



REGULAR CITY COUNCIL MEETING

Minutes

May 27, 2025, at 6:00 PM

Wheatland Community Center: 101 C Street, Wheatland, CA 95692

City Council meetings are held in-person and are no longer available via ZOOM.

In compliance with the Americans with Disabilities Act, if you are a disabled person and you need a disability-related modification or accommodation to participate in this meeting, please contact City Hall at (530) 633-2761 or (530) 633-9102 (fax). Requests must be made as early as possible and at least one full business day before the start of the meeting.

1. OPENING MATTERS

1.1 Call to Order and Roll Call

Mayor Angela Teter called the meeting to order at 6:00 p.m.

PRESENT

Mayor Angela Teter
Vice Mayor Lisa McIntosh
Council Member Bob Coe
Council Member Brian Abe
Council Member John Abe

OTHERS PRESENT City Manager Bill Zenoni
Finance Director, Susan Mahoney
Deputy City Attorney, Gavin Ralphs
Community Development Director, Tim Raney
Senior Planner, Kevin Valente
City Engineer, Dane Schilling
Fire Chief, Art Paquette

1.2 Pledge of Allegiance to the Flag

Mayor Angela Teter led the Pledge of Allegiance

2. PUBLIC COMMENT

At this time, the public is permitted to address the City Council on non-agendized items. **COMMENTS SHOULD NOT EXCEED THREE (3) MINUTES.** In accordance with State Law, however, no action or discussion may take place on any item not appearing on the posted agenda. The Council may respond to statements made or questions asked or may request Staff to report back at a future meeting concerning the matter. Any member of the public may contact the City Clerk's Office related to the proper procedure to place an item on a future City Council agenda. The exceptions under which the Council MAY discuss and/or act on items not appearing on the agenda are contained in Government Code §54954.2(b) (1) (2) (3)

None

3. CONSENT CALENDAR

3.1 Minutes from May 13, 2025, City Council Meeting

Motion made by Council Member R. Coe, Seconded by Mayor A. Teter to approve minutes from the regular City Council meeting on May 13, 2025.

4. PUBLIC HEARING

4.1 Introduce and Waive the First Reading of the Ordinance Amending Section 18.60.060 of the Wheatland Municipal Code Relating to Animals and Animal Shelters.

City Manager Bill Zenoni presented the staff report to introduce and waive the first reading of the Ordinance Amending Section 18.60.060 of the Wheatland Municipal Code Relating to Animals and Animal Shelters. Staff have received several requests to increase the permitted number of small domestic animals (specifically chickens) on parcels that are a minimum of six thousand square feet in size. The proposed amendment to Section 18.60.060(E) of the Wheatland Municipal Code would increase the permitted number of small domestic animals on parcels between six and ten thousand square feet in size from one to five and would require that these animals be kept a minimum of 15 feet from the property line to avoid issues with neighbors on these smaller lots.

City Manager Bill Zenoni read an emailed public comment from Alysia Freegard. Vice Mayor L. McIntosh commented on lot size and what is allowed and the 15 feet requirement.

Council Member J. Abe commented on neighbors not wanting chickens next door and ordinance clarification.

Council Member B. Abe commented on the 15 feet requirement.

Mayor A. Teter commented on chicken coops and odor. Teter also commented on the 15 feet requirement.

Deputy City Attorney explained that the ordinance would go back through the Planning Commission for more direction on setbacks.

PUBLIC COMMENT

Henry Gilbert commented on a buffer.

Chris Walsh commented on the 15 feet requirement.

Direction was given to staff for the Planning Commission to review the proposed ordinance and make a recommendation to council.

4.2 Introduce and Waive the First Reading of the Ordinance Approving a Planned Development (PD) Amendment for the Bishop's Pumpkin Farm PD District and to Adopt Resolution No. 2025-, Thereby Approving Design Review for the 48'-6" Tall Permanent Slide Structure Located at 1415 Pumpkin Lane.**

Community Development Director Tim Raney presented the staff report to introduce and waive the first reading of the ordinance approving a Planned Development (PD) Amendment for the Bishop's Pumpkin Farm PD District and to adopt a resolution thereby Approving Design Review for the 48'6" tall permanent slide structure located at 1415 Pumpkin Lane.

