

Opinions of Members & in regard to their reason for “Support” or “No Support “of the TREV (as of 10/21/18)

Dear ULCNA Board of Directors,

Both Cheri and I have reviewed the two plans for zoning (Tarleton and Ace Hardware) which are on display at Quail Ridge. We have the following comments and concerns:

First, we have no concerns with the Ace plot plan and renderings. It is located in an area which has been a commercial area and the proposed plan seems to fit well into that area of our neighborhood.

Second, we do have serious concerns and comments about the Tarleton proposal. The commercial area near highway NM150 should not affect us, personally, much as the traffic will enter off of NM 150 and that area is relatively remote from us. One concern would be the strict adherence to height restrictions. Our views are important to us and we are adamant about a clear line of sight which we will be guaranteed with the present height restrictions. We are aware of the possible changes to the height restrictions in Town of Taos and, as such, are concerned about any changes either now or later.

- The site plan includes working and living units. This changes the complexion of the neighborhood which is characterized by single family residential housing on generously sized lots. We specifically purchased in this neighborhood because of the restrictions offered in order to keep the character of the community as it is. To change the adjacent zoning to a much "looser" standard will have the effect of depreciating the value of our collective properties. This tighter standard was promulgated by the Tarleton family.
- We can see their support both by their subdivision rules in our neighborhood which they wrote and by the language in our deed which restricts the number of structures which may be established on our 6.6 acres. That restriction date back to the 1970's and the subdivision restriction date from the 1980's. In other words, the petitioners established our neighborhood zoning rules before their was any talk of any zoning in Taos County. They now wish to change the density requirements which they themselves set before they sold us land. Now, they wish to change that standard.
- When the standard was set, the Tarleton's had only themselves to please and they valued open spaces and low density housing. All of the rest of us bought into that program and spent considerable sums of money thinking that we had an agreeable neighborhood with de-facto zoning.
- Our own property is presently zoned "agricultural". This zoning, which is an extension of the agricultural zoning of the remaining Tarleton property is important for property tax purposes. A zoning change on the property adjacent to our 6.6 acres would likely have an unpleasant effect on our taxes. We oppose that type of change.
- Our driveway from Upper Las Colonias Road is on a deeded easement. In the proposed zoning change this legal right is erased with a new driveway being shown into our property. The history of this driveway/easement is that when we were thinking about building our present home, I asked Michael Tarleton if we could come into the property from a different direction. That request was denied and we sited the house to be served by a driveway as it is today. On the site plan, our driveway is a running path. That's ok but it will also be a driveway and that will cause attendant problems with joint use.

- The proposed "live/work" zoning right next to one acre or several acre residential lots is too extreme a transition. This, in effect, places a commercial zoning immediately adjacent to large lot residential. The transition is too extreme.
- The high density zoning along the Valencia Road ridge is a different kind of a problem. Due to the height of the ridge plus the addition of multistory buildings will possibly block the view of the western mountains including Tres Piedras peaks and San Antonio mountain.
- The possible reliance on the El Prado Water Company to take care of the water and sanitary sewer need of the large influx of new residents and a possible new hotel facility is inadequate. As reported in the local press, this tiny utility has problems with virtually any capital expenditures. Now, we are to believe that it can build a sewer plant and finance both a collection and distribution network. This lacks financial credibility. At worst, the stream at the bottom of the ridge could easily be overcome with human waste in the event of a malfunction. The exchange of service for the Tarleton water-rights might be attractive to the utility but the utility's long term financial viability and safety should be our concern.

We believe that a much more open and in depth dialogue must take place in an atmosphere of mutual respect before this much flawed plan can be foisted upon us. We have a case here where a deep and considerate discussion between the parties beforehand might have led to a functional and acceptable agreement on zoning. This intensely unacceptable plan needs to be denied.

Cheri and Stephen Fletcher
157 Upper Las Colonias Road

On Jan 8, 2018, at 8:20 AM, William Ogilvie <buck.ogilvie@me.com> wrote:

Jeff, my wife and I own the home at 42 Mirlo, one lot away from the potential development on the Tarlton property. Development is probably inevitable, but having access off Gavilan is NOT!

As more and more development will probably occur on that tract over the next years, the traffic on Gavilan will increase. The entrance to this property SHOULD BE on Hwy 150. I cannot understand why the developer does not have an access road to the property off Hwy 150, thru the center of the property???? That would dramatically reduce the impact on our subdivision.

