
**PLUMAS COUNTY
ZONING ADMINISTRATOR**
Minutes of the Regular Meeting of July 12, 2023

The Plumas County Zoning Administrator convened in a meeting on July 12, 2023, at 10:00 a.m. in the Permit Center Conference Room, Quincy. Interim Zoning Administrator, Jim Graham, presiding. Planning Director, Tracey Ferguson, is in attendance.

I. PUBLIC COMMENT OPPORTUNITY

No public comment is presented.

I. SPECIAL USE PERMIT: PLUMAS COUNTY BEHAVIORAL HEALTH (applicant) / ENVIRONMENTAL ALTERNATIVES (owner); APN 115-023-019; T.24N/R.9E/S.14 MDM

As continued from the May 11, 2022, Zoning Administrator meeting, the review of the compatibility of the Plumas County 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 (U 3-20/21-12) approved on May 12, 2021, located at 455 Main Street, Quincy, is presented. Tracey Ferguson, Planning Director, is the staff planner for the project and gives a presentation as reflected in the staff report. Kyle Hardee, Administrative Services Officer at Behavioral Health, states he has read the staff report and the Behavioral Health Department has no questions or concerns. Hardee feels Behavioral Health staff have complied with the previous public comment mentioned in the staff report as far as not parking along Main Street in the front of the building other than client drop-offs of less than five minutes. Hardee notes that there are only five full-time staff at this time, so there is even less of a staff parking impact than anticipated.

The public hearing is opened at 10:05a.m. There being no comments, the public hearing is closed at 10:05 a.m. Jim Graham, Interim Zoning Administrator, questions if the facility is being operated at its maximum capacity in terms of the services provided, noting that they are permitted up to eight full-time employees. Hardee responds that Behavioral Health staff are providing all the services as indicated in the original application and approved under the Special Use Permit. Graham questions, if they had more employees, could they serve more clientele. Hardee responds that the Behavioral Health facility at the County annex building continues to provide similar services, so there is a potential for more clients to be served at the Main Street Wellness Center location, but they do not anticipate a significant increase in intensity. Continuing, Graham states that one of the things brought up during a previous public hearing was the issue of parking. Tony Hobson, Behavioral Health Director at that time, indicated that employees were asked to park in the lot at the rear of the building. Graham states he is going to add the parking requirement as a condition because over time staff changes and directives to employees change with staff turnover and the intent is to memorialize that requirement. Graham adds a condition, which states, "*Employees of the Wellness Center shall park in the public lot located behind the building at Lawrence Street and Bradley Street.*" Graham clarifies that the term 'employee' includes Behavioral Health staff and contractors. Graham questions Ferguson if Condition #4 should remain or be eliminated. Ferguson states the condition is specific to a date and time so there is the possibility of removing the condition and cleaning up the permit. Graham states he will remove the condition and re-number the remainder of the conditions. Ferguson questions Hardee if there have been any issues with the clients regarding smoking or loitering or any other nuisances in the front of the building. Hardee states he has not heard of any concerns brought to the attention of the Behavioral Health employees at the facility.

DECISION

Interim Zoning Administrator, Jim Graham, determines Condition #4 of the Special Use Permit (U 3-20/21-12) has been satisfied and approves an amendment of the Special Use Permit subject to the conditions of approval, with the *addition* of new Condition #6 regarding parking and *deletion* of former Condition #4 as follows:

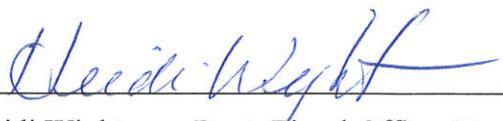
CONDITIONS

1. The Special Use Permit for the public service facility (Wellness Center) is approved in conformance with the Special Use Permit application submitted on February 22, 2021, with the exception of the emergency lodging use being not permitted.
2. Applicant shall obtain a sign permit from the Planning Department prior to the installation of any business signs.
3. Applicant shall submit all necessary building permits to the Plumas County Building Department within eighteen (18) months of the approval of this special use permit.
4. The violation of any condition of a special use permit shall be a violation of the provisions of this chapter and shall be punishable as set forth in Article 12 of Chapter 2 of Title 9 of the Plumas County Code.
5. The Special Use Permit is to be signed by the property owners and applicants and returned within forty (40) days of the date of approval or the permit will be voided.
6. Employees of the Wellness Center shall park in the public lot located behind the building at Lawrence Street and Bradley Street.

Zoning Administrator Notation: Any decision made as a result of this meeting may be appealed to the Board of Supervisors within ten (10) calendar days of the decision. If the tenth day lands on a Saturday, Sunday, or County holiday, the end of the appeal period will be the next working day. The appeal shall be based on relevant information stated or submitted at or prior to this meeting by (a) the applicant; (b) any owner of real property within 300 feet of the exterior boundaries of the property involved who was present at the hearing or who presented written testimony before the Zoning Administrator, or who may be adversely affected by the decision of the Zoning Administrator; (c) such other person whom the Board determines to have been adversely affected by the decision; or (d) any County department head whose department has an interest in the decision (Plumas County Code, Title 9, Chapter 2, Article 10, Section 9-2.1001). Appeals shall be filed with the Clerk of the Board of Supervisors, paying the fee according to the Planning & Building Services Fee Schedule.

ADJOURN

There being no further business, the meeting adjourns at 10:19 a.m. The next regularly scheduled Zoning Administrator meeting is set for August 9, 2023, 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



Jim Graham, Interim Zoning Administrator