



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Meeting Agenda

### Open Space and Trails Advisory Board

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Monday, February 9, 2026

6:30 PM

Community Room Town Hall

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**In Person**

**Doors close @ 6:45 p.m.**

**1. Call Meeting to Order**

**2. Roll Call and Verification of Quorum**

**3. Approval of the Agenda**

**4. Approval of Previous Meeting Minutes**

A. *Approval of January 12, 2026 meeting minutes.*

[2026-116](#)

Approval of January 12, 2026, Meeting Minutes

**Attachments:**

[OSTAB January 12, 2026 DRAFT Meeting Minutes](#)

**5. Public Comment**

**5. General Business**

A. *Town Council Liaison Report: Councilmember John Mortellaro*

B. *Village at Coal Creek Property St. Scholastica Pre-Application Discussion*

[2026-120](#)

Village at Coal Creek Property St. Scholastica Pre-Application Discussion

**Attachments:**

[St. Scholastica Pre-App Plans](#)

C. *Town Fair is Saturday, May 16, 2026 10a.m.-4p.m.*

1. *Six volunteers are needed for OSTAB booth*

2. *Approach – distribute paper trail maps*

3. *Other items*

D. *Board member comments, questions and discussions.*

**6. Adjournment**

A. *Next regular in person meeting: Monday March 9, 2026 @ 6:30 p.m.*

**Executive Session**

*For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6-402(4)(e); to discuss the*

*purchase, acquisition, lease, transfer or sale of real property under C.R.S. Section 24-6-402(4)(a); and, specifically to discuss acquisition of property.*

### **Translation Services**

*Persons planning to attend the meeting who need sign language interpretation, translation services, assisted listening systems, Braille, taped material, or other accommodation should email the Town Clerk's Office at [TownClerk@ErieCO.gov](mailto:TownClerk@ErieCO.gov) or call 303-926-2710. Please submit requests at least 48 hours prior to the meeting.*

*Si requiere una copia en español de esta publicación o necesita un intérprete durante la reunión del Consejo, por favor llame a la Ciudad al [TownClerk@ErieCO.gov](mailto:TownClerk@ErieCO.gov) o 303-926-2710. Por favor envíe sus solicitudes al menos 48 horas antes de la reunión.*



Open Space and Trails Advisory Board

**Board Meeting Date: 2/9/2026**

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**File #:** 2026-116, **Version:** 1

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**SUBJECT:**

Approval of January 12, 2026, Meeting Minutes

**DEPARTMENT:** Administrative Operations

**PRESENTER(S):** Ken Martin, Chair

**TIME ESTIMATE:** 0 minutes

*For time estimate: please put 0 for Consent items.*

**POLICY ISSUES:**

OSTAB Minutes for the record.

**STAFF RECOMMENDATION:**

Approve January 12, 2026, OSTAB meeting minutes.

**ATTACHMENT(S):**

Add items in a numbered list OR delete this list and change to N/A.

1. OSTAB January 12, 2026 DRAFT Meeting Minutes



## Minutes

### Open Space and Trails Advisory Board

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Monday, Jan 12, 2026

6:30 PM

Community Room,  
Town Hall

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Link to Watch or Comment Virtually: <https://bit.ly/OSTAB2024>

1. **Call Meeting to Order** – 6:31 pm
2. **Roll Call and Verification of Quorum:** Members Bill Rigler, Dave Tazik, Joe Swanson, Ken Martin, Phil Brink, Tim Payne. Town Council Liaison John Mortellaro. Staff: Michele Crawford, Matt Spinner, Luke Bolinger.
3. **Approval of the Agenda & Assignment of Current Minutes**
  - A. Agenda approved
  - B. Minutes assigned to Phil Brink
4. **Approval of Previous Meeting Minutes:**
  - A. *September 8, 2025 – Dave Tazik; approved*
  - B. *December 8, 2025 – Tim Payne. approved*
5. **Public Comment** - None
6. **General Business**
  - A. *Town Council Liaison Report, John Mortellaro;*
  - B. *Town Clerk's office – agenda packet requirements;*
  - C. *Revised New land acquisition criteria – Luke Bolinger;*
  - D. *St. Scholastica Pre Application*
  - E. *Idea – create a list of missing trail links;*
  - F. *Sweatshirt distribution;*
  - D. *Member Comments, Questions and Discussion;*
  - E. *Next regular meeting: Monday February 9, 2026.*
7. **Adjournment** – 8:12

