

CITY COUNCIL MINUTES

City Council Chambers, 4:00 P. M.
Tuesday, Jan. 26, 1965

Council met in regular session. Present on roll call 6: Cvitanich, Finnigan, Haley, Herrmann, Johnson and Price. Absent 3: Bott, Murtland and Mayor Tollefson. Mr. Bott arrived at 4:14 P. M. and Mr. Murtland at 4:15 P. M.

In the absence of Mayor Tollefson, Deputy Mayor Herrmann presided.

Dr. Herrmann announced that Mayor Tollefson is in Washington D. C. at hearings held on the Green River watersheds.

Mrs. Price moved that the minutes of the meeting of January 12, 1965 be approved as submitted. Seconded by Mr. Cvitanich. Voice vote taken. Motion carried.

Mr. Rowlands presented an award to Mr. Donald E. Wood for his suggestion for portable automatic calculators for each engineering survey crew. Dr. Herrmann and the members of the Council congratulated Mr. Wood for his suggestion.

HEARINGS & APPEALS:

a. This is the date set for hearing on the Center Street Urban Renewal area Project Wash. R-1 submitted by the Urban Renewal Dept.

Mr. Rowlands stated this is a hearing involving various streets and alleys to be vacated to consolidate the area.

Mr. Richmond, Urban Renewal Director, pointed out on the map for the Council's information the streets and alleys in the project to be vacated.

No one appearing and no protests being made, Mrs. Price moved to concur in the recommendation of the Urban Renewal Dept. that an Ordinance be drawn approving the vacation. Seconded by Mr. Johnson. Voice vote taken. Motion carried.

b. This is the date set for hearing on the Ordinance Text Change for the dedication of Plat-Language.

Mr. Buehler, Director of Planning, explained this text change will provide that prior to the dedication of a plat there will not be any encumbrances existing upon streets, alleys and/or public places which have been dedicated to the public.

No one appearing and no protests being made Mr. Johnson moved to concur in the recommendation of the Planning Commission that an Ordinance be drawn approving the Ordinance Text Change. Seconded by Mr. Haley. Voice vote taken. Motion carried.

c. This is the date set for hearing on the petition submitted by S. L. Rowland Construction Co., Inc. for the rezoning of property located approximately at the south east corner of Jackson Ave. & Olympic Blvd. from an "R-1" to an "R-4-L" District.

Mr. Bob Peterson, attorney representing the Rowland Construction Co., stated that FHA or mortgage companies will not consider financing this property for single dwelling units. He said his client concluded that the best utilization of the property is for an "R-4-L" zone. He added, they propose condominium units which are sold to the individual buyer in the price range of approximately \$20,000. Changes made from the original application are as follows: Reduction of units from 32 to 26; approximately a 4 foot cut of the forward ground to protect the view of the adjacent properties; that the building be moved forward 10 feet to the north, leaving 50 feet to the south of the property line; the pool to be constructed at the east corner of the property to protect the adjacent property owners from any possible noise.

Dr. Herrmann asked Mr. Hamilton, Chief Assistance City Attorney, if the Council elects to rezone this property, could the restrictions be put in writing so that the developer would be bound by an agreement.

Mr. Hamilton said, if there were to be any restrictions, they would have to be obtained prior to the time the ordinance is adopted.

Following discussion by the Council members concerning the restrictions, Deputy Mayor Herrmann asked if there was anyone present protesting the rezoning of the property.

Mr. Kenneth Scott, residing at 615 No. Jackson, protested the proposed rezoning as he felt they would lose their privacy and also the property value would decrease.

Mr. Mark Dolliver, residing at 619 No. Jackson, objected to the proposed rezoning of the property.

Mr. Buehler commented that at the Planning Commission hearing of those present the vote showed three in favor and three against the rezoning.

Mr. Haley said he had voted against the proposed rezoning at the Planning Commission hearing because he thought the rezoning would create financial damage to the properties owned by the two property owners.

Mr. Haley then moved to concur in the recommendation of the Planning Commission. Seconded by Mr. Cvitanich.

Deputy Mayor Herrmann thought the nature of the neighborhood was already established with apartments, rather than single family dwellings.

Mr. Johnson thought the property should be rezoned to permit the condominium to be constructed as there were a number of apartments in the area. Since single family dwellings cannot be financed by either FHA or contract, he thought the rezoning should be permitted.

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Roll call on Mr. Haley's motion was as follows: Ayes 4; Nays 4; Finnigan, Herrmann, Johnson and Price. MOTION FAILED.

