

**Stagecoach Hills Neighborhood Association
Special Meeting: Vista Cruz Development
Saturday, March 28, 2026
St. James Episcopal Church
In-person and On Zoom**

Summary

The Stagecoach Hills Neighborhood Association held a meeting to discuss Mary Lane and Doug Leslie's proposed development plan for 57 acres off Calle Feliberto and Highway 64. Mary Lane presented a conceptual plan for a mixed-use development including retail spaces, workforce housing, and a fire station, emphasizing the need for fire protection and affordable housing in the area. The development would be served by an existing El Prado water pipeline rather than individual wells and would include deed restrictions to prevent short-term rentals and ensure workforce housing. Residents raised concerns about traffic, density, water usage, and the potential impact on the neighborhood's character. The developers explained their plans for phased development starting with retail and the fire station and discussed the process for obtaining necessary permits and variances from the county. The conversation ended with ongoing questions about water supply, traffic management, and the long-term sustainability of the proposed development.

The group agreed to hold detailed questions about water and sewage topics for a separate future meeting,

Resource: New Mexico Bureau of Geology & Mineral Resources (geoinfo.nmt.edu)

Presentation & Discussion

Mary Lane presented a conceptual development plan for 60 acres off Calle Filiberto and Highway 64 to the Stagecoach Hills Neighborhood Association. The development team includes Memphis Holland of Hanowa Capital and Christopher Larson, a former Taos planner, to assist with the planning process.

The proposed mixed-use development, spanning a 10-year timeline, includes mixed-use elements inspired by the John Dunn shops and aims to be beneficial for the neighborhood. It will feature 15,000 square feet of retail space along US 64, including local businesses like a bakery, coffee shop, and art gallery. The project includes workforce housing, professional fire department services, and various community

amenities. Mary Lane explained that the development aims to address housing shortages for essential workers in Taos, noting that the average house price in Taos reached \$645,000 in November 2025, making it difficult for local medical personnel, teachers, and other essential workers to find affordable housing. The project complies with local land use regulations and is being sold at under-market value, with Mary Lane and Doug planning to exit the development once it's sold to the builders.

Mary Lane discussed the history of their land acquisition and the development of the Stagecoach Hills subdivision, noting that the area has grown significantly from the initial 10 houses to 135 houses on two roads. She explained the need for a fire station in the area, as the current response time averages 25-45 minutes, and mentioned plans for a pipeline to serve the fire department without requiring wells in Zones 1 and 2. She also provided background on water rights in New Mexico, particularly regarding the Abeyta Settlement from 2012, which affected water rights for the Pueblo and surrounding areas.

Mary Lane outlined the three main goals for the community development project: fire protection, workforce housing, and a community meeting space. The discussion focused on the use of a summary subdivision plat with plans to seek a variance for mixed-use development including housing above retail spaces.

Memphis explained plans for the workforce housing, including 26-40 units of 650 square foot homes, with pricing around \$217-235K targeting median income residents in Taos County. A question was raised about zoning; Mary Lane explained that Zone 1 (where workforce housing is located) encompasses the entire area up to the floodplain, which is federally controlled by the Bureau of Reclamation. Zone 2 will contain fair market housing to underwrite the workforce housing. Key questions were raised about density, development sequence, and fire station approval. Memphis said the proposed density of 120 homes and commercial space was lower than the maximum allowed under current zoning.

Toby Martinez expressed support for affordable housing and requested information about potential power hookups for his property.

Referring to the map provided, it was suggested that the community area and fire station be reversed to provide quicker fire station access to Highway 64 and reduce traffic on Calle. Residents raised concerns about road paving and dust control. Memphis confirmed that the 4,400-foot section of Calle Feliberto that stretches alongside the development will be fully paved. She said that the development would have multiple access points including a back entrance on Calle Filiberto and a front entrance for the fire station. Lynn expressed concerns about 120 units potentially

adversely affecting her property that lies across Calle Feliberto. Questions were raised by members of the Calle Feliberto Road Maintenance Association about the development's legal right to access the private road.

Concerns also centered around second homes and STRs to which Memphis said would be prevented through deed restrictions and covenants under a HOA. She went on to explain that workforce housing units would be income-based and restricted to working individuals, with restrictions varying based on subsidy amounts needed.

Residents continued to express concerns about water availability during the current drought, road maintenance responsibilities, and the potential for the development to exceed current density limits. Memphis indicated they are still in the due diligence phase and have not submitted anything to the County officially. The presentation and discussion concluded with a commitment to schedule a water-specific meeting in the coming weeks.

Attendance

Mary Lane & Doug Leslie, Memphis Holland, Chris Larsen, Tyler Kollenbroich, Bonnie Taylor, Doug Daubert, Brian Boyd, Ben Casarce, Terry Thompson, Linda Thompson, Carrie Kahn, Jim Wilkins, Cindy Maestas, Janice Crouse, Lois Rodin, Vern Miller, Tom & Celia Matthews, Liz & Randy Weld, Lynn Antonopolis, Chastity McReynolds, Melissa Lind, Kim & Jerry Stevens, Steve Dodge, Dwight Mutchler, Ron Soskin, Sherry Popham, Bill Bridgers, Dion Smith, Stacy & Joe Pierce, Toby Martinez, Bennie Reed, Stephanie Eckert, Stephen Haskin, Karen Soskin, Brian Boyd, Dean Pulver, Abby Salsbury, Alex Kurtz, Robin Zirker, Matt McCole, Roberta Salazar, Doug Bridgers, Roland Jacobs, Julie LeBlanc, Brooks Fitzsimmons, Dale Cherry, Melvin Allen, Teresa Keating.