



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Meeting Agenda

### Open Space and Trails Advisory Board

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Monday, July 13, 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**

[2026-426](#) Approval of the Open Space and Trails Advisory Board June 8, 2026, Meeting Minutes

**Attachments:** [OSTAB 06-08-2026 Meeting Minutes](#)

**5. Public Comment**

**6. General Business**

- A. Council Liaison Report
- B. Property Acquisition Strategy Update

[2026-416](#) Property Acquisition Strategy Update

**Attachments:** [Town of Erie Land Acquisition Process and Criteria](#)

- C. Page Property Update

[2026-419](#) Page Property Update

**Attachments:** [Page Property Rezone Draft Exhibit](#)

- D. Feedback from Arbor Day/Town Fair

[2026-428](#) Feedback from Arbor Day/Town Fair Community Engagement

- E. Discussion of Open Space Designations

[2026-429](#) Discussion of Open Space Designations

**Attachments:** [Zoning Memo to OSTAB](#)

## 7. Adjournment

- A. *Next regular in person meeting: Monday, August 10, 2026 @ 630 p.m.*

## 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: 7/13/2026**

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**File #:** 2026-426, **Version:** 1

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**SUBJECT:**

Approval of the Open Space and Trails Advisory Board June 8, 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:**

N/A

**STAFF RECOMMENDATION:**

Approve the Open Space and Trails Advisory Board June 8, 2026, meeting minutes.

**BACKGROUND OF SUBJECT MATTER:**

N/A

**ATTACHMENT(S):**

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

1. OSTAB 06-08-2026 Meeting Minutes



# Open Space & Trails Advisory Board Meeting Minutes

June 08, 2026

Regular Meeting

1. **Call Meeting to Order:** 6:31 pm
2. **Roll Call and Verification of Quorum:**
  - *Phil Brink*
  - *Tim Paine*
  - *Ken Martin (Chair)*
  - *Dave Tazik (Secretary)*
  - *Ed Guignon*
  - *John Montellero (Council Liaison)*
  - *Dan Hobeck (Alternate Council Liaison)*
  - *Luke Bolinger (Staff Liaison)*
3. **Approval of the Agenda:** *approved add Council Liaison Report*
4. **Approval of Open Space and Trails Advisory Board April 12, 2026, Meeting Minutes:** *Approved*
5. **Public Comment:** *None*
6. **General Business**
  - a. Council Liaison Report:
    - i. *Page property will be rezoned as a mix of Reserve and Agriculture/Open Space*
    - ii. *Discussed rules that apply to Agricultural/Open Space (AG/OS) vs Reserved Open Space (RO) zoning designations. Presently, ALL of Erie's open space is zoned AG/OS. AG/OS can be rezoned or sold without voter approval. RO cannot be rezoned without voter approval. OSTAB needs to further investigate and consider a recommendation to Council as to whether any of Erie's open space parcels should be rezoned from AG/OS to RO.*
    - iii. *SM Energy wants to purchase town mineral rights. On agenda for next Town Council meeting. Do any underlie open space?*
  - b. Election of Chair, Vice Chair, and Secretary
    - i. *Ken Martin elected to Chair.*
    - ii. *Christine Felz elected to Vice-Chair*
    - iii. *Dave Tazik elected to Secretary.*
  - c. 2027 Trails and Natural Areas Fund (TNAF) Budget Recommendation: *Luke reviewed 2027 TNAF Budget Recommendation.*
    - i. *Discussed possible use of buildings at the Page property. Decisions will be made in conjunction with an on-going study of Page property and a future visioning process.*
    - ii. *Discussed potential to sever the built area and sell it. Luke to investigate what would be involved.*
    - iii. *Luke reviewed attached Budget Memorandum: budget due 12 June*
  - d. OSTAB Annual Work Plan Discussion: *Luke reviewed the 2027 work plan; presented an initial high-level review of proposed monthly activities. This is a first draft for review. Two items of special interest include Page property routinely and the Pollinator initiative lead by Mackenzie McClaskey (Sustainability Advisory Board).*
  - e. Annual Council Presentation Discussion: *Only one per year going forward. Reviewed new presentation template. July 28 presentation draft attached.*
7. **Other issues**

