

FIRST DRAFT

Minutes of Board Meeting

Upper Las Colonias Neighborhood Association

April 11, 2017 4:00PM

Quail Ridge Tennis Facility

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

Also in attendance – Gary Vest and John Batson.

1. Minutes of the March 7, 2017 meeting were approved.

2. Treasurer's Report. Kurt stated the balance hadn't changed from the prior month at which time the balance was \$814.61. Kurt indicated that there is no need to add to the balance now but depending on county notice requirements on the Overlay, there may be a need for additional funding at that time.

3. Overlay – On April 5th, the board met with Susan Baker, County Attorney. Eugenia, Kurt and Jeff gave her a tour of the neighborhood prior to the meeting, which was also attended by Tom Blankenhorn, Gary Ferguson and Lou Sturbois. It was mainly to introduce her to the neighborhood and the board and to explain to her what has transpired over the past 5 and 14 years regarding the overlay. We felt that we made a good start and agreed to meet once again in May and then possibly have a study session with the Planning Commission. At this board meeting, we reviewed the April 5th meeting while mentioning some concerns to be addressed in a subsequent get together. The major areas of concern relate to what we thought were Administrative Permitting (A) and Special Use Permitting (S). Tom indicated that A now means allowed, which appears to be a change in the regulations. This is a concern if ULCNA has no say. This needs to be clarified. Also, the question of up zoning along 150. This was not discussed on April 5th. The meaning of "taking" was also discussed briefly. Eugenia will be drafting a letter to go to Susan, asking for clarification as well as trying to set up our next session. The board will need to meet again to reestablish Special Use Permit requirements in the overlay if it is determined that A means allowed and the association has no say.

4. Tarleton Property – Mike stated that he was going ahead with a Mixed Use Development in advance of the county changing regulations to include a PUD. The PUD should match up with Mike's plans. No one knows when the regs will be amended.

5. ACE Property on 150 – Mike indicated that his understanding is that ACE will be constructing a facility that is similar to their store on the south end of town, including a garden center. The board has not yet heard anything from Planning on this matter.

6. Randall's – Randall's has taken over Chamisa Feed on a leased basis, with the possibility of purchasing the property at a later date. They would like to have a second entrance on the north end of the property to better allow for large trucks to enter the yard. It is our understanding that the State Highway Department must approve. There are no plans to build any other structures on the property at this time.

7. KTAO Summer Concerts – Prior to the meeting, the Permit Application was reviewed and we provided comments to Planning. We objected to Sunday-Thursday concerts ending at 11PM requesting they end at 10:30PM. Our objection was denied. The stage is supposed to face south and the db level should be kept at 55 at residential property lines. We discussed whether the 5-year application was approved and there was some confusion on that point.

8. Distillery – Mike indicated that construction will commence once the permit to Distill is obtained.

6. Meeting was adjourned. Next meeting is tentatively set for Tuesday, May 9th.