



# CITY OF WHEATLAND

## CITY COUNCIL MEETING STAFF REPORT

January 10, 2023

**SUBJECT:** Consideration of appointment to the City of Wheatland Planning Commission.

**PREPARED BY:** Tim Raney, Community Development Director

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### **Recommendation**

Consider the applications received for the Wheatland Planning Commission vacancies and make a motion with a second to approve three appointments to the City of Wheatland Planning Commission.

### **Background**

Pursuant to Section 2.20.030 of the Wheatland Municipal Code, the City of Wheatland Planning Commission is comprised of five (5) members appointed by a majority vote of the City Council.

A list of the current Commission members is below:

<b>Current Term Expires</b>	<b>Commissioner</b>
December 2022	Scott Witt
December 2022	Debbie Panteloglew
December 2022	Brant Powner
December 2025	William Tinsley
December 2025	Gregory Hart

As a result, the Wheatland Planning Commission currently has three vacancies.

The Wheatland City Clerk has noticed the three Planning Commission vacancies on the City's website as well as the City's posting boards. The City Clerk has received four applications. Debbie Panteloglew, Scott Witt, David Pesenti, and Kenneth Thomason.

### **Discussion**

Staff recommends the City Council invite each applicant to stand before the Council during this meeting and present a one-minute statement as to why they wish to serve on the Wheatland Planning Commission. Following the applicant's statement, the City Council will be able ask the

applicant questions for up to four minutes. In total, each applicant will have five minutes in front of the City Council. After all applicants have presented a statement and received questions, the City Council may consider the appointment of three applicants to the Planning Commission for four-year terms ending in December 2026.

The applicants have been informed the City Council will consider appointments at this meeting.

### **Alternatives**

Council may fill the vacancies by appointment at this meeting or postpone action to a future meeting.

### **Fiscal Impact**

None.

### **Attachments**

1. Debbie Panteloglew-PC Application
2. Scott Witt-PC Application
3. David Pesenti-PC Application
4. Kenneth Thomason-PC Application

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CITY OF WHEATLAND

111 C STREET- WHEATLAND, CALIFORNIA 95692

TEL (530) 633-2761 - FAX (530) 633-9102

PLANNING COMMISSION APPLICATION

(PLEASE PRINT CLEARLY OR TYPE)

RECEIVED

NOV 28 2022

CITY OF  
WHEATLAND

Name:

Ibbie Pantelaglow

Home Address:

306 Meadow Wy

Mailing Address: (If Different)

P.O. Box 169

Home Phone:

(530) 633-0120

Work Phone:

N/A

Fax:

N/A

E-mail

d.i. pante@comcast.net

Occupation:

Retired

Please answer the questions on the following page and attach your responses to your Application. Please limit your response to two pages.

Completed Applications must be submitted no later than November 30, 2022 at 5:00 p.m.

City of Wheatland

111 C Street

Wheatland, California 95692.

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Please attach your responses to questions (1-6) to your Application. Please limit your response to two pages.

1. Why would you like to serve on the Planning Commission? *To be part of the community development*
2. What do you believe is the most important role of the planning Commission? *understanding and researching the request(s); making sound decisions*  
How would you promote this role as Planning Commissioner? *word of mouth, Public & media events*
3. What do you think are the major concerns of Wheatland residents regarding its future? *Roadways, & keeping the small town persona*
4. What knowledge or experience do you have in planning and zoning? *Knowing where / when to research, and serving on the planning commission since 2017*
5. What would you hope to accomplish as a Planning Commissioner? *To represent the City and the community to the best of my ability.*
6. Any other thoughts you would like to share?

7. Additional Information:

a) Are you available to attend night meetings on the 1st and 3rd Tuesday of each month at 6:00 p.m.?

*Yes*

b) Are you a registered voter and resident of the City of Wheatland?

*Yes*

c) Is your place of business or employment in Wheatland?

*NO*

d) Do you have any property ownerships (other than your home) or any business or personal relationships, which would be considered a conflict of interest in carrying out your responsibilities as a Planning Commissioner?

*NO*

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PLANNING COMMISSION APPLICATION

(PLEASE PRINT CLEARLY OR TYPE)

Name: **Scott Witt**

Home Address: **102 C Street, Wheatland, CA**

Mailing Address: (If Different) **POBox 292, Wheatland, CA**

Home Phone: **(530) 701-7906 (cell)**

Work Phone: **(408) 465-6172**

Fax: **n/a**

E-mail: **scott.witt.ca@gmail.com**

Occupation: **Public Safety / Fire Dept**

Please answer the questions on the following page and attach your responses to your Application. Please limit your response to two pages.