William Ogilvie

On Jan 8, 2018, at 8:20 AM, Emmett Sole <emmettsole@gmail.com> wrote:

Dear Jeff ~

My wife, Annette, and I have owned the home at 36 Mirlo for almost 20 years and enjoy Taos very much. Annette's sister, Jacque, and her husband Buck Ogilvie own the home next door and have for 15 years or so. As I have expressed before, we are all very concerned about this development and that it will change the character of the Del Norte Subdivision neighborhood. Most importantly, however, we are concerned about the entrance (on Gavilan, not Hwy. 150) to the distillery, which is planned apparently for the corner of Gavilan and Hwy. 150. The entrance should be on Hwy. 150, NOT on Gavilan. Please make sure our concerns are relayed to the ULCNA Board, the developer and Taos County Zoning Commission representatives. Thanks for your help and all the good work you do for "the neighborhood".

On Jan 8, 2018, at 8:20 AM, Emmett Sole <emmettsole@gmail.com> wrote:

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Emmett

From: martha grossman <marthagrossman@q.com>

Thanks, Jeff, for the notice of this meeting. I wish I could come but have a meeting from 4:30 to 5:30 that same afternoon. I'll come by the Quail Ridge on my way home in case the meeting is still happening. Please let me know that you have received this e-mail.

I did want to respond to the question about the Tarleton Project though and I hope you can share this with the Board members and possibly mention it at the meeting.

Regarding the proposed Tarleton Project, I have the following reactions.

I am strongly opposed to the location of the water treatment plant bordering properties along Nacoma Road. Such a facility will have a huge negative impact upon our neighborhood as well as the environment. Letters written on this issue by George Schaub and Veronica Parker give many reasons why this is an enormous threat to those of us who live along Nacoma Road. I am in complete agreement with those letters. It is hard for me to even believe that this location was ever proposed in the first place. The effect upon property values in our community could be devastating. There are other solutions for water treatment available. The choice of a plant bordering Nacoma Road properties is patently horrifying. I entreat the ULCNA Board to make a strong protest against the location of the sewage plant as proposed.

Thank you,
Martha Grossman

The Tarleton-Gaia proposal

by

Robert M. Fitch

I am a resident of the Upper Las Colonias neighborhood, and enjoy an almost unobstructed view of the mountains.

I love living here.

I was on the planning and zoning board of a Connecticut town for several years, and came to appreciate the benefits of long range town planning. Much better than ad hoc unplanned growth. So in principle I support the ideas proposed here.

The Devil, of course, is in the details. We can quibble about the details in due course.

The Tarleton Gaia Master Plan assumes a large influx of people over the next few decades. But so far there's been essentially no growth since the great recession of 1980.

But first, let's take stock of what we have:

What we have now is easily seen by walking the roads just north of here. You see quiet neighborhoods with truly beautiful homes, most with delightful landscaping, thanks in no small part to the covenants imposed by the Tarleton family on the original lots.

Just south of them – here – are the Quail Ridge condominiums of fine design by an internationally famous architect, Antoine Predoc.

So, can what we have serve as a model for what is planned?

Firstly, I support long range planning, and I believe we have here the possibility of a good plan.

But we must ensure that the QUALITY is at least as good as what we already have. Multi-family units could be as fine as those designed by Predoc, or they could be cracker boxes. So it will be important that our neighborhood association keeps a keen eye on this as it develops over future years. Ideally, it could be a model for the country.

I'm not encouraged, however, that the very first project for this grand endeavor is a distillery!

From: Bill DeBoer <billdeboer21@gmail.com>

Hi Jeff,

My name is Bill DeBoer, address 13 Codorniz, neighbor to John Mahoney. My wife Pam and I plan to attend the meeting **today**. Although I have talked with John about the Tarlton project, there is much I don't know, my own fault.

Below are some of my questions. I understand these may not be appropriate for your meeting **today** but answers to these will help me better understand the Status of the project. If not **today** then perhaps another time.

In general, I'm not in favor of any project that disrupts my view, day or night and the peace and quiet we enjoy in the neighborhood. That being said, I spent 30 years working as a real estate developer around the country so I understand that part of the equation as well.

The truth is I don't understand the Architectural Standards and other requirements Tarlton would be held to, well enough, and am not privy to any timing details to have a super strong opinion about the project. I question the demand for the whole thing but, we'll see.

