberg, for a variance to front and rear yard setbacks and a variance to the lot size for property located at 112 Simonds Road.

MOVED by Mayor Pro-Tem Sipe, SECONDED by Commissioner Rogers to Approve Application 2017-073 A Request for a Variance To The Dimensional And Setback Requirements For A Residential Property Located at 112 Simonds Road, Aztec, NM Including Findings of Facts 1-7

A Roll Call Was Taken: Motion Passed Four to Zero

### **XIII. CITY MANAGER/COMMISSIONERS/ATTORNEY REPORTS**

Mayor Burbridge attended the NMML Policy Committee Meetings and the discussion was on the lawsuit that some Municipalities in NM have against Tax and Revenue Department that's an ongoing concern on NMML perspective. She mentioned that they also had a discussion about looking into the state GRT's and the percentage that is supposed to be coming back to cities.

Mayor Pro-Tem mentioned that she will not be at the first commission meeting in July. She was asked about the O'Rielly Auto Parts business and Josh mentioned that it won't be long before they get started with the building.

Commissioner Rogers mentioned that she will continue attending San Juan County Commission Meetings and continue on the Airport Advisory Board. She mentioned that she attended the Mrs. New Mexico Pageant and Mrs. Ray did a very good job and made 1<sup>st</sup> runner up. She mentioned that she will be out of town for the first commission meeting in July but can be available via electronic or phone.

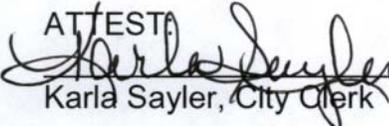
Commissioner Randall mentioned that the streets look very nice with the flags and banners. He also mentioned that the parks look very nice also.

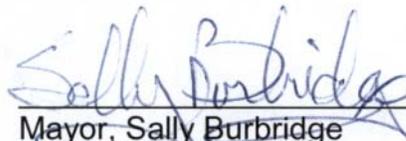
### **XIV. DEPARTMENT REPORTS**

None

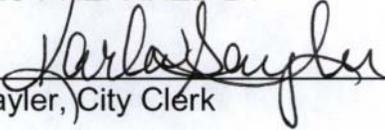
### **XV. ADJOURNMENT**

Moved by Mayor Burbridge, SECONDED by Mayor Pro-Tem Sipe to adjourn the meeting at 7:05 p.m.

ATTEST  
  
Karla Sayler, City Clerk

  
Mayor, Sally Burbridge

MINUTES PREPARED BY

  
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Karla Sayler, City Clerk