The Bishop's Pumpkin Farm is requesting to amend the existing PD District to increase the

allowable building height from 35 feet to 50 feet. The Planning Commission unanimously recommended that City Council approve the ordinance amending the maximum height requirement from 35 feet to 50 feet, with the modification that any future structure that exceeds 35 feet in height shall require Planning Commission approval of Site Plan and Design Review consistent with Chapter 18.67 of the Wheatland Municipal Code. The Planning Commission supports the proposed permanent slide structure and recommends that the City Council adopt the resolution.

Council Member J. Abe commented on residents living close by, structure size, Planning Commission review and decision and procedure changes to speed up the process for similar requests.

Motion made by Council Member Coe, Seconded by Council Member Abe to **adopt Resolution No. 19-25 Approving the Site Plan and Design Review for the Bishop's Pumpkin Farm Permanent Slide Structure Located At 1415 Pumpkin Lane (APN 015-180-109-000)**

Voting Yea: Mayor Teter, Vice Mayor McIntosh, Council Member Coe, Council Member Abe, Council Member Abe

5. REGULAR CALENDAR

5.1 Compliance with Assembly Bill 1332 (AB) related to Pre-Approved Plans for Accessory Dwelling Units (ADUs).

Community Development Director presented the staff report for Compliance with Assembly Bill 1332 (AB) related to Pre-Approved Plans for Accessory Dwelling Units (ADUs). Wheatland City Council adopted Ordinance No. 481 establishing reasonable standards for the development of ADUs and junior ADUs in the City. In addition, Ordinance No. 481 establishes the ministerial approval for ADUs and JADUs within the City of Wheatland. Therefore, a discretionary Planning approval is not required for the construction of ADUs (i.e., Planning Commission approval). As a result, if a proposed ADU is consistent with Ordinance No. 481 (Chapter 18.78 of the Wheatland Municipal Code), the proposed ADU is subject to building permit review only. The Yuba County Building Department provides contract building permit review services for the City of Wheatland. In addition, the Yuba County Community Development Department has created and published pre-approved plans on their website. Therefore, Wheatland staff believe the City of Wheatland is currently in compliance with AB 1332.

Vice Mayor L. McIntosh commented on approved ADUs in Wheatland.

No action required.

5.2 Update on Wheatland Farmers' Market

City Manager Bill Zenoni presented the staff report for and update on Wheatland Farmer's Market. Council received information regarding the establishment of a Farmers' Market in the City of Wheatland on July 23, 2024, and February 25, 2025, City Council meetings. Local growers, Gilbert Orchards, is registered by the State of California as a Certified Farmers' Market. Henry Gilbert presented information to the City Council on February 25th about the logistics of establishing a local Farmers' market in Wheatland. It was agreed that staff would

work with Mr. Gilbert to further refine a plan for a local Farmers' market and return to the City Council with a recommendation for establishing a Farmers' Market in Wheatland this summer.

Council Member J. Abe commented on nostalgic ideas and pragmatic importance.

No action required.

5.3 Presentation of Proposed Budget for Fiscal Year 2025-26

Finance Director Susan Mahoney presented the staff report for the Presentation of Proposed Budget for Fiscal Year 2025-26. City Council adopts an annual budget for City government operations no later than June 30th for the upcoming fiscal year that begins on July 1st. Mahoney stated the Proposed FY 2025-26 General Fund budget is balanced and provided key points on revenues, expenses, service levels and a COPS grant.

Mayor A. Teter commented on Caliterra Ranch Subdivision revenues.

Vice Mayor L. McIntosh commented on law enforcement funds and the COPS grant.

Council Members directed staff to bring back a final budget for adoption at the June 10, 2025, City Council meeting.

6. REPORTS

City Manager B. Zenoni reported on the PG&E water main break.

Mayor A. Teter reported on highway paving, road maintenance, repainting cross walks and policy for electric bikes and scooters.

Council Member J. Abe stated the General Plan meeting for Planning Commissioners and Council members was very informative.

Vice Mayor L. McIntosh requested a resolution from City Council acknowledging Frank Webb Construction to be scheduled on the next City Council meeting agenda.

7. ADJOURN

There being no further business, Mayor Angela Teter adjourned the meeting at 7:16 p.m.

ATTEST:

Angela Teter, Mayor

Lisa J. Thomason, City Clerk

Any writings or documents provided to a majority of the Wheatland City Council after distribution of the agenda packet are available for public inspection on the City's website, www.wheatland.ca.gov

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