- a. *Do we want to invite property owners to a meeting to discuss how the town manages open space. Agenda item for next regular meeting.*
- b. *E-bike issues – Erie PD has the initiative on this. Parks & Rec may put up signage to promote trail safety.*
- c. *July Agenda: add discussion of Town Fair feedback.*

**8. Action Items:**

- a. *Review Open Space designations for discussion at next regular meeting: i.e., Town Charter, Unified Development Code, etc. (Chair Martin/Secretary Tazik, Town Liaison Bolinger)*
- b. *Review ordinance related to use of TNAF/TNACC for discussion at next regular meeting. (Secretary Tazik)*
- c. *Recommend to OSTAB which, if any, open space parcels should be rezoned to RO? (Staff Liaison Bolinger; planned for 2027)*
- d. *What would be involved in severing the built area of the Page Property for sale. (Staff Liaison Bolinger)*

**9. Adjournment:** 8:07 pm

Next regular in person meeting: Monday July 13, 2026 @ 6:30 p.m.





## Open Space and Trails Advisory Board

**Board Meeting Date: 7/13/2026**

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**File #:** 2026-416, **Version:** 1

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**SUBJECT:**

Property Acquisition Strategy Update

**DEPARTMENT:** Parks & Recreation

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

**TIME ESTIMATE:** 60 minutes

**BACKGROUND OF SUBJECT MATTER:**

In late 2025, staff developed the Town's Land Acquisition & Protection Strategy (LAPS) to create a more structured and objective approach for evaluating land acquisition and conservation opportunities. The strategy establishes a framework for identifying, ranking, and prioritizing properties for potential fee simple acquisition or conservation easements in support of the Town's parks, open space, natural areas, and trail system goals.

Historically, the Town has maintained a list of potential acquisition opportunities and periodically sent letters to property owners expressing interest in fee simple acquisition or conservation easements. While this approach has been successful in initiating conversations and identifying willing landowners, it treats all properties similarly regardless of their relative strategic value to the community. Given the finite nature of TNACC funding and staff resources, the Town is unlikely to acquire every property identified on the acquisition list. As a result, there is a need for a more deliberate process that helps identify and prioritize the properties that provide the greatest benefit toward achieving Erie's long-term parks, open space, natural areas, and trail objectives.

The newly developed LAPS criteria establish a framework that evaluates properties against factors such as trail connectivity, ecological value, climate resilience, community identity, recreational opportunity, adjacency to existing open space, and other community priorities. This framework provides a more transparent and defensible basis for determining acquisition priorities while allowing the Town to evaluate both previously identified properties and new opportunities that emerge over time.

**Proposed Prioritization Process**

Staff is proposing the creation of a Land Acquisition & Protection Strategy (LAPS) Committee to

annually review and rank acquisition opportunities using the adopted evaluation criteria.

The proposed committee would consist of:

- OSTAB Chair and Vice Chair (or designated OSTAB representatives)
- Town Council liaison to OSTAB
- Planning representative
- Parks Division Manager
- Natural Areas Superintendent
- Parks Planning & Development Division Manager
- Director of Parks & Recreation

The committee would meet annually to review all known acquisition opportunities and score each property using the adopted ranking criteria. The result would be a prioritized list of acquisition and conservation opportunities that would guide staff efforts for the upcoming year.

Following completion of the evaluation process, staff would present the results to OSTAB, identifying the highest-priority opportunities and recommended acquisition strategies. OSTAB would continue to provide policy guidance and recommendations regarding the use of Trails, Natural Areas, and Community Character (TNACC) funds.

### **Rationale**

Land acquisition discussions present unique challenges because the disclosure of potential acquisition targets can affect negotiations, influence market expectations, and ultimately impact the Town's ability to secure property at a reasonable cost. At the same time, it is important that the Town maintain transparency regarding the overall acquisition process and priorities.

