

Minutes of Board Meeting

Upper Las Colonias Neighborhood Association

July 14, 2015 4:00PM

Quail Ridge Tennis Facility

Attendance - Present - Eugenia Hauber, Jeff Tetenbaum, Mike Tarleton, Steve Turner, Kurt Edelbrock John Mahoney and CJ Johnson.

Also in attendance – for all or part of the meeting – Mark Yaravitz, Lou Sturbois, Lynn Jones, Gunther Nachtrab, Ellen Hamill, Markeeta Brown, Joel and Laurie Korngut, Marian Summers, Jorge and Cindy Gonzalez, Honore Maloney, Katie Spiers, Dave Darus, Julia Metcalf, George Bostian, and Lorence Bravenec. Oliver Knight and Christy Wang also were present to discuss their plans for their business on Mike Tarleton’s 100+ acre CE-1 property.

1. Minutes of the April 7th, 2015 meeting were approved.
2. Treasurer’s Report. John indicated the balance in the account was \$891.38.
3. LUR Amendments – We had hoped Tom Blankenhorn would attend but the airport hearing apparently ran late and he couldn’t make it. Eugenia and Mike described some of the amendments to LUR 2014-1 being considered by the county. Permit notification may be set at 1,000 feet rather than 500 feet. This would increase the number of possible parties that would be able to have a say in new projects. Accessory structures coverage is also under consideration for amendment. Residential setbacks from acequias had been set at 85 feet but may be changed to reflect the individual acequia bylaws, which vary and are much shorter distances.
4. KTAO Summer 2015 Concerts. Dave and Katie attended the meeting. The most recent concert was well within the agreed db residential limits. The next concert will be indoors although originally scheduled outdoors. Dave indicated the switch was made to try to avoid the complaint of one resident who wrote inconsiderate, uninformed and disrespectful emails over the past few days concerning that last concert. The resident did not follow the directions laid out for complaining about concert noise. He didn’t call either of the numbers given all residents for just that purpose and then decided that he would blame or inappropriately criticize others for his own failings. The Board appreciates the efforts KTAO is making to limit sound to the residential neighborhood. We will again send out a letter to our email list with the appropriate phone numbers and will advise that KTAO representatives will come out to the residences to measure the db level to see if it is within the appropriate limits.
5. Overlay – Lou Sturbois gave a status update on the progress being made. Since our last meeting the county has issued a new template and list of possible uses and provided new definitions for the LUR. However, the new definitions do not match up with the permitted uses in all cases. The JWG provided a letter to county planning prior to the board meeting listing 10 items that needed clarification. The letter

indicated uses that still didn't have definitions and definitions that didn't have uses!! We have yet to hear back from the county. The other surrounding neighborhoods also will be looking at the uses and definitions and after their review, they will most likely meet with the JWG. It appears that the neighborhood associations will have to pay for the snail mail to residents to advise of upcoming meetings with county commissions.

6. Speed Limits on 150 (Ski Valley Road) – There has been some correspondence and possibly some activity on the request to limit the speed to 45 in the 55 mph zone and to extend the double passing line as set forth in the board resolution. Nothing more is known at this time.

7. Mike Tarleton 100+ acre CE-1 property – Current plans call for selling 4 properties, 2+ acres each, along 150 from the corner of Gavilan going north. The first property to be developed on Tarleton's property, as it was explained at the meeting, would be High Desert Spirits, a distillery and tasting room. Oliver Knight and Christy Wang are the proprietors and they gave the board and other attendees a description of what they would like to do and how they would like to do it. They would make and sell bourbon, whisky and gin and possibly other spirits using locally grown products and would eventually employ as many as 12. If there was anyone that was initially not in favor of the project, it wasn't evident. The plaza design remains the goal for the large property. However, the LURs do not permit contiguous building with different owners. This is contrary to the plaza design that the overlay would like to adopt. Mike is working with Mark Yaravitz to see what can be done. They will meet with the JWG to see whether the overlay could be adjusted to allow for contiguous building with individual owners. The current LUR does not permit this because of setback rules. These four properties, although not part of the plaza, need to be sold to be able to build the Waste Water Treatment Plant that would be required and to put in roads and utilities.

8. Meeting adjourned at 5:40PM. Next meetings scheduled for August 4th and September 1st.