Dr. Herrmann moved to reverse the Planning Commission's recommendation and that the deed restrictions previously discussed be made prior to consideration of the ordinance, permitting the "R-4-L" rezoning. Seconded by Mrs. Price.

Roll call was taken on Dr. Herrmann's motion: Ayes 4; Finnigan, Herrmann, Johnson and Price, Nays 4: Bott, Cvitanich, Haley and Murtland. MOTION FAILED.

Mrs. Price said she would change her vote to No so the Council could reconsider the matter at the Council meeting of February 2, 1965.

Following a discussion by the Council, Deputy Mayor Herrmann stated the hearing on the rezoning will be continued for one week, until Feb. 2, 1965.

COMMUNICATION:

Communication from Lige Dickson Co. advising that he wishes to withdraw his letter of Dec. 11, 1964 relative to the abandonment of the proposed vacation of the alley between So. 35th & 36th from Fife to Pine and the alley between Pine & Junett from So. Tacoma Way to the N. P. R/R right of way, as the conditions imposed by the City are being negotiated and settled with the Dept. involved.

Mr. Rowlands stated, this matter is presently being negotiated and is not yet completed.

RESOLUTIONS:

Resolution No. 18164

Authorizing a temporary loan from the L I D Guaranty Fund to the General Fund in the amount of \$385,800.

Mr. Haley moved that the Resolution be adopted. Seconded by Mr. Johnson.

Mr. Rowlands stated this Resolution will provide payment of \$150,000 to the General Fund for 1964, which in turn will be transferred to the Transit Utility Fund. The \$235,000 is the amount set aside in the 1965 Budget with the understanding that the subsidy will come from sources to be determined. What occurs throughout the year will depend upon how and when we will take advantage of this loan.

Mr. Cvitanich asked how much is owing the L I D Guaranty Fund.

Mr. Gaisford, Director of Finance replied that including this loan, approximately \$600,000.

Mr. Rowlands said a bill is before the 1965 Legislature, providing for the appropriation of general funds, and for the levy and collection by municipalities of taxes for the support thereof for municipally owned or leased and municipally operated public transportation systems. He said he would keep the Council advised of the action by the Legislature.

The Resolution was passed unanimously by voice vote.
Ayes 8; Nays 0; Absent 1, Mayor Tollefson.

Resolution No. 18165

Authorizing a temporary loan from the General Fund in the amount of \$235,800 to the Tacoma Transit System.

Mrs. Price moved that the Resolution be adopted. Seconded by Mr. Haley.

The Resolution was passed unanimously by voice vote.
Ayes 8; Nays 0; Absent 1, Mayor Tollefson.

Resolution No. 18166

Awarding contract to George Madsen, Co. Inc. on its bid of \$22,074.40 for L I D Nos. 4748 and 4749 which bid is determined to be the lowest and best bid.

Mrs. Price moved that the Resolution be adopted. Seconded by Mr. Murtland.

The Resolution was passed unanimously by voice vote.
Ayes 8; Nays 0; Absent 1, Mayor Tollefson.

Resolution No. 18167

Awarding contract to E. J. Rody & Sons for L I D 3583 and Improv. No. 3553 Unit C on its basic bid of \$53,155.34 and on the supplemental bid of \$3,194.36 inc. sales tax.

Mr. Haley moved that the Resolution be adopted. Seconded by Mr. Cvitanich.

The Resolution was passed unanimously by voice vote.
Ayes 8; Nays 0; Absent 1, Mayor Tollefson.

Resolution No. 18168

Fixing Tuesday, February 9, 1965 at 4:00 P. M. as the date for hearing on the rezoning of property on the north side of So. 74th between Pacific Ave. and "D" Street. (Application of Helen & Walter Firth)

Mr. Haley moved that the Resolution be adopted. Seconded by Mr. Cvitanich.

The Resolution was passed unanimously by voice vote.
Ayes 8; Nays 0; Absent 1, Mayor Tollefson.

Resolution No. 18169

Settling the claim of Conrad & Elizabeth M. Larson for the sum of \$3,000.

Mr. Finnigan moved that the Resolution be adopted. Seconded by Mr. Cvitanich.

The Resolution was passed unanimously by voice vote.
Ayes 8; Nays 0; Absent 1, Mayor Tollefson.

FIRST READING OF ORDINANCES:

Ordinance No. 17760

Amending Chapter 13.06 of the official code of the city by adding a new section 13.06.120-39 to include property on the south side of 6th Ave. between Trafton and Steele Sts. in a "C-1" District. (petition of Tacoma Realty Inc.)