The proposed committee structure is intended to strike an appropriate balance between these interests. Rather than conducting multiple executive sessions throughout the year to evaluate individual properties, the committee would perform a comprehensive annual review using established criteria and provide a clear, documented prioritization framework. This approach allows the Town to maintain transparency regarding how acquisition decisions are made while limiting unnecessary discussion of specific properties that could compromise future negotiations.

The proposed process recognizes that not all acquisition opportunities provide the same level of community benefit. Rather than conducting broad outreach to every property owner on the acquisition list, the Town can focus its efforts on the opportunities that best align with adopted plans, fill critical gaps in the open space and trail system, protect significant natural or cultural resources, or address future recreation needs. By establishing a clear ranking system, staff and OSTAB can direct limited funding, staff capacity, and relationship-building efforts toward the properties that are most likely to advance the community's long-term vision.

In addition, the process would provide greater consistency in acquisition recommendations, ensure

alignment with adopted planning documents, and allow staff and OSTAB to focus resources on the opportunities that best advance the community's long-term open space, natural area, and trail objectives. Focusing on the highest priority parcels allows staff to allocate resources appropriately and allows staff to pursue outside funding resources, such as Land and Water Conservation Fund or Great Outdoors Colorado dollars.

**Requested Discussion**

Staff is seeking OSTAB feedback regarding:

1. The proposed annual property evaluation and ranking process.
2. The composition of the proposed LAPS Committee.

**ATTACHMENT(S):**

1. Town of Erie Land Acquisition Process and Criteria

## Town of Erie Park & Open Space Land Acquisition & Protection Strategy (LAPS)

STEP	ACTION
<b>Step 1</b>	<p style="text-align: center;"><b>Acquisition/Protection Identification</b>  <i>Staff: Parks &amp; Recreation, Planning</i>  <i>OSTAB Designees, Council Liaison</i></p> <ul style="list-style-type: none"> <li>• Areas will use current adopted documents such as Erie Comprehensive Plan, Parks, Recreation, Open Space, Trails, (PROST) Strategic Plan and Transportation and Mobility Plan</li> <li>• Identify areas of interest for land acquisition and potential park development.</li> <li>• Current document outlining acquisition opportunities will be public, but not list any specific land parcels, will just represent areas of interest.</li> <li>• Town staff will prepare the Acquisition Strategy with input from the Open Space and Trails Advisory Board (OSTAB) to ensure alignment with available funding, community values and system priorities.</li> </ul>
<b>Step 2</b>	<p style="text-align: center;"><b>Acquisition/Protection Approach</b>  <i>Staff: Parks &amp; Recreation, Finance</i>  <i>OSTAB</i></p> <ul style="list-style-type: none"> <li>• Strategies may include outreach, relationship building, annual letters, and periodic check-ins.</li> <li>• The strategy does not contemplate the use of eminent domain, which would follow a separate and distinct process.</li> <li>• Staff will explore partnership, grant funding, and collaboration opportunities to support acquisition.</li> <li>• Once a parcel is identified within an area of interest, staff will develop a specific parcel acquisition strategy.</li> <li>• The completed strategy guides the parcel forward through the remainder of the acquisition process.</li> <li>• Strategy discussions and direction occur in executive session.</li> </ul>
<b>Step 3</b>	<p style="text-align: center;"><b>Acquisition/Protection Approval</b>  <i>Staff: Parks &amp; Recreation, Finance, Legal, Town Management,</i></p> <ul style="list-style-type: none"> <li>• Report to the Town Council and on the outcome of appraisal and negotiations.</li> <li>• Present options for purchase along with the proposed funding strategy for the specific parcel.</li> <li>• Direction from the Town Council will be required before proceeding. These discussions will occur in executive session.</li> <li>• Evaluating whether a conservation easement is appropriate.</li> <li>• Establishing a funding plan, which may include grants, donations, or Town funds.</li> </ul>
<b>Step 4</b>	<p style="text-align: center;"><b>Acquisition/Protection Actions</b>  <i>Staff: Parks &amp; Recreation, Finance, Legal, Town Management, <a href="mailto:landacquisition@erieco.gov">landacquisition@erieco.gov</a></i></p> <ul style="list-style-type: none"> <li>• Purchase and Sale Agreement</li> <li>• Ordinance to purchase</li> <li>• Appropriate funds</li> <li>• Complete required due diligence including survey, legal description, title review, and environmental assessment.</li> <li>• Satisfy grants, acknowledge partnerships</li> <li>• Complete Conservation Easements as applicable</li> <li>• The conveyance of the land will be completed, and the Town of Erie will retain title.</li> </ul>
<b>Step 5</b>	<p style="text-align: center;"><b>Announce and Implement</b>  <i>Staff: Parks &amp; Recreation, C&amp;CE, Planning &amp; Development</i></p> <p>The Town announces the acquisition publicly any time after closing.</p> <ul style="list-style-type: none"> <li>• Press release: why the property is valuable and how it will serve our community.</li> <li>• Memorializing the acquisition</li> <li>• Implement adaptive land management strategy</li> <li>• Rezone as needed</li> </ul>