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**Scott Witt, 30 Nov 2022; Supplemental questions & answers for Planning Commissioner application:**

1. Why would you like to serve on the Planning Commission?

- a) Wheatland! is my home; I am a lifelong resident (40+ years), and I have a son & daughter in the Wheatland School District (High School). I genuinely wish to serve the Wheatland community, using my knowledge & experience to work for the Planning Commission, City Council & Staff, and the citizens at large. I hope to help direct positive growth & development for Wheatland for years to come.

2. What do you believe is the most important role of the planning Commission?

- a) The Planning Commission (& ultimately the City Council) makes choices that effect the City in perpetuity. Buildings & infrastructure, once completed, are permanent. Good choices will allow the City to thrive. The most important role of the Commissioners is to analyze land-use proposals - to be the first set of eyes & ears - and provide valuable feedback & recommendations to the City Council. I can objectively, thoroughly, and consistently evaluate items presented to the Commission.

How would you promote this role as Planning Commissioner?

- a) As much as possible, members on the Planning Commission should share common values with the City Council & City residents, to maintain a consistent philosophy throughout the City's activities.

3. What do you think are the major concerns of Wheatland residents regarding its future?

- a) My family moved here in 1976, I graduated from WHS in 1991. I have seen Wheatland grow from a town of less than 1000 people, to its current size. The concerns I have for the future of Wheatland are:
  - Growth - Wheatland will continue to grow & evolve as Placer & Sacramento Counties expand as the area's job center. What happened to Lincoln in the late 90's & early 2000's is headed our way.
  - Agriculture - As the City grows, my concern is what happens to the productive ag lands (both commodities & jobs). The Planning Commission must identify potential conflicts that could arise from proposed land-use choices.
  - Beale - Our neighboring Air Force Base is a vital part of Wheatland & all of Yuba County. Beale is critical to the economic health & well-being of our community.
  - Business & Jobs - Economic activity in the City provides a secure tax base for public safety (LE & Fire), infrastructure (roads, water, & sewer), schools, and recreation.
  - Transportation - Hwy 65 is at Capacity during commute time, and the UPRR railway bisects the City. Just like Lincoln, it will get much worse before the proposed Hwy 65 bypass is built.

4. What knowledge or experience do you have in planning and zoning?

- a) I am a career CALFIRE employee, currently working as Deputy Chief (Pre-Fire Planning) in Community Wildfire Preparedness & Mitigation, at the Office of the State Fire Marshal.
  - I am responsible for CALFIRE's statewide & regional Fire Plans
  - Analyze maps & data for 3] million acres of land protected by CALFIRE

- Bill analysis for Senate, Assembly, & Governor's Office re: proposed laws affecting CALFIRE
- Help communities, plan, thru Fire Safe Councils & Community Wildfire Protection Plans
- Review grant proposals for protecting homes threatened by wildfires
- Respond to disasters throughout California; I see firsthand effects of good (& poor) planning and zoning choices. I speak with affected members of the public, and planning officials.

My CALFIRE career has also included:

- Chief Officer for Morgan Hill FD & surrounding Silicon Valley communities (south of San Jose)
- Pre-Fire Engineer (Planner) for Nevada, Yuba, Placer, Sierra, & Sutter Counties
- Fire Captain for rural Lincoln, rural Roseville, and Thunder Valley Casino (Placer County Fire)
- Fire Apparatus Engineer (Marysville City Fire Dept, including Hallwood &, DIO)

I served 22 years as a Firefighter & Captain with the Wheatland Fire Department, spent a few years with Bi-County Ambulance and Sutter County Fire, and have even volunteered as a community member on a couple of Wheatland planning workshops.

5. What would you hope to accomplish as a Planning Commissioner?

- a) Wheatland is a great community - my biggest accomplishment would be to ensure that alii proposed changes to it, thru the Planning Commission, would make it even better for current & future residents.

6. Any other thoughts you would like to share?

- a) I do not seek this position for any selfish reason - my only desire is to give back to my community in the capacity that I can best serve. I believe in private property rights, and feel the 'first use' (existing residents & businesses) takes precedent over proposed land uses changes. Nothing In life is static - growth will occur - and it is up to those in public service to ensure it is done in a wise manner. I have a good eye for troubleshooting & analyzing proposals.

7. Additional Information:

- a) Are you available to attend night meetings on the 1st and 3rd Tuesday of each month at 6:00 p.m.? YES
- b) Are you a registered voter and resident of the City of Wheatland? YES
- c) Is your place of business or employment in Wheatland? NO
- d) Do you have any property ownerships (other than your home) or any business or personal relationships, which would be considered a conflict of interest in carrying out your responsibilities as a Planning Commissioner? NO

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CITY OF WHEATLAND

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TEL (530) 633-2761 - FAX (530) 633-9102

PLANNING COMMISSION APPLICATION

(PLEASE PRINT CLEARLY OR TYPE)

Name: **DAVID PESENTI**

Home Address: **179 ANDERSON WAY, WHEATLAND CA, 95692**

Mailing Address: (If Different)

Home Phone: **916-335-1205**

Work Phone:

Fax:

E-mail **DPESENTI @GMAIL.COM**

Occupation: **SOFTWARE DEVELOPMENT MANAGER**

Please answer the questions on the following page and attach your responses to your Application. Please limit your response to two pages.

