

STAGECOACH HILLS NEIGHBORHOOD ASSOCIATION

SPECIAL MEETING OF THE BOARD

Friday, January 2, 2026

#6 Bad Dog Lane

Present

Presenters: Memphis and Robert Holland, Hanowa Capital; Christopher Larsen, Architect and former Director of Planning, Community and Economic Development for the town of Taos; and John Painter, El Prado Water and Sanitation District

SHNA Board of Directors: Officers Tyler Kollenbroich, President; Gary Hillman, Vice President; Charles Morris, Treasurer; Bonnie Taylor, Secretary; Directors Mary Lane Leslie, Vern Miller, and Rhonda Vanderhoff

Committee members of DSAB: Brian Boyd, Chair; Tyler Kollenbroich, Rhonda Vanderhoff, and Kristi Vine

Board members of Calle Feliberto Road Maintenance Association (CFRMA): Roland Jacobs, President; Doug Daubert, and Rhonda Vanderhoff

Doug Leslie

Absent

Melissa Lind, Director SHNA; Lynn Antonopolis, Martin Gutoski, and Jason Wylie, members DSAB

The meeting began with a brief introduction by Mary Lane Leslie, fifteen-year owner of the property being considered for development by Hanowa Capital. The property consists of 60.7 acres including 3 acres purchased from adjacent property owner, Cindy Maestas of the Taos Candle Factory, situated on the corner of Calle Feliberto and Highway 64.

Ms. Holland presented a print-out of the plans for the development called Vista Cruz that lies within the context of the Stagecoach Hills Neighborhood Overlay and spans zones 1, 2, and 4. There are two sites A (commercial entities, fire station, and workforce housing) and B (fair market housing) according to what each zone designates. The architect is Jim Keo of Keo Studioworks.

The commercial parcel is comprised of 15,000 square feet with multi-family units above retail. Unless the County's zoning regulations change, there will need to be a zoning variance to accommodate the multi-family units.

What is key to the development and approval of Vista Cruz is extending the pipeline 3,000 feet at a cost of \$900,000 from the El Prado hydrant midway between Taos Mesa Brewing Company and Tune Drive, the establishment of a fire station, and approval of two variance requests related to zoning issues.

Questions arose about how the pipeline is being financed, how Taos County will construct the fire station, and how water usage for the development may impact domestic wells in SHN. John Painter claimed there

is ample water from the El Prado wells to supply the project and that domestic wells will not be affected. Robert emphasized that the fire station was needed for insurance purposes. The station is expected to include residential units and salaries for firefighters.

Mary Lane stated that the structures are designed to be modular, stick built and finished with plaster adobe. They will be pueblo style primarily; Memphis added some may be Territorial for wind and solar gain. There were questions about costs to purchase workforce housing, which is estimated around \$300,000 (for the first 26 homes) to \$400,000 and upwards of \$800,00 for the fair market houses (not custom) in Section B. 120 homes total are projected. Kristi asked about lot sizes and what they can allow. Questions of water table and pollution were raised. Robert said there would not be a septic system but 5 mini plants to manage sewage.

Kristi asked about timeline. First, there needs to be a water commitment for El Prado to extend the pipeline and for the construction and funding of a fire station in addition to approval of the variance needed to separate plats and re-zone for multi-family. The SHNA DSAB, the County Planning Department, and County commissioners will conduct the reviews and may include periods for public comment. Mary Lane responded that the process could take 6-8 months at least. Robert projects a 10-year build out. Concerns were expressed about density (essentially doubling the size of Stagecoach Hills), water usage, and increased traffic on Calle Feliberto. After this initial presentation and discussion, Tyler affirmed the SHNA Board will reach out to residents in a formal process for their feedback.

The question came up about the property stretching over three zones; zones need to follow property lines. The owner can select which zone to fall under, and the easiest would be zone 4 on the overlay. There were other concerns about STRs, deed restrictions, oversight, the Calle Feliberto Road Maintenance agreement, and how covenants and restrictions would interface with the DSAB.

Rhonda wondered if the asphalt plant, if it continues to operate, would have to be disclosed to future buyers.

Bonnie wondered how Vista Cruz differed from the Tarleton Ranch project. She felt this would be a question most residents will eventually ask.

The presentation and discussion began at 2:00 P.M. and concluded by 4:00 P.M.

Respectfully submitted,

Bonnie Taylor, Secretary

Stagecoach Hills Neighborhood Association