## Town of Erie Land Acquisition & Protection Criteria

The land acquisition criteria will guide and direct staff in making recommendations to the Open Space and Trails Advisory Board (OSTAB) (when TNACC funds are used) and Town Council about selecting properties within identified management districts for acquisition.

### Introduction

These criteria will provide:

- Guidance and assistance to Town staff in ranking the attributes of individual parcels based on the acquisition priorities identified in the Erie Parks & Recreation PROST Strategic Plan
- These ranking criteria will be the basis for making recommendations to OSTAB and Town Council about the identified areas that should be acquired.

### Land Acquisition Significance

Land acquisition significance describes why an area has been identified as a priority for Parks & Recreation interest. The characteristics of the area, such as its location within the community, its ecological or cultural features, or its role in the broader park and open space system are what establish its value as a potential acquisition.

- **Developed Parks**

Developed parks provide varied opportunities as neighborhood parks, community parks regional parks, and as a recreation facility. These serve residents and visitors with active and passive recreation experiences in a developed park environment. All these park types will provide targeted amenities designed to engage users to be active as well as provide opportunities for relaxed passive experiences to enjoy the parks green space and an open landscaped environment. These types of parks are less focused on natural landscape features but more on the proximity to the residents it serves.

- **Open Space and Natural Areas**

These are areas that have been selected to preserve a historical, natural, agricultural, or cultural characteristic for the community. This type of land offers both active and passive recreation that benefits residents as well as the natural landscape and wildlife. These areas could be associated with a conservation easement as part of their land acquisition strategy. These areas should provide regional significance to the community for the preservation of undeveloped areas. The spaces with diverse geography and environments will provide a natural and historical framework to our community. These open spaces and natural areas will also provide a haven for wildlife and native flora in the community.

- **Trail Corridors**

These are areas that are required to provide the space to establish a trail route or provide access and or showcase geographic characteristics of a specific area or park. Trail opportunities can be active or passive recreation or transportation. Trails offerings can be paved or soft surface.

## LAND ACQUISITION CRITERIA

### Acquisition Criteria Framework

The framework of ranking criteria is central to the LAPS. A framework tailored to Erie ensures that acquisitions reflect the community's values, character, and long-term priorities. In most cases, an area will be recommended for acquisition only when it holds significant environmental or land use value for the community. Exceptions may occur when a parcel meets important operational or land management needs, such as creating a more manageable boundary, linking existing managed properties, or providing essential public access.

The criteria will be rated on a five-point scale: 1 = Very Low, 2 = Low, 3 = Moderate, 4 = High, 5 = Very High:

#### 1 = Very Low

The property provides minimal contribution to the criterion. It does not meaningfully advance Erie's strategic objectives, and any related benefits are negligible. The parcel may still hold operational value, but its strategic relevance is limited.

#### 2 = Low

The property provides a minor contribution. It has some characteristics related to the criterion, but the benefit is small in scale or applicability. It offers incremental improvement without materially advancing system goals.

#### 3 = Moderate

The property provides a clear and meaningful contribution. It aligns with the criterion in a noticeable way and presents value that supports Erie's plans or system design. Its impact is positive but not transformative.

