

THIRD DRAFT

Minutes of Board Meeting

Upper Las Colonias Neighborhood Association

June 5, 2018 4:06 PM

Quail Ridge Tennis Facility

Attendance - Present - Eugenia Hauber, Jeff Tetenbaum, Kurt Edelbrock, CJ Johnson, Steve Turner and Mike Tarleton. Jim Turner and John Mahoney were not present.

Members in Attendance – Kent Kobakoff, Gunther Nachtrab, Jon Depew, Sue Huddy, Lise Hicks, Bill and Kit Owen, Kent Hartfield, Dale Christian, Jacque and Buck Oglivie, Chris and Paige Craighead, Margret Chipman, Lou Sturbois, Martha Grossman, James and Will Buechler, Gary and Coleen Ferguson, Leslie Caldwell, Tom Henderson, Dawn Brown, Ron Polichnowski, and Henry Hornberger.

Also, John Halley and Mark Yaravitz representing the Tarleton Project.

1. Treasurer's Report – Kurt indicated the balance of \$688.49 hadn't changed from the previous month. Jeff mentioned payments of \$33, not yet reimbursed, were made to comply with state registration requirements.
2. Minutes of the May 1, 2018 meeting were approved.
3. Jon Depew Retirement Home - Jon introduced himself to the members at the meeting, indicating he will be building his small home on his property located in the Hunter Subdivision. It is at the end of Camino Nopal and borders Ferguson, Witten and Fair properties. Jon does not have an electricity easement but will build no matter what!
4. Kent Kobakoff – Kent provided pictures of 47 vacant business locations in parts of Taos County. The point made was why build more space for businesses in the Tarleton project when so many other businesses have failed. This was his effort alone, not part of the northern neighbors

group. It was suggested, on the other side of the matter, that location can be more critical to business success than having space available elsewhere. The developers believe business can be sustained in this new location.

5. Tarleton Project and Commercial Uses – this meeting’s major project issue was commercial uses, both in the Tarleton Project and in other commercially zoned properties in the neighborhood. To begin discussion, it was indicated that the project will cover 450 acres, of which 250 will remain undeveloped. 30% of the area will be residential. Along 150 and in the commercial areas will be hotels (three story max), restaurants, space for medical offices, assisted living, a. grocery store, etc. It was suggested that we go through uses that the various boards and Joint Working Group determined should not be permitted. In doing so, we went through the matrix and discussed each issue, determining that some should actually be permitted and others confirming that no one wants them. For example, agro industrial, auto repair, auto sales, and service stations, a hospital, mining, and commercial recycling would not be permitted. A lot depends on the definitions, size and location of what may or may not be allowed. If there is a question about a certain use, it was determined that instead of a straight yes or no there could/would be a SUP required that would determine the answer based on size, hours of operation, connection to another allowed business and other factors related to and limiting the business.

Mark asked for a show of hands regarding a gas station and there was near unanimous opposition. No one would admit that an adult book store would be appropriate! We also determined that additional clarification in the LUR’s was necessary regarding definitions of these commercial uses listed therein. Until that happens, it will be less than clear what may find its way into the neighborhood.

6. Sewer Plant – The developers have agreed that it would be feasible to move the sewer plant’s location from the southern location to next to the Tarleton hay barn, just off of Valencia Road.
7. Next meeting is scheduled for July 10, 2018.
8. Meeting was adjourned at 5:52PM