Tarlton Project

1. Does Tarlton own all the property in the project, currently?
2. Is the correct zoning in place for the whole project, or is this still pending?
3. Is this a PCD or similar? And if so is the zoning text or ordinance available?
4. Has our committee reviewed the zoning ordinance?
5. Has a formal Site Plan been submitted for approval? Status please. Is this plan available?
6. Is there an Architectural Review Process? By County or City?
7. Have all permits required to begin the project been acquired? Status please, including a comprehensive list of all permits, such as.....State Highway, Grading and utility permits, Sanatary permits,
8. How is the project to be financed? Is financing in place? Do we know the lender?
9. Has a phasing plan been presented? How is project to be phased?
10. Has a construction schedule been presented ?
11. Is Tarlton's strategy to sell parcels to individual developers or to maintain ownership?
12. The Apartment Parcel fronting SR 150..... is this land currently for sale?
13. In general I'd like to know the whole " Development Process " for this project and where does this project stand?

From: Honore Maloney <jmaloney@taosnet.com>

Subject: development plans

Message

Hello Kurt and ulcna Board, I have two concerns about the development plans that I feel should be addressed up front because they are infrastructure issues: 1) The location of the sewer plant. This may be a NIMBY issue, however, no sewer plant should be allowed next to an existing residential area, especially one that is to service a project of this magnitude. It belongs in the commercial zone. 2) The extension of the El Prado Water line along Highway 150. There should be no condition made by El Prado Water, nor promise given to them by the developers, the county or the board to extend the water service into the existing residential neighborhood. The 100+ owners have all gone to the expense of installing wells with excellent water and would be faced with the continuing cost of buying water. With only Ace Hardware and the micro distillery as customers in the near future, it is likely that this pressure will be exerted. It should not be allowed. Thank you for a well run and informative meeting last Tuesday evening.

Honore Maloney

From: Jean Corson <jeancorson@ymail.com>

Subject: Tarleton Ranch

Message

This project is in direct opposition to the vision statement of the ULCNA. It has been conceived without regard to the impact to the surrounding residential properties. I can't protest this project strongly enough. Please reject this. Thank you.

Petition to ULCNA Board of Directors

From: George Schaub

6 Nacoma Rd

As a part-time resident and owner of a home in the Upper Colonia area since 1990, I would like to contribute my two cents to the Tarleton Ranch Eco Village mega- development comments. There are many moving parts to this so I will address one at a time. Other neighbors have addressed some of the topics in good manner so I won't comment on every aspect.

Corridor 150 Development

Some of the members of the ULCNA have commented that they are supportive of the 150 corridor development. From what I have seen of the development plans it feels more like commercial blight and does not make for an attractive gateway to the ski valley. Traffic will multiply tenfold, at least, and with the addition of more bars etc so will traffic accidents and fatalities. While I am not privy to all the studies done on traffic density etc it strikes me that the Dept of Highways or whatever agency in charge of this might have to get involved and determine turn lanes, posted speeds limits, more traffic lights in proposed high density turnoffs, widening of the road, etc. This seems to be a minimal requirement for the handling of the huge amount of traffic flow increase that will be on the road.

Water and Sewage

With the huge increase in development, population and commercial properties, water and sewage concerns are paramount. Like much of the West, Taos has water issues and from what I can see of the plans the mega development will exacerbate issues such as runoff, sewage, water supply and pressure, corrupted wells, effect on downhill farms and ditches, etc.

The proposal currently calls for a tertiary water treatment plant with pumps, etc to *handle all treatment issues in the EcoVillage*. I have not seen an anticipated volume report, or a detailed plan as to the size of the plant, pumping system, etc. What I have seen are plans to place the proposed plant right on the border of the north property lines of the ULCNA neighborhood, which will mean noise, night lighting, and constant interruption of the right to peace and quiet in the area . Not to mention the odors emitted:according to a public report on such plants "Common odors lingering in and around treatment plants smell like rotten eggs, ammonia, or garlic, among other things.... A natural by-product of anaerobic digestion is hydrogen sulfide (H₂S), which gives off a strong, nauseating smell ."

In addition, the holding tanks for sewage in the plant pose a strong health risk to those nearby. According to another report: "It's not healthy to breathe sewer gas. In fact, sewer gas can be dangerous . The foul smell is hydrogen sulfide, a gas that comes from decaying organic matter, aka sewage !"

For this reason I request that the Department of Health or similar take a very strong look at this setup, especially in light of the placement on the line of existing homes. Should the developers think all this is a good idea then I propose that they sign a pledge to move with their children or grandchildren into those bordering homes for three years after completion of the project.