#### 4 = High

The property strongly advances the criterion. It contributes significant, desirable features that fill system gaps, preserve important resources, or address priority needs. Parcels scoring at this level merit serious acquisition consideration.

#### 5 = Very High

The property provides an exceptional contribution. It offers unique, irreplaceable, or high-impact opportunities that directly advance major strategic priorities. Parcels scoring at this level often emerge as top-tier acquisition candidates across multiple criteria.

Ranking criteria will be weighted based on community needs and categories will be given a multiplier between 1 and 3 based on significance:

3: Criteria that directly advance system connectivity, access, and long-term strategic form

2: Criteria that add meaningful value but are secondary drivers

1: Criteria that inform feasibility rather than strategic justification

The allocation of scores will be subjective but will be based on the best available information derived from an acquisitions team guided by community management plans. A composite score will be produced for each property considered for acquisition derived from the following criteria:

### Criteria Attributes

#### 1. Adjacency & Contiguity

Does the property play an important role in connecting natural environments or conserved lands? Is the area adjacent to existing protected lands and reduce fragmentation of resources? Does the property support the functions in the broader system? (e.g., migration corridors, critical habitat, connectivity to protected lands)?

**2. Trail System Connectivity**

Does the land offer an opportunity to fill an existing trail gap. Is the land located in the vicinity of a future planned trail? Could the land accommodate a trail and contribute to the overall trail system?

**3. Climate Influence and Resiliency**

What role could the property have in addressing climate change mitigation and adaptation? Does the property provide watershed management through flood control, and ground water recharge? Does the property provide relief to flooding through flood plain connectivity? Do lands possess the ability to act as carbon sinks and resiliency to wildfire?

**4. Community Identity**

Are there regionally significant cultural and historic features or structures present on the property (mines, archeological sites, homesteads, cultural or natural heritage landmarks, ranch properties unique to the community)?

**5. Recreational Opportunity**

Does the property provide for active recreation and sport, or does the opportunity support development of neighborhood-scale recreation consistent with PROST? (athletic fields, indoor recreational facility complex, mountain biking trail, sport courts, river rafting, skiing, ice hockey)?

**6. Ecological Value \*See Appendix A for desirable qualities\***

Does the property contain functional natural features such as wetlands, upland grasslands, or prairie habitat that support native plants and wildlife? Does it function as a wildlife corridor, provide connectivity to nearby open space, or support migratory birds or raptor nesting? What is the overall ecological condition of the site, including plant diversity, presence of bare ground, and extent of noxious weed pressure? To what degree would ecological restoration be required, and can the property be reasonably managed over time to maintain or improve ecosystem processes given its land use history and current conditions? Are there encumbrances, such as oil & gas setbacks, overhead or underground utility lines, mines, subsidence areas, etc.?

**7. Unique Landscape Features**

Does the property represent defining features of Erie's landscape, such as shortgrass prairie, riparian corridors, long-range mountain views, community separators, historic agricultural lands, mining-era elements, or other natural and cultural resources valued by the community? Does it support habitat, protect waterways, contribute to ecological connectivity, offer opportunities for restoration, or preserve open land that reinforces Erie's identity within the region?

**8. Developability**

What are the applicable designations for the area under the Town of Erie's Comprehensive Plan, Parks & Recreation Strategic Plan, and Transportation and Mobility Plan? Is any development proposed for the area, and how would it interact with these planning frameworks? How does the property relate to Erie's long-term growth strategies, including priorities for parks, recreation, open space, trails, mobility, and community form? How accessible is the property in terms of distance from where people are living or are planned to reside? What is the access or opportunities related to underserved populations and people with low income or disabilities? Does the property fill a gap in the service area and provide equitable outcomes?