DRAFT



Open Space and Trails Advisory Board

**Board Meeting Date: 2/9/2026**

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**File #:** 2026-120, **Version:** 1

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**SUBJECT:**

Village at Coal Creek Property St. Scholastica Pre-Application Discussion

**DEPARTMENT:** Parks & Recreation

**PRESENTER(S):** Luke Bolinger, Director of Parks & Recreation

**TIME ESTIMATE:** 30 minutes

**FISCAL SUMMARY:** N/A

**POLICY ISSUES:**

This is a discussion of the recently reviewed pre-application submitted by St. Scholastica to develop a portion the Village at Coal Creek property.

**STAFF RECOMMENDATION:**

None

**SUMMARY/KEY POINTS**

- OSTAB approved utilizing the Trails and Natural Area Fund (TNAF) to purchase approximately half of the Page property (also known as the Village at Coal Creek) as a site for mixed income housing, open space and trails, and parks and open space facilities.
- The Town presented several options to Town Council for the housing development and open space, with no decision by Council.
- St. Scholastica submitted a pre-application to the Town and was reviewed by staff on January 15, 2026.

**BACKGROUND OF SUBJECT MATTER:**

In October 2023, the Town Council approved the purchase of the 46.5-acre Village at Coal Creek site (formerly known as the Page property). Members of OSTAB recommended that TNAF fund \$3,367,500 of the total property purchase of \$6,735,000, with the other portion coming from ARPA funds. The intent of the purchase was threefold: to obtain property that would enhance the Town's open space and trails network, to develop a mixed-income neighborhood, and to explore the

feasibility of adaptively reusing the existing house and barn as part of a Parks and Open Space facility. Currently the site is zoned as Agricultural Holding, implementing the Town Council's goals for the site would require rezoning as desired. Rezoning the site would require a Town-led quasi-judicial zoning application. Town staff presented five concept plans for Town Council consideration and direction. While Council provided direction to not move forward with the Parks & Open Space facility, Council did not select a concept plan for the rest of property.

St. Scholastica submitted a pre-application to the Town to develop the Village at Coal Creek (formerly the Page property) for an 80-120 affordable housing complex, relocated historic church, a 1,000-seat future church, outdoor community gathering space, parish hall, and priest housing, along with associated parking and connectivity.

The purpose of a pre-application conference is to provide an opportunity for an informal evaluation of the applicant's proposal and to familiarize the applicant with the applicable provisions of the UDC, the town's comprehensive plan, the town's parks, recreation, open space and trails master plan and the town's standards and specifications for design and construction of public improvements, infrastructure requirements, the UDC user's guide, and any other issues that may affect the applicant's proposal. Any entity can submit a pre-application. Staff reviewed the proposal with the applicant on January 15 to discuss the proposal. The review included comments on infrastructure, traffic impacts, parking, trail connectivity, open space, building locations and heights.

It is unknown currently on whether the development is feasible. Per municipal code, an application must be submitted within six months. If an application is not filed within such timeframe, a new pre-application conference is required.

**ATTACHMENT(S):**

1. St. Scholastica Pre-App Plans



PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.



NOTE: BUILDING HEIGHT SHALL BE LIMITED TO A MAXIMUM OF 47 FEET. ARCHITECTURAL ELEMENTS WHICH ARE AN INTEGRAL PART OF THE PRINCIPAL STRUCTURE SUCH AS TOWERS (BELL AND CLOCK), STEEPLES, CUPOLAS, CROSS, CHIMNEY AND SIMILAR ORNAMENTAL STRUCTURES ARE EXCLUDED FROM HEIGHT RESTRICTIONS.

PLAN IS CONCEPTUAL AND SUBJECT TO CHANGE.

**St SCHOLASTICA | PRE-APP CONCEPT PLAN**

DECEMBER 2025



**NORRIS DESIGN**  
 PLANNING | LANDSCAPE ARCHITECTURE | BRANDING