

FIRST DRAFT

Minutes of Board Meeting

Upper Las Colonias Neighborhood Association

August 7, 2018 4:04 PM

Quail Ridge Tennis Facility

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

Members in Attendance – Kent Kobakoff, Bill Owen, Margret Chipman, Martha Grossman, Honore Maloney, Allen Ferguson, Carol Polichnowski, Susie Martin, Tim Seay, Phil Caston, Phyllis Wilson, Sarah Riddick, Lisa Tudor and David Buck.

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

1. Treasurer's Report – John indicated the balance of \$654.84, a decrease of \$33.75 reimbursed to Jeff for payment of state registration fees.
2. Minutes of the July 10, 2018 meeting were approved.
3. ACE Hardware – Alex Abeyta, civil engineer for the project, once again reviewed the status of the project at the meeting. The county asked ACE to get a reaffirmation of their previously granted No Objection Letter from ULCNA since it had been about 8 months from the prior approval. The board again reviewed the plans, which had not materially changed, and provided the owner, Mr. Dennis Coca with a letter indicating same. Their plan is to present to the Planning Commission in September and to the Commissioners in either October or November. If the LUR is approved, if weather permits and pipeline water is available, they'll break ground in November. The project is expected to cost \$5 million.
4. KTAO – Kurt summarized what transpired with regard to the festival weekend concerts. On both Friday and Saturday nights, bands played later than 11:30PM, which exceeded the time limit approved in KTAO's

permit. As a result of telephone and email complaints, the Planning Department reviewed the circumstances and revoked KTAO's outdoor concert permit for the rest of the season. Mark Yaravitz, agent for KTAO, related that Dave Daris apologizes and accepts responsibility for the mistakes made. Remaining concerts this season will be indoors.

5. Distillery – Additional questioning about the well drilled. The board's recollection is that one well was approved by the Planning Commission. Oliver Knight previously had confirmed the state approved the permit to drill.
6. Kurt mentioned he had spoken with Edward and that the planning department stated that Commercial or Highway Corridor was not being considered at this time for 150. Our neighborhood zone proposal will be submitted to planning once the LUR amendments are approved by the county.
7. Tarleton Project – The PUD provisions will be included in the amended LUR. It is a flexible plan and can eventually be amended. Also discussed was a bit of history regarding the property and the zoning changes as a result of the 2003 overlay. The developers are finishing their plan but have one major issue remaining to be resolved, i.e. the entrance on Cielo or to close off Cielo (as will be done with Gavilan) and create a separate entrance a couple of hundred feet to the south of Cielo. Mark indicated the county would possibly benefit to the tune of a half million in tax revenue from the hotels on the property.
8. Next meeting is scheduled for September 11, 2018.
9. Meeting was adjourned at 5:45PM