

SECOND DRAFT
Minutes of Board Meeting
Upper Las Colonias Neighborhood Association
July 7, 2020 4:05 PM
Zoom at Residences

Board Attendance - Present - Jeff Tetenbaum, Kurt Edelbrock, Steve Turner, Eugenia Hauber, Mike Tarleton, John Halley, David Nielson, Kent Kobakoff, Jim Turner and Ron Polichnowski. John Mahoney was not in attendance. In addition, AnJanette Brush, our newly elected County Commissioner who will take office in June of next year.

1. Treasurer's Report – Was not given.
2. Minutes from the May Zoom Board meeting were approved.
3. Juliana Martin Project - Over the past two weeks we received a request for a No Objection Letter for a house to be built on Nopal. The plans forwarded have been sketchy and the height seems to be above the neighborhood's limits. John will call Edward to try to clarify. Steve will write to the owner and builder and make them aware of the limit per our 2003-1 Ordinance.
4. Our meeting's purpose was to meet AnJanette Brush and introduce her to the board. AnJanette told us how she arrived in town, what she does for a living and how she got involved in politics. She mentioned that she is looking forward to be a part of a Commission with a majority of women. In addition, we introduced her to the matters before the association listed below:
 - A. Zoning Application – Kurt asked Jeff to provide an update on the Zoning Application. Jeff gave a bit of the history of the association and a time line of the overlay and matrix, leading up to the current status, Eugenia and Kurt also provided input. We mentioned that we are in the dark as to what changes, if any, the county Planning Department has made to our submission. We understand that we may not be able to see what the Planning Department intends to present to the Planning Commission until it is formally scheduled on the agenda for a Planning and Zoning Commission meeting and provided by the Planning Department for review and comment in advance of the meeting.
 - B. TREV Project – Kurt asked John and Mike to update on the PUD.

Mike began by talking about the Tarleton family's original acquisition of the property in the 1930's for a combination of ranching and development, his family's original establishment of the Tarleton Ranch for cattle and agriculture production, the 1960's establishment of the Del Norte Subdivision and the development intentions of the Family Partnership established for family's current generation. Mike kept speaking but his Internet was having problems and his voice was cutting out.

John picked up the conversation sharing how he got involved in the Tarleton project and a brief overview the TREV project's primary features. John was originally introduced to the Tarleton property as a candidate site for creating a community project that includes work force housing and localized food production for Taos and Taos Ski Valley. He shared how TREV has been master planned as a pedestrian oriented mixed-use community with a variety of residential and commercial development clustered around an eco-farm park, preserving the property's agricultural bottom land for community recreation and year-round permaculture based food production.

John explained how the TREV master plan has been carefully created to comply with the Tarleton property's existing zoning in a manner that also includes significant compromise use adjustments where the Tarleton property adjoins and/or potentially impacts existing residential home properties.

The project's commercial village center features were introduced that include a variety of retail, office, hotel, grocery, restaurant, medical, eldercare, live/work and work force housing uses. Proposed project also includes a site to be donated for a new centrally located ULCN fire house.

John shared how the proposed TREV project includes an integrated full spectrum of residential uses within each of the project's residential clusters, from affordable housing through a variety of mid-range home solutions to high-end homes. John also shared how the TREV developer has met with Homewise about prospect of developing 10% of TREV homes with a Homewise development and purchase program for affordable housing and financing that Homewise has successfully provided for many years in Santa Fe and Albuquerque.

AnJanette mentioned she was very interested in affordable and mid-range housing and asked about what, if any, adjustments are being considered because of the virus.

John responded by offering that the time tested mixed-use farm based community planning concepts used for creating the TREV master plan provide built-in sustainability and resilience that our community needs when challenged with issues like the virus. John also spoke about how this kind of project is developed sequentially in phases and typically takes many years to complete. Future phase areas remain untouched until that phase is initiated, providing an opportunity for future phase adjustments if needed.

John offered and AnJanette accepted a tour of the property and a detailed review of the plans.

C. ACE Hardware – Kurt spoke about the ongoing construction. The basement is under construction and ACE is doing the construction in house as apparently the financing arrangement for total construction was unsatisfactory.

D. Taos Wellness – Kurt mentioned that the purchase is intended to close in September. They intend to redo the clubhouse and entry area in front of the clubhouse in the first phase. Second and third phases will be deferred for a couple of years. They have a Planning Commission hearing scheduled for July 20th.

E. Distillery – Although the well has been drilled and power hooked up, no one knows the status of the project.

5. Our next meeting is scheduled for August 4th. Kurt requested comments on whether to open the meeting to all members or to keep it just for board members. He asked that we chime in within the next couple of weeks.

6. Meeting Adjourned at 5:22PM