CALL TO ORDER
Mayor Jesse Tanner led the Pledge of Allegiance to the flag and called the meeting of the Renton City Council to order.

ROLL CALL OF COUNCILMEMBERS
TONI NELSON, Council President; DON PERSSON; KING PARKER; TERRI BRIERE; KATHY KEOLKER-WHEELER; DAN CLAWSON. MOVED BY NELSON, SECONDED BY PERSSON, COUNCIL EXCUSE ABSENT COUNCILMAN RANDY CORMAN. CARRIED.

Councilman Corman arrived at 5:10 p.m.

CITY STAFF IN ATTENDANCE
JESSE TANNER, Mayor; JAY COVINGTON, Chief Administrative Officer; LAWRENCE J. WARREN, City Attorney; BONNIE WALTON, City Clerk; ALEX PIETSCH, Acting Economic Development Administrator; REBECCA LIND, Planner Manager; SHAWNA MULHALL, Development Manager; ELIZABETH HIGGINS, Senior Planner; NEIL WATTS, Development Services Director; VICTORIA RUNKLE, Finance & Information Services Administrator; JULIE BREWER, Community Relations Manager; DEREK TODD, Assistant to the CAO; ACTING COMMANDER TIMOTHY TROXEL, Police Department.

Added
SPECIAL PRESENTATION
Planning: Heavy Industrial Zone Development Moratorium

Mayor Tanner explained that the special meeting was called to discuss the proposed moratorium on development within the City's Heavy Industrial (IH) zone.

Alex Pietsch, Acting Economic Development, Neighborhoods and Strategic Planning Administrator, provided a brief background of this issue. He explained that the Growth Management Act mandates review of Comprehensive Plans; and the plans must be consistent with City policies and reflect updated demographics. An amended Comprehensive Plan must be adopted by the City Council by December, 2004. Mr. Pietsch reported that the Council initiated a Comprehensive Plan update earlier this year, and after review of the plan by City staff, the Planning and Development Committee, and the Planning Commission, issues were identified which would require a revision of the Comprehensive Plan.

Identifying the key issues as industrial uses and industrially-zoned land, Mr. Pietsch explained that the nature of these issues are undergoing change nationally as well as in Renton, and high-intensity uses are evolving into those that produce fewer, less significant impacts on the environment. Changes of this type are anticipated in the Employment Areas of the City.

Mr. Pietsch described the industrial zoned land in Renton, noting the location of the Employment Area-Transition, Employment Area-Valley, and Employment Area-Industrial areas. The Employment Area-Transition property, which consists of property owned by Fry's Electronics and Boeing parking lot 3, provides for the transition of traditional industrial areas to employment-based and residential uses. The Employment Area-Valley property provides a mix of employment-based uses, which include commercial, office and industrial.
Continuing, Mr. Pietsch stated that the Employment Area-Industrial property, consisting of the Renton Airport, the Boeing Renton Plant, Renton Stadium, and PACCAR, is intended to protect existing heavy industrial businesses. Indicating that current City policies emphasize those existing industrial uses, Mr. Pietsch pointed out that the national economic trend is for more technology- and research-based industry.

Mr. Pietsch explained that the Growth Management Act mandates that cities accommodate a prescribed portion of future population growth, and Renton's policies direct the largest proportion of this growth to its Urban Center. He noted that current Employment Area-Industrial and IH zones do not allow residential use.

Mayor Tanner noted the arrival of Councilman Corman at 5:10 p.m.

In conclusion, Mr. Pietsch said that current City policies need to be reviewed; and policy recommendations are needed from Council to address compatibility of existing and new uses, appropriate location of potential new uses, infrastructure requirements, and Urban Center implementation. Stating that new industrial development could have a significant negative impact on Renton's goals and vision, Mr. Pietsch indicated that it is the recommendation of the Administration to enact a moratorium on development beyond State Environmental Protection Act (SEPA) thresholds in the IH zone, and to hold a public hearing on January 13, 2003, to consider the issue.

Jay Covington, Chief Administrative Officer, emphasized that the City does not enact moratoriums lightly. He detailed events that led up to the recommended moratorium, and relayed concerns about the Employment Area-Transition area, of which Boeing is one of the principal property owners. Mr. Covington reported that Boeing requested a Comprehensive Plan change for the footprint of the Boeing Renton Plant; however, the plans did not include Boeing parking lot 3. He noted that a number of events reported by the media have also raised questions concerning Boeing's long-term plans in Renton and elsewhere.

Continuing, Mr. Covington stated that Boeing intends to market and sell its parcel 3B in the near future. With so many external contingencies and uncertainties, he indicated that declaring a moratorium is the only way to ensure that new development will not jeopardize the City's efforts to update the Comprehensive Plan and zoning for these areas. Mr. Covington stated that the City is vulnerable, and a moratorium would provide time for the City to properly review changes to ensure compatibility with the long-term plans and vision of the City.

CONSENT AGENDA

MOVED BY PARKER, SECONDED BY PERSSON, COUNCIL REMOVE THE ITEM FROM THE CONSENT AGENDA FOR CONSIDERATION. CARRIED.

Planning: Heavy Industrial Zone Development Moratorium

Economic Development, Neighborhoods and Strategic Planning Department recommended enacting a six-month moratorium on development beyond SEPA thresholds in the IH zone; and recommended adopting a resolution that sets a public hearing on January 13, 2003, and establishes a termination date for the moratorium.

