



# CITY OF WHEATLAND

## CITY COUNCIL MEETING STAFF REPORT

**June 11, 2019**

**SUBJECT:** Consideration to appoint the recommended two Planning Commissioners, two local agricultural producers, the local business owner representative, and two City Council members to the proposed Ad-Hoc Committee for the preparation of the citywide Agricultural Production Standards.

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

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### **Recommendation**

The City of Wheatland staff recommends that the City Council take the following actions: 1) appoint the recommended two Planning Commissioners, two local agricultural producers and the local business owner representative to the proposed Ad-Hoc Committee; and 2) appoint two City Council members to the proposed Ad-Hoc Committee for the preparation of the citywide Agricultural Production Standards.

### **Discussion and Background**

City staff has been working with the Bear River Walnut Ranch, LLC. to create zoning protections and standards for agricultural production operations within the City. The City of Wheatland General Plan and Municipal Code currently do not include standards that regulate agricultural land and agricultural production. The City of Wheatland proposes to prepare citywide Agriculture Standards for the existing and on-going agricultural production within the City of Wheatland and to create an Agricultural Zoning Overlay District. In addition, during this process, the City will also consider the creation and adoption of a citywide Right-to-Farm Ordinance, consistent with General Plan Implementation Program 1.12.

Staff recommends forming an Ad-Hoc Committee, consisting of two (2) Wheatland City Council members, two (2) Wheatland Planning Commissioners, two (2) local agricultural producers, and one (1) local business owner to provide feedback to the City staff during the preparation of the citywide agricultural standards.

A series of public workshops consisting of the Ad-Hoc Committee would be held to provide feedback and to solicit input regarding agricultural operation on lands within the City limits. The workshops would be facilitated in a round table workshop format with the opportunity for the public to address the Ad-Hoc Committee and provide verbal and/or written comments. Three (3)

two-hour workshops are expected to be adequate to provide sufficient input for the preparation of the City of Wheatland Agricultural Production Standards and the Agricultural Land Zoning Overlay District.

City staff has been in discussions with Planning Commissioner Scott Witt and Planning Commissioner Willie Tinsley, and both have expressed interest in being the Planning Commission's representatives on the City's Ad-Hoc Committee. City staff has also been in discussion with Mr. Gilbert from the Bear River Walnut Ranch and Mr. Austin Bishop from the Bishop's Pumpkin Farm to represent the local agricultural producers on the Committee. In addition, staff has been in discussions with Mr. Ryan Epperson from the Heaven's Gate Pet Memorial Center to represent local business owners on the Ad-Hoc Committee.

Staff believes with two representatives from the City Council and Commissioner Witt, Commissioner Tinsley, Mr. Gilbert, Mr. Bishop, and Mr. Epperson would valuable members to represent the community on the Ad-Hoc Committee.

### **Fiscal Impact**

None. The approved staff funding agreement includes the requirement that the Bear River Walnut Ranch, LLC. deposits the funds necessary to cover future work by city staff on the project.

### **Attachment**

None.