

## Minutes of Board Meeting

Upper Las Colonias Neighborhood Association

September 8, 2015 4:00PM

Quail Ridge Tennis Facility

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

Also in attendance – for all or part of the meeting – Mike and Judy Hoyt, Brenda Clark, John and Honore Mahoney, Mark Yaravitz, and Ellen Hoffman.

1. Minutes of the July 14th, 2015 meeting were approved.
2. Treasurer's Report. John indicated the balance in the account was \$891.38.
3. Overlay – Discussion on notification with respect to administrative and special use permitting as the county regs are somewhat ambiguous. The county had issued a new template and list of possible uses and provided new definitions for the LUR prior to our last meeting. 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.
4. 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. 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. The possibility of a planned unit development was discussed. Mike asked about the possibility of a gas station on the property, possibly as part of bringing in a supermarket. Also, a hotel would likely be the first major project to be undertaken, after the distillery. 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. Next meetings scheduled for October 6<sup>th</sup>.