Overdoing theDevelopment

Should this plan incorporate home sites with reasonable setbacks and covenants for use and plans that are in keeping with reasonable commercial development along 150, then I don't think anyone would object. But this massive attack on the water, view, air quality, water quality and supply, traffic density, safety and indeed the very nature of the area is simply overkill and will result in its steady and unfortunately irreversible degradation.

I have been around long enough to understand something about human nature, especially the tendency to "pave paradise and put up a parking lot..." The process now underway with the ironically named EcoVillage project are not only in direct contradiction to the nature of the area but will irredeemably destroy the reason people come to Taos in the first place, as well as greatly harm and have a deleterious effect on all of the adjacent neighborhoods and agricultural areas for generations to come.

I for one had hoped to leave my home to my children and grandchildren, who have come to love Taos. But should this mega-development go through I will advise them to sell and find some other area that does not put greed over the spirit of the area, that understands that when you over-develop an area that brings people to it because of its special nature you destroy the reason they came in the first place- and they will go somewhere else.

Feb. 06, 2018

Dear ULCNA Board of Directors,

I have the following comments on the Tarleton Eco-Ranch Development:

First I would like to thank the Board of Directors for their efforts on behalf of the residents of our area in assessing this rather large project and getting info out to all of us. I can't imagine how much time and effort the members of the Board have spent. I would also like to thank the Tarleton family for including the current residents of our neighborhood in their planning process. As a Realtor in Taos for over 30 years I have seen what lack of planning does to a neighborhood. (Take a drive out Rabbit Run in Lower Colonias and see what another Taos family has done to an area thru legal family transfers. It's not pretty) Even small developments when done right are expensive, labor intensive, and take time – usually a lot of it as there are so many entities involved. The Highway Department, the Environmental Department, El Prado Water and Sewer, Taos County Planning , and the Neighborhood Assoc. to name a few. Once all of these processes are completed, there's architectural plans, building permits, construction, state inspections, etc. In my opinion , it's optimistic to think this project will be fully developed in 30 years.

Some of you may be thinking, "Well, she's a Realtor and is probably positive about the development because "it's an opportunity for money grabbing Realtors to make more money." If you know me, you know that I am already past retirement age and don't imagine I'll be around to see most of this development. I just think it's a great idea for our area, my area for almost 20yrs. An area that I think needs re- vitalizing. Most of our residents are middle to upper age and tend to be white. Wouldn't it be nice to have a little diversity? By providing some high density, which hopefully will provide some at least moderately priced housing, we can attract some younger residents and families which is one way to help attract viable businesses to Taos. By having some high density areas, it's become the only way to also provide open spaces. I've always thought of it as a "win/win" so was surprised by so many negative comments on that aspect.

As far as lowering property values, I think it will be the opposite. Maybe I have the wrong idea, but I'm thinking of the project as a "village" with commercial, work/live spaces, homes on varying size lots, condos, apartments, and maybe even tiny homes. A hotel? Would that really be so bad? The Quail Ridge Inn is huge and has been in our midst for decades. The world of real estate has changed since Tarleton did the first subdivision here in the '70's and so has Taos. Many people today are downsizing. Many people are now looking for homes

that are under 2,000 sq. ft with little maintenance and some are looking at 1,000 sq ft or under on smaller lots. They are also more aware of creating a smaller footprint on the earth which higher density does. A good example of filling a need is Valverde Commons in town. It's sold out and at some of the higher prices per ac. around. One attractive aspect of this development is that residents can walk to town. Personally, I find the idea of being able to walk or ride a bike to a coffee shop, grocery store, a shop or two, and probably a gallery very enticing – especially if you don't have to risk your life to do so. I think others would too. The Eco-Park should provide that. Probably the most relevant factor in keeping property values up are current building costs. They have gone up dramatically and because of natural disasters like floods and fires elsewhere, they aren't likely to ever go down. I predict you'll see homes ½ the size of many off of Del Norte Rd. sell for as much or more and on much smaller lots.

There was a concern about those of us with wells and septic tanks having to hook up to El Prado water and sewer if that possibility ever happens. In other areas of the county and even in Town, that really hasn't happened unless the septic was on a small lot and non conforming or the area had a high water table, which most areas of ours do not.

OK, so I'm for the development and actually excited about it, however I do have some of the same concerns as others have voiced. I feel there should definitely be a height restriction of no more than 2 stories and that a one story limitation should be placed on the few areas that affect existing homes.

