

## FINAL DRAFT

Minutes of November 28th Board Meeting  
Upper Las Colonias Neighborhood Association  
November 28, 2023 4:11PM  
Quail Ridge Tennis Facility and Zoom

Board Attendance - Present - Kurt Edelbrock, Eugenia Hauber, Cardinal Rieger, Jeff Tetenbaum, John Halley, Kent Kobakoff. Phil Caston, and David Nielson. Absent – Mike Tarleton, Steve Turner and Jonathan Stuart On ZOOM – John Red Horse

Members Present – Henry Hornberger, Mike and Charlotte Wylie, Sue Huddy, Lou and Bambi Sturbois, Kay McNair, Dee and Bill Murray, Gary and Coleen Ferguson, Honore Maloney, Joan Vandenbos and James Fell

Members On Zoom – Participating either for part or the entire call- Dianne McKenzie, Amy and Brent Corbett, Brianna Muller, Caroline Hornberger, George Schaub, Ken Littlejohn, Lisa's Ipad, Roger Pattison, Sandy Edmondson, Sharon Hobbs, Tom Ottinger, Zachary Lowe and Charlie Schmidt.

Kurt indicated this was not a regularly scheduled board meeting but is solely to go over the status of ULCNA review of the Tarleton Ranch Eco-Village PUD (TREV) project submittal documents and for the Board to indicate its position with respect to the TREV project. Three poster boards lined the walls of the room and members were encouraged to view them and ask questions for clarification.

Phil, as Chair of the Development Standards Advisory Board (DSAB), had reviewed the TREV project submittal documents prior to the meeting. At the meeting, he summarized his findings indicating the project was similar in many respects to a small municipality and that the project conforms to the architectural standards, building height, setbacks and other requirements set forth in the Taos County Ordinances (ULCNA Ordinance 2003-1, Subdivision Ordinance 2005-8 and 2018-2 Land Use Regulations).

The remainder of the meeting was opened to questions and discussion of substance and procedure and then to the development of a letter from the board to be forwarded to the county.

Zoning -John Halley responded to questions regarding the proposed TREV project and offered clarifications about how it complies with ULCNA zoning requirements for view shed sight lines, setbacks, open space and includes less development than Taos County allows. He also clarified that some of the project site's commercially zoned area would be down zoned to residential use.

Flood Zone - discussion of the flood zone that runs through the property followed.

John clarified that about 43 acres of TREV's 185 acre Eco-Farm Park is located within a FEMA designated flood zone and such flood plain areas are very appropriate to include as part of the project's code compliant open space. John also clarified that even if the flood plain area was not included as part of TREV's open space, TREV still provides 43% of its site (142 acres) for the project's open space park, substantially more than Taos County's 25% open space requirement.

Lots – the 331 acre TREV project site includes 335 residential lots, 78 commercial lots and a 185 acre Eco-Farm Park for the community agriculture, recreation and wildlife habitat restoration uses (as shown on the submittal's site plan). 102 acres of the project site is zoned for commercial use, 24 acres of which TREV proposes to down zone for residential use to make TREV's commercial area edge development more compatible with existing homes located on adjoining property.

Housing – 10% of TREV's proposed housing is designated as affordable (also referenced as work force housing) and is based on county's suggestion, speculated with prices of \$150,000 - \$315,000 that are considered affordable.

Environmental – The Taos County Soil and Water District (TCSWD) provides local environmental review of all development project proposals in Taos County. After a comprehensive review of the TREV submittal documents and requested supplement, TCSWD awarded the Tarleton Ranch Eco Village project with their 2023 conservation development planning award in recognition of the project's "contribution towards low impact and sustainable development in Taos County", and did not require an environmental study.

Letter – lengthy discussion of how to prepare the letter to the county concluded the meeting. Terrific participation and suggestions from all members present. After a straw poll, it was decided not to send our typical No Objection Letter since there are a number of substantive objections even though there are no objections regarding the procedural requirements. David provided the first draft and then a number of suggestions were incorporated into the next draft which follows below:

"The Upper Las Colonias Neighborhood Association is submitting this letter to the County Planning Department to indicate that Phil Caston, the chair of the Development Standards Advisory Board of ULCNA, has reviewed the Tarleton Ranch Eco-Village Planned Unit Development submittal documents which detail the project. The Board believes the TREV project is in compliance with ULCNA's land use requirements. **This letter reflects, to the best of our knowledge, our belief of compliance with ULCNA's requirements and zoning – nothing more**".

Meeting was adjourned at 6:03PM. Next regular meeting is scheduled for January 9th.

The letter was redrafted over the next few days after the meeting and is included

below:

Upper Las Colonias Neighborhood Association  
Taos, New Mexico  
Development Standards Advisory Board

TO: Taos County Planning & Zoning Department  
105 Albright Street, Taos, NM 87571

December 5, 2023

Re: Tarleton Ranch Eco Village (TREV)

We have received a request from the Taos County Planning Department to issue a letter on our position regarding the Tarleton Ranch Eco Village Planned Unit Development. At a special members meeting held on November 28, 2023, this matter was discussed in detail over a two hour period. John Halley, ULCNA Board member, TREV master planner and spokesman at the meeting for the TREV project, was there to provide project clarifications and to answer questions from the members and the Board.

Phil Caston, the ULCNA Board Vice President, the chair of the Development Standards Advisory Board and a Residential Certified Appraiser with many years of experience in Taos County had made a detailed study of the TREV proposal and whether it complied with Taos County Ordinances 2003-1, 2005-8 and LUR 2018-2. It was his professional opinion that the PUD proposal for TREV complied with our zoning. Our development standards were maintained around all of TREV's perimeters within the ULC neighborhood, and additionally within TREV where appropriate.

Given that TREV is a very large project and one which will engender much discussion among our membership, the ULCNA Board is not prepared at this time to issue a No Objection Letter (or to issue a Letter of Objection) for TREV as a whole development. But having said that, the Board believes to the best of its knowledge that TREV is in compliance with ULCNA's land use requirements and zoning. **This is neither an endorsement (no objection) of TREV nor an objection to it. That must come later after more reflection, discussion, membership participation and Planning Commission input.**

ULCNA, Kurt Edelbrock, President (770-0333)

Cc: Phil Caston  
Jeff Tetenbaum  
John Halley  
Mike Tarleton