**Appendix A**

	<b>Highly desirable</b>	<b>Desirable</b>	<b>Undesirable</b>
<b>Very Low (1/5)</b>	0	0	2 or more
<b>Low (2/5)</b>	0	1 or more	1 or more
<b>Moderate (3/5)</b>	0	2 or more	1 or less
<b>High (4/5)</b>	1 or more	1 or more	1 or less
<b>Very High (5/5)</b>	2 or more	Any amount	0

<b>Highly desirable property qualities</b>	<b>Desirable property qualities</b>	<b>Undesirable property qualities</b>
Functional year-round wetlands	Property has past history of agricultural production or grazing	Prairie dog colony on property
Wildlife corridor	Property is an upland grass habitat	Past use as a home site
Migratory bird stopover and/or has raptor nesting sites	Property is adjacent to a functioning wetland	Past use as an industrial area
Low noxious weed pressure (<20% cover)	Moderate noxious weed pressure (20%-50% cover)	High noxious weed pressure (>50% cover) or list A species present
Less than 20% of the site needs ecological restoration	Less than 50% of the site needs ecological restoration	50-100% of site needs ecological restoration
High plant diversity	Moderate plant diversity	Low plant diversity/monoculture
Less than 20% of the site is bare ground	20-40% of the site is bare ground	40% of the site is bare ground



## Open Space and Trails Advisory Board

**Board Meeting Date: 7/13/2026**

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**File #:** 2026-419, **Version:** 1

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**SUBJECT:**

Page Property Update

**DEPARTMENT:** Parks & Recreation

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

**TIME ESTIMATE:** 20 minutes

**BACKGROUND OF SUBJECT MATTER:**

The Town of Erie purchased the 46.5-acre Page Property with the goals of expanding open space and trail opportunities, creating a mixed-income neighborhood, and adding space for the Parks and Open Space Division. Staff worked with the Board of Trustees (now Town Council) and Open Space and Trails Advisory Board (OSTAB) to approve the funding for the project.

The \$6.6M purchase, completed in October 2023, was funded using equal amounts of Trails, Natural Areas, and Community Character (TNACC) and American Rescue Plan Act (ARPA) funds. In January 2024, the Council adopted an ordinance to annex the parcel into the Town of Erie. Zoning action was not taken with the annexation, and the property is currently zoned as Agricultural Holding (AGH).

At their May 12 meeting, Council directed staff to bring to Council an ordinance to zone the entire Page Property as Agriculture Open Space (AG/OS)/Reserve Open Space (RO) space in 2026. Rezoning requires Public Hearings before the Planning Commission and Town Council. All rezoning applications require published, posted, and mailed notice at least 15 days prior to the scheduled date of the hearing before Planning Commission and Town Council. The rezoning is tentatively scheduled to go before Planning Commission on August 19 and Town Council on August 25.

Before a completed land use application can be submitted, an ALTA/ASCM Land Title Survey and Zoning Map needs to be prepared by or under the supervision of a registered professional land surveyor. The Town has retained Ehrhart Land Surveying, LLC to complete these items in preparation for the land use application submittal.

The proposed draft exhibit shows the split zoning between AG/OS and RO. After conferring with legal, staff from Parks & Recreation, Planning, and Public Works met to discuss how to split the property to ensure that future uses are compatible with each zoning district. The proposed split ensures that the Town protects a large swath of the Coal Creek corridor via RO, with the rest of the

property as AG/OS, which allows flexibility for potential uses at the existing single family home/shop site, recreational use of the pond, and agriculture uses, such as agricultural cultivation or grazing, which is not permitted under the RO district.

Staff recommends that the town moves forward the rezoning process using the attached exhibit for Ehrhart Land Surveying, LLC to create a zoning map to be included with the land use application for consideration by Planning Commission and Town Council.