The Ordinance was placed in order of final reading.

Ordinance No. 17761

Amending Title 13 of the official code of the city by adding subsection 20.5 to subsection A of Sec. 13.06.290 and amending subsection A 6 of Section 13.06.350 for Ordinance Text Change. (petition of the Planning Commission)

The Ordinance was placed in order of final reading.

Ordinance No. 17762

Vacating So. L St. and the alley lying immediately west thereof, between So. Tacoma Way and the Freeway. (petition of Robert M. Kirchner)

The Ordinance was placed in order of final reading.

FINAL READING OF ORDINANCES:

Ordinance No. 17756

Vacating the southeast and southwest corner of So. 47th & Pine-Oakes Transition. (petition of Public Works Dept.)

Roll call was taken on the Ordinance resulting as follows:

Ayes 8; Nays 0; Absent 1, Mayor Tollefson.
The Ordinance was declared passed by the Chairman.

Ordinance No. 17757

Authorizing the condemnation of property necessary to acquire land for transmission lines required for the Cowlitz River Power Development.

Roll call was taken on the Ordinance resulting as follows:

Ayes 8; Nays 0; Absent 1, Mayor Tollefson.
The Ordinance was declared passed by the Chairman.

Ordinance No. 17758

Authorizing the condemnation of property necessary to acquire land for the Mossyrock Project of the Cowlitz River Power Development.

Roll call was taken on the Ordinance resulting as follows:

Ayes 8; Nays 0; Absent 1, Mayor Tollefson.
The Ordinance was declared passed by the Chairman.

Ordinance No. 17759

Amending Title 13 of the official code of the City by adding a new section 13.06.245 relating to PLANNED RESIDENTIAL DEVELOPMENT.

Roll call was taken on the Ordinance resulting as follows:

Ayes 8; Nays 0; Absent 1, Mayor Tollefson.
The Ordinance was declared passed by the Chairman.

ITEMS FILED IN THE OFFICE OF THE CITY CLERK:

Report from the Fire Dept. for the month of December 1964.

COMMENTS:

Mr. Rowlands asked the feeling of the City Council as to whether or ¹²² not North 21st St. from Shirley to Huson and from Stevens to Proctor should be left as is or an oil-mat surface be applied, since the paving of the street ¹⁷⁰ was abandoned by the Council at last week's meeting. The improvement was recommended in the 1962 bond program, he added.

Mrs. Price thought the feeling of the Council was that an oil-mat surface should be laid.

Mr. Finnigan felt that No. 21st St. should be paved as it would be a waste of money to place an oil-mat surface on an arterial street.

Mr. Bott thought the Council should be responsive to the wishes of the property owners as they are not in accord with the paving.

Following further discussion, it was the general expression of the Council members that the street should be surfaced with an oil-mat.

Mr. Haley said sometime ago the Council received a report from the City Planning Commission which included goals for waterfront beautification in Ruston Way, Marine View Drive and other areas. He noted that the City will soon tear up much of Ruston Way in connection with the construction of a large sewer line. He said the sewer project will give the City an opportunity to utilize surplus dirt to improve City properties and right-of-way along the waterfront. He added, the City should start working toward the transformation of Ruston Way into a park-like waterfront boulevard. He expressed the hope that the adjacent property owners might dedicate strips of right-of-way to the City as memorials. He suggested the City consider rezoning unused industrial property along the route back to a residential category.

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Mr. Cvitanich said he was pleased that Mr. Haley brought this before the Council and wondered if there were Federal Funds available for this use.

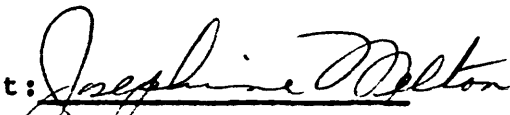
Mr. Rowlands said the City is preparing a report on the open-space program for the next six years to be submitted to the State by September 1965 to qualify for matching Federal Funds. He thought a scenic route would be a real tribute by Tacoma and which would also be enjoyed by visitors. He suggested a joint meeting between the Council and the Planning Commission to discuss the future of the waterfront route.

Mr. Cvitanich said, perhaps, the excess dirt could be used to fill the two gulches on either side of North 30th St. , west of Carr Street to create playfields.

There being no further business to come before the Council, upon motion duly seconded and passed, the meeting adjourned at 6:00 P. M.



Mayor of the City Council

Attest: 

City Clerk