



Staff Report

TO: City Council
FROM: Christina Taylor, Deputy City Manager
DATE: February 6, 2024
SUBJECT: Adoption of Amendments to the Policy on Land Use and Sensitive Receptors (PLUS)

Description Adoption of amendments to the PLUS, formalizing the Community Benefit Fee and updating requirements in the Siting and Design, Operations and Construction Phase sections.

Background and Analysis:

Throughout 2022, staff and the Land Use Subcommittee worked together to prepare a draft policy for analysis of industrial developments. Staff worked with the Land Use Subcommittee on a draft policy which was presented to City Council on August 3, 2022. At that meeting, staff received feedback from City Council as well as interested parties. Staff continued to work with stakeholders, with the primary concern related to the 1,000 feet separation between dock doors and sensitive receptors. On September 6, 2022, staff presented the policy with the additional information requested and additional points of discussion in a redline format. On October 4, 2022, Council held discussion and adopted the Policy. Staff subsequently formalized the policy, clearing the redlines and incorporating Council's comments.

On December 19, 2023, City Council considered changes to the Community Benefit section of the PLUS and discussed additional changes to the document. Attachment A to this staff report is a redline version of the PLUS showing the changes to the Community Benefit section and the other changes as discussed and directed at the meeting.

Fiscal Impact:

The cost to prepare this staff report and update the PLUS is approximately \$200.

Recommended Action:

Adopt the updated Policy on Land Use and Sensitive Receptors (PLUS) as presented

Attachments:

A. PLUS redline