**ATTACHMENT(S):**

1. Page Property Rezone Draft Exhibit

# Erie Viewer Map

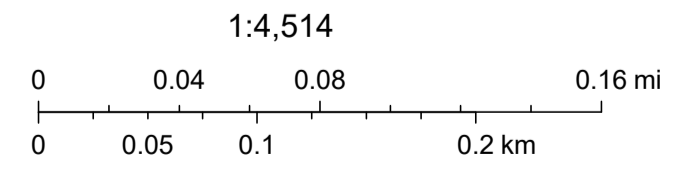


Agriculture/Open Space Zoning

Reserved Open Space Zoning

6/16/2026, 1:52:25 PM

- Grease Interceptors
- Sanitary Clean Out
- Wastewater Structures
- <all other values>
- Sanitary Mains
- Sewage
- Casing
- FOG/IPT Facilities
- Streams
- Drainage/Ditch
- Stream/Creek
- Streets
- Collector
- Parcels
- Other
- Erie
- Subdivisions
- City Limits
- Mask



Nearmap, Town of Erie, GIS, TOE GIS



## Open Space and Trails Advisory Board

**Board Meeting Date: 7/13/2026**

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**File #:** 2026-428, **Version:** 1

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**SUBJECT:**

Feedback from Arbor Day/Town Fair Community Engagement

**DEPARTMENT:** Parks & Recreation

**TIME ESTIMATE:** 20 minutes

**SUMMARY/KEY POINTS**

- OSTAB traditionally has booths at Arbor Day and Town Fair.
- Members share information with the public and receive feedback on open space and trails.
- The Board would like to summarize feedback from those two events and brainstorm ideas on future engagement.



# TOWN OF ERIE

645 Holbrook Street  
Erie, CO 80516

## Town Council

**Board Meeting Date: 7/13/2026**

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**File #:** 2026-429, **Version:** 1

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**SUBJECT:**

Discussion of Open Space Designations

**DEPARTMENT:** Parks & Recreation

**TIME ESTIMATE:** 20 minutes

**SUMMARY/KEY POINTS**

- The Town Charter established a new zoning district, "Reserved Open Space (RO)" for zoning certain properties that cannot be sold, rezoned, re-designated, or placed into any other such land use category without the prior voter approval.
- The Board desires to discuss the different "open space" districts. Planning staff will be available to help answer questions.
- Staff is planning on bringing forward properties for the RO zoning district as part of the 2027 work plan.

**ATTACHMENT(S):**

1. Zoning Memo to OSTAB



# Memorandum

**To:** OSTAB  
**From:** Luke Bolinger, Director of Parks & Recreation  
**Date:** June 9, 2026  
**Re:** Clarification on Agricultural/Open Space (AG/OS) and Reserved Open Space (RO) Zoning Districts

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The AG/OS and RO zone districts both fall within the Town's "Other Districts" category, but they serve different purposes and carry different legal implications. The stated purposes of the AG/OS district "is to provide areas to be used for agricultural and open space purposes and to recognize and preserve lands suitable for long-term production of agricultural commodities, lands suitable for grazing, animal husbandry, view protection, passive and active recreation, and conservation uses." Uses permitted by right in the AG/OS district include: open space, park, certain utility facilities, agricultural cultivation, grazing, and breeding, and animal hospitals, as well as various special review uses. This district provides a mechanism to preserve rural, agricultural, recreational, and open space characteristics while still maintaining a broader range of potential public and land use options.

By contrast, the stated purposes of the RO district is more narrowly tailored as it is designed to provide areas that are dedicated to open space and trails as specified in Article 11 of the Home Rule Charter." Uses in the RO district are more limited and directly tied to open space and trail purposes, with parks permitted by right and parking lots allowed through special review. As a result, RO zoning provides stronger long-term protection for open space properties, but it also reduces future flexibility compared to AG/OS.

This distinction matters because rezoning property to RO does more than regulate allowable land uses. Based on the Town Attorney's Office interpretation, rezoning a property to RO constitutes formal "open space designation" under the Charter. Once that designation occurs, Section 11.02(3) restricts the Town from selling, rezoning, redesignating, or placing the property into another land use category without prior voter approval. For example, if the Town wanted to lease a property for temporary agricultural use, unique events, or utilize a site for something similar to Schofield Farm, this would require a vote.

In practical terms, AG/OS allows the Town to protect land for agricultural, recreational, conservation, and open space purposes while retaining the ability to consider future rezoning through the standard public process. RO provides a higher level of protection because it formally designates the property as open space under the Charter and limits the property to certain uses, but that designation also limits future Council discretion and requires voter approval before the Town could change the property's status.