

**PLUMAS COUNTY
ZONING ADMINISTRATOR**

Minutes of the Regular Meeting of May 11, 2022

The Plumas County Zoning Administrator convened in a meeting on May 11, 2022, at 10:04 a.m. in the Permit Center Conference Room, Quincy. Zoning Administrator, Tracey Ferguson, presiding. Senior Planner, Tim Evans, is in attendance. The agenda is approved as submitted.

I. PUBLIC COMMENT OPPORTUNITY

No public comment is presented.

II. REVIEW OF SPECIAL USE PERMIT: PLUMAS COUNTY BEHAVIORAL HEALTH (applicant) / ENVIRONMENTAL ALTERNATIVES, dba EA FAMILY SERVICES (owner); APN 115-023-019; T.24N/R.9E/S.14 MDM

The review of the compatibility of the Behavioral Health Wellness Center to ensure the project is not creating any nuisances with the surrounding community as required by Condition #4 of the Special Use Permit approved on May 12, 2021, is presented. Tim Evans, Senior Planner, gives a presentation as reflected in the Staff Report. Evans explains that the intent of Condition #4 is to have Behavioral Health occupy the building for one year so compatibility with the surrounding community can be reviewed; however, because Behavioral Health has not occupied the building to-date, project compatibility cannot be determined at this time. Evans recommends the public hearing be continued for one year to the July 12, 2023, Zoning Administrator meeting. Kyle Hardee, Fiscal Officer for Behavioral Health, is present and states he has no questions.

The public hearing is opened at 10:08 a.m.

Plumas County District 4 Supervisor, Greg Hagwood, states that he wants to make it clear that he recognizes the extreme need to provide timely and accessible services to our citizens who struggle with mental health challenges and co-occurring disorders with substance abuse issues. It is very, very important to that population suffering those challenges. Hagwood conveys that, in speaking with downtown business owners and residents in the greater downtown Quincy area, there is a significant concern that there may be an adverse impact to what has historically been a downtown business district with shops, restaurants, bars, art galleries, stores, and so forth. Supervisor Hagwood feels that the population that needs these services, given his 31 years in law enforcement, can bring unique challenges in terms of interactions. Additionally, there are a number of business owners and area residents who are concerned that the Quincy downtown business district is transforming into public service facilities.

There being no further comments, the hearing is closed at 10:12 a.m.

Tracey Ferguson, Zoning Administrator, states that at the public hearing on May 12, 2021, the subject of creating a nuisance with the surrounding community spoke primarily to parking for the Wellness Center employees because of the desire of the downtown district shop owners to maintain higher frequency of turnover for parallel parking along Main Street. Behavioral Health Director, Tony Hobson, testified at that time to having the Wellness Center staff park in the rear parking lot adjacent to Lawrence Street or the Dame Shirley Plaza parking lot. Continuing, Ferguson states that the other aspect of this project, as Supervisor Hagwood commented, is the Plumas County Code, Title 9 Planning and Zoning, Chapter 2 Zoning, which allows "Public service facility" uses, subject to the issuance of a Special Use Permit, in the C-1 Core Commercial Zone, among other zoning districts. Ferguson explains that the concept of permitting public service facilities subject to a special use permit is so that the County can condition the use, as needed, with particular attention as to the project's compatibility with the adjacent properties and neighborhood. Ferguson goes on to say that Condition #4 was included to address, if needed, specific

operational concerns of the project, such as those examples of potential nuisances raised today. Further addressing what zoning districts “Public service facility” uses are permitted and how those uses may change the makeup of the area, such as in the C-1 Core Commercial Zone that encompasses areas of downtown business districts, is a separate conversation to be had with leadership of this County.

DECISION

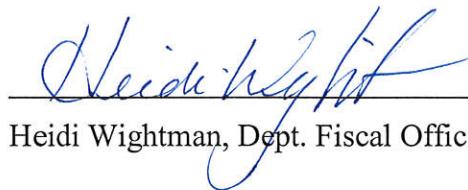
Tracey Ferguson, Zoning Administrator, continues the hearing until July 12, 2023.

Should there be concerns about nuisances with the surrounding community prior to a year, concerned citizens can come to the Planning Department to voice issues. The year timeframe is to allow for operations of the Wellness Center to occur, although the year timeframe doesn't preclude the Zoning Administrator from noticing and holding a public hearing sooner, should it be warranted. A public hearing would occur, testimony would be heard, and potentially additional conditions could be placed on the project.

Zoning Administrator Notation: Any decision made as a result of this meeting may be appealed to the Board of Supervisors within ten (10) days of the decision. If the tenth day lands on the weekend, the end of the appeal period will be the next working day. The appeal will need to be based on relevant information stated or submitted at or prior to this meeting by a commenting public member or representative, or certain County department heads as stated by County Code. There is a filing fee for the appeal. Fee information is available from Planning and Building Services.

ADJOURN

There being no further business, the meeting adjourns at 10:17 a.m. with the public hearing open. The next regularly scheduled Zoning Administrator meeting is set for June 8, 2022, at 10:00 a.m. at the Planning & Building Services Conference Room located at 555 Main Street in Quincy.



Heidi Wightman, Dept. Fiscal Officer II



Tracey Ferguson, AICP, Zoning Administrator