This may have been resolved but I also feel that coming in off of Gavilan doesn't make sense. It seems like developing access more in the middle of the development would be more prudent. It won't be opposed by those that live on Gavilan now or in that area and future investors, buyers, and prospective commercial developers will have a better idea of the planned layout.

The sewage treatment plant is also a concern if it's planned to be near Nacoma or on part of the valley/farmland. This is way outside my area of expertise, but I would think somewhere near a commercial area would be more suitable and acceptable.

OK, that's my 2 cents worth.

Again, thank you board members for doing such a stellar job!!

Warm regards, Diane Enright

#1 Tecolote

To: ULCNA and those proposing the TREV development plan for the Tarleton Ranch Property.

From: The “North Boundary Neighborhood Group” - Azulejo residents and Camino Del Cielo bordering the Tarleton property and Hwy. 150

As a well-established residential neighborhood that borders the Tarleton Ranch to the North many of us have lived here for a number of decades now. □ Thanks to the Tarleton Family having been considerate and conservative Stewards of this land, we have all enjoyed years of beautiful horizon sunset views, distant town lights and Southern-peak views overlooking this vast open space to our south and west. For this we are all very grateful.....

We are your neighbors and we fully understand that the land you own has monetary value that should carry you and your family forward financially for many decades to come. With that in mind, for some of us that border you, our 1 and 2 acre parcels with our homes on them are our “Ranchettes” that we are counting on to maintain and appreciate in value so that we have something for the future as well. The southern and western views to which our homes are all oriented for passive solar gain constitute a large percentage of our overall property values. Development and growth of a community is inevitable and we accept that reality but also make an appeal to you with regard to the approximately 10 acres (out of 440 available for development) that directly border us. We would ask that we be afforded the same or similar consideration that was given to our neighbor’s and their residential homes to the south of the ranch property. □ With that in mind and setting aside various questions and concerns we as part of ULCNA may have about the project as a whole, this letter focuses on the potential impact that the current proposal will have on our immediate property boundaries. □ Realizing that we are currently bordered by a portion of the Tarleton ranch that has been designated for commercial use we hereby propose an amendment to the existing County Land Use Regulations in the form of an Ordinance similar to the one filed in 2005. (See Link below) <http://nebula.wsimg.com/ac72a9583c8e664c8a7f513dde9928d?AccessKeyId=D2737BFEB9E603C59B96&disposition=0&alloworigin=1> □ This amendment will serve to provide terms and performance criteria for a reasonable and acceptable “Transition Zone” from our existing 1 and 2- acre residential estate lots into the future development of the Tarleton Property regardless of who develops this property in the future.

A minimum building set back of 150 feet to be in place between existing residential properties served by or bordering Camino del Cielo. This open greenbelt can be left natural and may only be used for underground utilities as needed to serve other portions of the future development to the west.

“First Row” parcels of the Tarleton property bordering Camino del Cielo are to be used for Single Family Residential home sites only.

The minimum size (acreage) of these home-sites is to be determined by the size of the existing lot that borders it to the north. For example, if there is an existing home on a one-acre parcel, the matching “First Row” lot size in the bordering Tarleton project is required to be one acre.

All home-sites will have designated building envelopes in the center of the lots to assure open space view plain corridors between the homes. A minimum building set back of 25’ will be required from all sides of these home sites,

The minimum square footage of these new homes is to be 1200 square feet including garages or carports. Limits on outbuildings TBD as well.

Homes are to be "Pueblo Style" “maintaining the character of and consistent with existing homes and developments bordering the development”

Maximum height restriction of no more the 15 feet to the top of parapets or peaks. Flat or modified sloping water catchment roofs. No steep or high pitches. This still allows for nice high 12-foot interior ceilings.

A presentation and accompanying Q & A at one of the next meetings from El Prado Water District personnel (John Painter?) to get the accurate statistics on projected water reserves, usage and related data etc.

Building site size and density, (either residential or LIGHT commercial) may transition from these first-row homes into whatever future development takes place on the Tarleton Ranch.

As you consider this proposal please visualize how you would want “your backyard” to look in the future balancing the need to use the land to produce income for the Tarleton family and their real estate broker while simultaneously bonding and blending tastefully with your existing neighbors as the land gets developed.

Thank you for your attention to this much-needed adjustment to the master plan.

The “North Boundary Neighborhood Group”