

FINAL DRAFT

Minutes of the January 2024 Board Meeting

Upper Las Colonias Neighborhood Association

February 6, 2024, 4:04 PM

Quail Ridge Tennis Facility and Zoom at Residences

Board Attendance - Present - Kurt Edelbrock, Eugenia Hauber, Jeff Tetenbaum, Mike Tarleton, John Halley, John Red Horse, Kent Kobakoff, David Nielson and Phil Caston.

On ZOOM -Cardinal Rieger and Jonathan Stuart. Absent – Steve Turner

Members Present – Gary and Coleen Ferguson, Sue Huddy, Gene Imbro, Jim Fell, Gary Vest, Honore Maloney, Jack Jacobs, Robert Zani, MaryAnn Morrissey, Linda Fair, Debra Phillips, Abeille (Abay) Kaelin, Tobin and Kathy Clark, Eleanor Walther, Ellen Hamil, Sandy and Suzie Schwartz, Martha Grossman, Kay Wheatly, and Jim Asperger.

Members On Zoom – Dianne McKenzie Host and George Schaub, Ken Littlejohn, Roger Pattison, June Ramos, Kevin Wood, Nicole Katzman, Sharon Hobbs, 6363462200, and Henry Hornberger.

1. Treasurer's Report – David Nielson indicated current balance increased to \$1,553.58 with the addition of a \$300 donation.

2. Minutes from the January 9th, 2024 meeting were approved.

3. Kurt opened by mentioning the Upper and Lower Manuel Andres Trujillo Ditch, which was included on the agenda. He indicated that a letter was drafted by officials of the Ditch listing concerns with the TREV project. The letter is not an indication of disapproval, just a listing of items to discuss and to try to mitigate the project's effects on the acequias. The notice was posted at the County offices, the El Prado Post Office and along the TREV property facing Hi-Way 150. It is not a ULCNA matter.

Hearing – information regarding the 10 AM hearing on February 15th was mentioned. The notice was published in the Taos News. Residences within 1000 feet of the property received notices. The general notice was sent out by ULCNA to all owners with an email address. At the hearing, the county Planning Department (PD) will present the matter to the Planning

Commissioners. Mark Yaravitz, representing the TREV project, will provide comments. John Halley may also speak. It is expected that members within 1000 feet will each be allowed 5 minutes to provide additional comments. We are awaiting clarification on who else will be permitted to comment. Audio may not be available. Mike will provide equipment if the county is unable to have their system running.

Kurt then summarized items discussed with the Planning Department in a meeting on January 18th:

Cannabis – Two proposals - Taos Mountain Grown and HDG Properties (Hector Gonzales) at AmeriGas – Neither has presented a complete application to the PD. The association will not issue comment letters until the PD has reviewed their applications. Other items – Although covering over fencing is required to hide the growing plants, it need not be black. Both properties want to sell on-site – Special Use Permits will be required.

RV Park – A local real estate agent inquired about the possibility of having an RV Park on Bob Draper’s property on 150. At this point, it is just an inquiry. Nothing has been presented to the PD. On the 18th, planning indicated that RV Parks are not prohibited.

Zoning – Kurt wallpapered the room with paper reflecting the zoning proposal before the county. He and David suggested the members of the board (new members who were not involved at the time in zoning discussions and meetings) and the membership become familiar with the county and the association’s zoning positions. As our agendas in the last few meetings have shown, there are numerous proposals now being considered in Taos and with Taos being a fast growth location, more to come. John H mentioned the PD’s rewrite has so far accepted our detail of land uses but has changed most of our requirements for special use permits to administrative permits. At our meeting with planning Andy Jones indicated zoning is not a high priority at this time. We are good with that.

Gas Station – George Bostian’s property is zoned full commercial. At our meeting with the PD, we indicated we weren’t particularly in favor of the project. However, if it was going to happen, we wanted to mitigate the impact on the neighborhood. At the 18th and this meeting, discussion centered on the mostly negative impact the station would bring to the neighborhood, especially to those residences on West and Pueblo Roads.

View sheds, lighting, decibel level sound, elk herds, Indian burial grounds, vagrancy were all noted. Prior to the board meeting, we received seven letters from property owners expressing concerns. We suggested that letters sent to the association and others that may be written be copied and sent to the county PD. A motion was made to get ahead of the issue by the association issuing a letter to the county, (together with the letters received) indicating our opposition to the station. Motion passed 6 for 2 against. This would be written documentation of what are concerns are and to reaffirm our comments noted at our meeting with the PD on the 18th.

11. The meeting was adjourned at 6:00 PM. The next meeting is scheduled for March 5th.