

Stagecoach Neighborhood Association
Fall Meeting
October 11, 2014
Taos Mesa Brewing

John Durham welcomed new neighbors Vern Miller and family and Miguel and family!

Luis Reyes- Kit Carson Electric Cooperative

All residents are encouraged to sign up for fiber-optic connection service. There is a grant to provide the connection for free through December 31. You can sign up through Kit Carson's website using their online form.

Connection will be directly to your home, not just to the boundary of your property and Kit Carson will work with landowners to place the underground conduit in a suitable location. This most frequently follows the existing electrical service. Kit Carson will schedule a time to come to your property to plan this with you if you wish.

If you are not a year-round resident, Kit Carson still wants to plan with you and suggests printing off a map from Google Earth on which you sketch your desired conduit location. Submit this with your application for connection and Kit Carson will contact you.

You are encouraged to take advantage of the grant, even if you are not yet ready for services. The box placed on the outside of your home will have the electronics added when you are ready. When you select a company as your Internet Service Provider (ISP), it will hook up your internet service to the box.

Benefits of the new services include supporting the "smart grid," letting customers take advantage of energy use during off-peak hours to reduce costs, and helping Kit Carson pinpoint outages. This fiber-optic network will also provide a true redundant feed to the Taos area to minimize the internet outages experienced in the past.

Kit Carson is in negotiations with other service providers to utilize the new fiber-optic network.

For any questions, please contact:

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SCAM WARNING: Some homeowners are being contacted and told that there is a \$175 connection fee that must be paid. Mr. Reyes emphasized that connections are currently being provided at no charge under the current grant funding and that no outside party will contact you about connecting your home. Scheduling is being conducted by Kit Carson employees.

Question asked: What's going on with the Kit Carson capital credits? I am getting notified that I am building them up; when will they be paid out?

Mr. Reyes' answer: Capital credits are available for pay out; however Moly Corps is such a large holder (25%) that the board has decided that the best use of the capital is currently to keep it to the benefit of all members and do things like invest in solar.

John Durham- Airport expansion update

It appears that the Town Council is proceeding with the airport expansion. Neighborhood associations in the area of the expansion wrote a letter requesting that takeoff and landing approaches be redirected to the south where no residences are located. Town Manager has indicated that the town has requested this change from the Federal Aviation Administration and that the new directives will go into effect when the new runway is built.

Julie LeBlanc- Update on Tune Drive survey

Report on budget balances and expenses (attached): about \$3,380 currently in bank account. The committee has kept a balance available for snowplowing this winter. Results of the petition indicate that there is not a majority of residents that wish to petition the County to take over maintenance (only 21 out of 111 have voted "yes"). The BLM traffic counters will remain in place, but because batteries lost power BLM will not be able to determine the percentage of (nonresident) traffic that is going to the hot springs parking lot.

John Durham and Terry Thompson- County Land Use Regulations and SNA Overlay

A map of the Stagecoach Neighborhood showing the zones contained in the original 2006 land use overlay, and the current draft zoning overlay, were displayed for discussion. The geographical zones have not changed since 2006.

The County adopted SNA's original zoning overlay in 2006. Because the county has updated its Land Use Regulations (LUR), the SNA now needs to update its zoning overlay to conform with the new LUR.

We have reworked the SNA draft overlay to reflect changes required by the County planning department. For example, our new overlay cannot include covenant-type issues because these are court-supported, not enforceable under a County ordinance, so these have been deleted. SNA landowners still have the responsibility to create covenants and keep them current.

Items that are already in the County LUR must be removed from the SNA overlay to remove redundancies and improve clarity. Also, any items that were in the 2006 overlay that are now in other County ordinances must be removed from our new overlay to reduce redundancy and confusion.

The County has provided a template that all neighborhoods must use to display what is allowed in each zone; the previous version was in a narrative form, consequently much longer and containing repetition.

The only significant changes are some items that had not been thought about in the 2006 version. These have been indicated in the draft available for residents to review and are indicated as "Suggestions for Discussion."

The planning department has provided a preliminary review of this draft, but we are awaiting some clarifications from planning. As soon as these issues are resolved, the new draft SNA overlay will be available on the SNA website. Currently, the 2006 SNA overlay and the County LUR are available to download and review so that landowners can comment on changes at the upcoming meetings.

In January we will likely have a general land use meeting so that landowners can share their thoughts. We believe that a representative from the planning department will attend to answer questions as well. County commissioners have stressed the importance of landowner participation.

Using the assessor's office landowner list, vetted against a contact list that the road committee has developed, we will mail out a letter containing the draft overlay several weeks before this meeting. Costs will come out of the SNA treasury. We hope to hand-deliver the letter to residences to the extent possible to discuss the issues and save some funds. We also encourage neighbors to have conversations with each other.

Once the land use committee and the planning department feel there has been sufficient outreach and discussion of the draft SNA overlay, a public hearing will be scheduled before the Board of County Commissioners, who will hear our presentation and vote on the proposed new overlay.

The land use committee hopes to meet soon with the other two neighborhoods that include land along Highway 64, west of the blinking light, to determine if all three have defined uses in their commercial zones with sufficient similarity, as requested by the planning department.

Land use information is currently available on the SNA website.

Question asked: Is there an allowance for solar arrays not associated with residences? They don't appear to fit within the overlay.

Answer: The current draft overlay says solar arrays are allowed with a special use permit in the commercial zone. Any ideas for discussion should be brought up at our upcoming land use meeting.

Question asked: Is the neighborhood responsible for contacting residents?

Answer: The land use committee is responsible for contacting landowners for any preliminary land use meetings. The County will provide an announcement and cover certified mailing for the final public hearing.

Terry Thompson- Website Update

After the land use project is completed, maintenance of the SNA website will be taken over by resident Jennifer Stinett, who is a freelance web designer. THANKS JENNIFER!

General discussion at end of meeting

There are several dogs in the neighborhood that chase cars. Many residents expressed that they would appreciate more effort by the owners to control their dogs.

The meeting was adjourned.

Submitted by Kathryn Furr, Secretary of the SNA Board.