

**ACTION MINUTES  
PLANNING COMMISSION AND  
PARKS AND RECREATION COMMISSION  
SPECIAL JOINT MEETING/STUDY SESSION  
TUESDAY, JUNE 20, 2017  
ARROYO GRANDE COUNCIL CHAMBERS  
215 EAST BRANCH STREET  
ARROYO GRANDE, CALIFORNIA**

**1. CALL TO ORDER**

Chair Martin called the Planning Commission and Parks and Recreation Commission Special Joint Meeting/Study Session to order at 5:05 p.m.

**2. ROLL CALL**

Planning Commission: Commissioners Terry Fowler-Payne, Lan George, John Mack, Frank Schiro and Glenn Martin were present.

Parks and Recreation Commissioners Fernando Garcia III, Jamie Maraviglia and Will Reichardt.

Commission: were present. Commissioners Shawn Blethen and Jen Jensen were absent.

Staff Present: Community Development Director Teresa McClish, Planning Manager Matt Downing, Public Works Director Chris Magdosku, and Secretary Debbie Weichinger were present.

**3. FLAG SALUTE**

Commissioner Fowler-Payne led the flag salute.

Chair Martin stated item 4. will be heard after item 5.

**5. STUDY SESSION FOR REQUEST TO OPERATE A BIKE PARK IN THE JAMES WAY OAK HABITAT & WILDLIFE PRESERVE**

Director Magdosku presented the staff report and recommended that the Planning Commission and Parks and Recreation Commission discuss the proposed Arroyo Grande Bike Park within the James Way Oak Habitat & Wildlife Preserve and provide advisement on the proposal to the City Council.

Mike Ormonde, applicant, presented the proposed "Bike Park" project, along with a slide show. Mr. Ormonde and Director Magdosku responded to questions from the Commissions including if the park is recreational or spectator; if there is sufficient parking; if water, a kiosk, picnic bench, trash cans, or restroom will be available; who will maintain the track; will signs be posted; liability concerns; and if there will be an operation and maintenance manual.

Bonnie Johnson, representative of Central Coast Concerned Mountain Bikers, talked about the Morro Bay Bike Park and spoke in support of the proposed Bike Park.

Chair Martin opened the meeting for public comment.

**PLANNING COMMISSION AND  
PARKS AND RECREATION COMMISSION  
MINUTES  
JUNE 20, 2017**

**PAGE 2**

John Elfers, President of the Oak Park Leisure Gardens Home Owners Association, Michael, Chris Dotson, and Tom Talbert, spoke against the proposed project with the following concerns: the (117) members unanimously support the ramps but not at the proposed location; the site is an oak habitat and wildlife preserve; feels the City will be setting a precedent; human waste will go to the creek; the parking area is not feasible; who will make sure rules are followed and safety maintained; the area is secluded and there is a homeless population in the area there will be excessive noise.

Bonnie Johnson, shared how the Morro Bay bike park works and stated the community is in support of the park.

Eric Nelson, Crown Hill, spoke in support of the proposed bike park and said the project is supported by the Parks and Recreation Element.

Chair Martin closed the public comment period.

Director Magdosku said the Open Space Agreement will be reviewed if any changes are necessary.

Individual Commissioners provided the following comments: the Parks and Recreation Commission has had extensive meetings on the proposed bike park; all the public concerns are being heard; the Open Space Agreement does not say to keep it in its natural state forever; the youth needs things to do; with fencing the homeless camp can be cleaned up; permit process, access for emergency vehicles, bathroom accommodations, liability issue need to be addressed; need an area for benches; would like to see an alternative location; would like to see an Operations and Maintenance Manual; wants to see who is responsible for what clearly spelled out; would not be opposed to a limited permit; the need is real; consider a change in zoning as this may not be the best location; an environmental report will be required; and spoke in support of the proposed project.

Commissioner Garcia III stated he would like to discuss with a full Parks and Recreation commission in attendance.

**Action:** Commissioner Mack moved, and Commissioner Schiro seconded the motion to recommend that the City Council consider the use of a rural bike park in the open space, recognizing that there is an Open Space Agreement, and provide items discussed to City Council. The motion passed on the following roll call vote:

**AYES:** Mack, Schiro, Fowler-Payne, George, Martin, Garcia III, Maraviglia, Reichardt  
**NOES:** None  
**ABSENT :** Jensen, Blethen

**4. PUBLIC COMMENT**

Public comment was received as part of Agenda Item 5.

**6. ADJOURNMENT**

The meeting was adjourned at 6:43 p.m.

**PLANNING COMMISSION AND  
PARKS AND RECREATION COMMISSION  
MINUTES  
JUNE 20, 2017**

**PAGE 3**

**ATTEST:**

\_\_\_\_\_  
**DEBBIE WEICHINGER**  
**SECRETARY TO THE PLANNING COMMISSION**  
(Approved at PC Meeting \_\_\_\_\_)

\_\_\_\_\_  
**GLENN MARTIN, CHAIR**

**DRAFT**