Completed Applications must be submitted no later than November 30, 2022 at 5:00 p.m.

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Please attach your responses to questions (1-6) to your Application. Please limit your response to two pages.

1. Why would you like to serve on the Planning Commission?

2. What do you believe is the most important role of the planning Commission?

How would you promote this role as Planning Commissioner?

3. What do you think are the major concerns of Wheatland residents regarding its future?

4. What knowledge or experience do you have in planning and zoning?

5. What would you hope to accomplish as a Planning Commissioner?

6. Any other thoughts you would like to share?

7. Additional Information:

a) Are you available to attend night meetings on the 1st and 3rd Tuesday of each month at 6:00 p.m.?

b) Are you a registered voter and resident of the City of Wheatland?

c) Is your place of business or employment in Wheatland?

d) Do you have any property ownerships (other than your home) or any business or personal relationships, which would be considered a conflict of interest in carrying out your responsibilities as a Planning Commissioner?

THANK YOU FOR YOUR INTEREST IN SERVING ON THE  
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## **David Pesenti**

916-335-1205

### **Question #1:**

There is a substantial amount of growth on the horizon for Wheatland and I want to play an active roll in that growth and I feel that the best way to do that would be to serve as a Planning Commissioner.

### **Question #2:**

- a) Ensuring that the growth of the city follows the long term plan.
- b) Putting the good of the city above my personal feelings or opinions

### **Question #3:**

- Traffic (e.g. Base traffic, Pumpkin season traffic, highway 65 congestion, Bypass)
- Rapid Growth and that it might bring with it undesirable elements
- Lack of local employment opportunities
- Lack of local businesses

### **Question #4:**

Over my 30 year career I've held a number of positions (i.e. software developer, software manager and a system administrator) and I understand the importance of planning. Mapping the road ahead helps ensure a positive outcome that benefits everyone and minimizes the possibility of unforeseen difficulties.

### **Question #5:**

I hope that my participation on the Planning Commission would help preserve the very unique city we have while also having a hand in the well planned growth.

### **Question #6:**

Wheatland is a gem that is hard to find in California. It's a small town with minimal crime, friendly people and a community that cares about what happens to the city. I've lived in other cities that were once "gems" and they now suffer from high crime rates and other problems that have taken root and will not be easy to solve. I want to help keep Wheatland a rare gem, a place where people want to live because it's safe, clean and beautiful.

### **Question #7:**

- a) Yes
- b) Yes
- c) No
- d) No

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PLANNING COMMISSION APPLICATION

(PLEASE PRINT CLEARLY OR TYPE)

RECEIVED

DEC 21 2022

CITY OF  
WHEATLAND

Name: KENNETH W. THOMASON

Home Address: 209 E Street  
Wheatland, Ca

Mailing Address: (If Different)

Home Phone: 530-415-7508

Work Phone: N/A retired

Fax:

E-mail kthomason1055@hotmail.com

Occupation: retired

Please answer the questions on the following page and attach your responses to your Application. Please limit your response to two pages.

Completed Applications must be submitted no later than December 31, 2020 at 5:00 p.m.

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111 C Street

Wheatland, California 95692.

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Please attach your responses to questions (1-6) to your Application. Please limit your response to two pages.

1. Why would you like to serve on the Planning Commission? <sup>would</sup> ~~What~~ like to be involved in future planning & development within city limits & new annexation of property
2. What do you believe is the most important role of the planning Commission? To help promote housing - apartments and new business to coming in to city atmosphere
- How would you promote this role as Planning Commissioner? would like to help attract more businesses in Settlers village and other locations within city.
3. What do you think are the major concerns of Wheatland residents regarding its future? Highway 65 traffic concerns in future maintaining small town atmosphere
4. What knowledge or experience do you have in planning and zoning? no experience but now that I'm fully retired I have time to get involved and LEARN
5. What would you hope to accomplish as a Planning Commissioner? Having Bishop's Pumpkin farm thrive with considerations for traffic control issues
6. Any other thoughts you would like to share? would like to see all departments - planning Police - fire and public works involved in Development

7. Additional Information:

a) Are you available to attend night meetings on the 1st and 3rd Tuesday of each month at 6:00 p.m.? YES

b) Are you a registered voter and resident of the City of Wheatland? YES

c) Is your place of business or employment in Wheatland? no-retired

d) Do you have any property ownerships (other than your home) or any business or personal relationships, which would be considered a conflict of interest in carrying out your responsibilities as a Planning Commissioner? NONE

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