Councilman Parker expressed his support for the moratorium, stating that during this time of change, it is incumbent upon the Council to protect the public's interest.
Responding to Councilwoman Keolker-Wheeler's inquiry regarding the impact of the moratorium on current and incoming businesses in the IH zone such as Fry's Electronics, City Attorney Larry Warren explained that the proposed moratorium applies to new development. The moratorium will not impact businesses that have already obtained building permits, and at this time, there are no pending building permit applications in the subject area. Mr. Warren indicated that if something arises during the moratorium, Council can consider the issue on a policy basis.

Mr. Pietsch explained that since the moratorium impacts only those projects that exceed the SEPA threshold, it affords broad latitude for current activities of existing businesses. He noted that it is not the intent of the moratorium to stop or impede the activities of existing businesses.

Should Council enact the moratorium, Councilwoman Keolker-Wheeler requested that all affected businesses be notified of the January 13, 2003, public hearing on the matter.

Responding to Councilman Persson's inquiry regarding the impact of the moratorium on the negotiations between Fry's Electronics and Target, Mayor Tanner stated that since the SEPA process has been completed on that particular parcel, a rezone of the parcel from IH to another zone would permit Target's construction.

In response to Mr. Persson's concerns regarding the impact of the moratorium on existing IH zone property owners, City Attorney Warren said that property owners will have an opportunity to report their concerns at the public hearing. Pointing out that since there does not appear to be any large construction projects planned in the near future in the IH zone, Mr. Warren emphasized that it would be wise to address the matter now, especially while the economy is in a downturn.

Agreeing that this is a good time to analyze the matter, Councilman Corman spoke in support of the moratorium, stating that the nature of the community is changing and the City must look at the long term.

At the request of Councilwoman Keolker-Wheeler, a letter was read from Colette M. Temmink, Vice President of Development at Boeing, PO Box 3707, Seattle, 98124, confirming Boeing's commitment to refrain from marketing a surplus portion of the Boeing Renton Plant site, commonly known as parcel 3B, until March 31, 2003. The terms and conditions of this agreement will be detailed in a Memorandum of Understanding to be signed by Boeing and the City. Ms. Temmink stated that Boeing's commitment not to market this parcel indicates its dedication to working with the City to study options for revitalizing surplus real estate that benefits everyone over the long term.

Responding to Councilman Clawson's request for a description of parcel 3B, Mr. Pietsch said that it is an approximately 12.5 acre parcel located on the southern most side of the parking lot located between Garden and Park Avenues N., north of NE 8th St.

Councilman Clawson noted the transitional nature of the IH zoned areas, saying that enacting a moratorium is a reasonable and prudent thing to do, and would allow the City time to review the matter.

In response to Councilwoman Briere's question concerning the status of the Memorandum of Understanding with Boeing, Mr. Warren stated that the
agreement is being actively negotiated and would be completed in approximately three weeks.

Councilwoman Keolker-Wheeler pointed out that a tool available for Council's use during public testimony is found in Renton's Policy and Procedure #800-02, Section 4.5.2., and states: "The Mayor or other presiding officer may require any person addressing the City Council to be sworn as a witness and to testify under oath; the presiding officer shall so require if directed to do so by a majority vote of the City Council."

MOVED BY KEOLKER-WHEELER, SECONDED BY PERSSON, COUNCIL ALLOW A BOEING REPRESENTATIVE TO SPEAK ON THIS MATTER. CARRIED.

Citizen Comment: Hyde (Boeing) – Heavy Industrial Zone Development Moratorium

Shaunta Hyde, Boeing Local Government Relations Manager, PO Box 3707, Mail Code 14-49, Seattle, 98124, stated that Boeing remains committed to the agreements they have made with Renton regarding the marketing of its surplus property, both formally and informally. In addition, Boeing continues to support the Explore Life project (an organization made up of an informal coalition of scientists and politicians). She expressed her hope that the good working relationship that Boeing has shared with the City in the past will help in meeting the challenges of the future. Ms. Hyde said that even though Boeing is disappointed with the proposed moratorium, it will continue to work with the City on its asset-reduction issues.

Stressing that the City also wants to continue its good working relationship with Boeing, Mayor Tanner pointed out that enacting a moratorium will give the City time to determine the best use of the property for future generations.

Councilwoman Keolker-Wheeler added that the City wants Boeing to remain in Renton; however, if Boeing should relocate, the City does not want the property to continue as an industrial use.

MOVED BY KEOLKER-WHEELER, SECONDED BY NELSON, COUNCIL APPROVE THE CONSENT AGENDA ITEM AS PRESENTED. CARRIED. (See below for resolution.)

Resolution #3609
Planning: Heavy Industrial Zone Development Moratorium

A resolution was read declaring a moratorium on development beyond State Environmental Protection Act (SEPA) thresholds in the Heavy Industrial (IH) zone and establishing a public hearing date on January 13, 2003, and a termination date of June 20, 2003, for the moratorium. MOVED BY PARKER, SECONDED BY NELSON, COUNCIL ADOPT THE RESOLUTION AS READ. CARRIED.

ADJOURNMENT

MOVED BY NELSON, SECONDED BY CLAWSON, COUNCIL ADJOURN. CARRIED. Time: 5:50 p.m.

Bonnie I. Walton, City Clerk