



Staff Report

TO: City Council
FROM: Christina Taylor, Deputy City Manager
DATE May 21, 2024
SUBJECT: Revisions 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 Analysis, Construction Phase, Siting and Design, Operations 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 originally 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. On February 6, 2024, the policy changes to the Community Benefit section were discussed. There was general consensus in favor of the community benefit section amendments with direction to staff to discuss additional amendments with the land use sub-committee.

The land use sub-committee met on April 23, 2024, to discuss additional amendments to the policy. A redline version of the discussed changes is included as Attachment A to this report. A clean version of the PLUS is included as Attachment B to this report.

Fiscal Impact:

The cost to prepare this report and the changes to the PLUS is approximately \$250.

Recommended Action:

Hold discussion and adopt amended PLUS as proposed.

Attachments:

- A. PLUS redline
- B. PLUS clean version