

CITY COUNCIL MINUTES

City Council Chambers, 4 00 P. M.
Tuesday, February 13, 1964

Council met in regular session. Present on roll call 6. Cvitanich, Finnigan, Haley, Murtland, Price and Mayor Tollefson. Absent 2. Dr Herrmann and Mr. Bott. Dr. Herrmann arriving at 4:10 P. M. and Mr. Bott at 4:12 P. M.

Mrs. Price moved that the minutes of the meeting of January 28, 1964 be approved as submitted. Seconded by Mr. Murtland. Voice vote taken. Motion carried.

HEARINGS & APPEALS.

This is the date to which the hearing has been continued on the vacation ¹³² application submitted by William H. Messaw for a portion of Grove Place between Verde Street and So. 66th Street.

Mayor Tollefson explained that the hearing on this vacation was continued to allow the City Council to view the property. He added, a petition was filed with the City Clerk with approximately 100 signatures of people residing in the area, protesting the proposed vacation.

Mr. Rowlands stated that Mr. Borwn, Vice-Chairman of the Metropolitan Park Board, contacted him today stating that the Park Board did not take a position one way or the other when this matter came before the Planning Commission, however, they did not know that the property owners in the area were objecting. He said he presumed the Park Board would feel differently since there has been opposition.

Mr. Bott said he inspected the area and it appeared to him that Grove Place was a natural egress. He thought, perhaps this street should be one-way leading into South 66th, so there would not be any cross-traffic at this point.

Mr. Haley said he had also inspected the area and he thought it should be vacated for it would be a natural transition between the Commercial and the Residential zones.

Mrs. Price said the adjacent property has been zoned "C-1". She asked if the street to be vacated would also be in a "C-1" zone.

Mr. Hamilton, Assistant City Attorney, stated their staff was of the opinion that if the street were vacated the "C-1" zoning would extend to the middle of the street.

Mayor Tollefson said there are people who have traveled this street for years and suddenly it is petitioned to be blocked off. He added, streets are not constructed only for the people that are immediately adjacent to the property but

for the convenience of all of the people in the area. He said he was not in favor of vacating the street.

Mr. Murland said, by increasing the size of this lot, he was concerned that perhaps in time another gas station would locate at this site which would not be suitable for this location. He said he recognized that Mr. Messaw did not intend to use it for that purpose, however, the Council does not know how long these circumstances will remain.

Mr. Messaw, petitioner, said he did not believe that the size of the lot was adequate for a station even with the property to be vacated.

Mr. Buehler, Director of Planning, stated, gas stations have been constructed on various sized lots. He added, if this property were to be vacated the dimensions would be 30 feet by 260 feet, and with the proper variances, it would be large enough for a service station.

Mr. Messaw stated he did not intend to build a gas station.

Mayor Tolleson asked if anyone else wished to be heard on this matter.

Mr. Meek, Mr. McFee, Mr. Gray and Mr. Haskins, residing in the area protested the proposed vacation.

Mayor Tolleson thought there were still too many uses for this street and it should not be vacated. He thought the people would suffer a detriment by it being closed.

Mr. Finnigan moved that the petition for the vacation be denied. Seconded by Mr. Cvitanich.

Roll call was taken. Ayes 7; Nays 1, Price. Absent 0. Motion carried.

RESOLUTIONS:

Resolution No. 17769

Approval and adoption of the route and principal access features of a portion of Primary State Highway No. 5 within the corporate limits of the City of Tacoma as requested by the Washington State Highway Commission.

Dr. Herrmann moved that the Resolution be adopted. Seconded by Mr. Haley.

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

Resolution No. 17770

Fixing Monday March 9, 1964 at 4:00 P. M. as the date for hearing on L I D 3576 for sanitary sewers on East 19th from East D eastward approx. 630 ft., East 21st from East D to East H; East D from East 19th to East 21st St.

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

The Resolution was passed unanimously by voice vote. Ayes 8; Nays 0; Absent 0.

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Resolution No. 17771

Fixing Monday April 27, 1964 at 4:00 P. M. as the date for hearing on L I D 6844 for street lighting on A St. from 72nd St. to 84th St. and other nearby streets.

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

The Resolution was passed unanimously by voice vote.
Ayes 8; Nays 0; Absent 0.

Resolution No. 17772

Fixing Tuesday, February 25, 1964 at 4:00 P. M. as the date for hearing on the Six Year Capital Improvement Program for streets & bridges. ¹⁵⁹

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 0.

Resolution No. 17773

Authorizing the proper officers of the City to execute an owner participation agreement and restrictive covenant with Floor Coverings, Inc. at 1007 Center St. for Parcel No. 1-19 in the Center St. Urban Renewal Project Wash. R-1.

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

The Resolution was passed by voice vote.
Ayes 6; Bott, Finnigan, Haley, Herrmann, Price and Mayor Tollefson; Nays 1, Cvitanich; Absent 1, Murtland, temporarily.

Resolution No. 17774

Authorizing the execution of a contract with Landscapers Northwest for the Planning and design for the walkways and public park in the Fawcett Urban Renewal Project Wash. R-3. ¹⁶¹

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

Mr. Rowlands said a committee headed by Mr. Ben Wilson, Tacoma architect, recommended the firm of Landscapers Northwest for the landscaping of the park in the Fawcett Urban Renewal Project.

Mr. Maffin, Director of Urban Renewal, pointed out on the map the proposed public park and walkways in the Fawcett Urban Renewal Project. He said the park was included in the original project plan, to create open space making the surrounding office-commercial property more valuable, and also to provide a pleasant gathering place for employees in the area. He said there have been inquiries on the adjacent property from potential developers wanting to know specifically what the City contemplates for the park. It is the feeling of the Department that if a quality job is done on the park that it will enhance the possibility of attracting quality developments in the project. He said the cost of the park and walkways is estimated between \$40 to \$50 thousand dollars and the landscape architects' fee will be 10% of the cost, not to exceed \$5 thousand.

Mr. Haley asked Mr. Maffin how large an area the park would encompass.

Mr. Maffin replied, it would be 120 feet by 200 feet on the west side of Fawcett Ave. between So. 9th and So. 11th St.

Mr. Finnigan asked if the property has been sold on either side of the parkway.

Mr. Maffin replied that as yet no property has been sold.

Mr. Finnigan thought the Department was being a little previous in trying to plan the walkway or park before the property was sold.

Mr. Maffin said the City at present is having discussions with potential developers and one of the first questions asked is, what is going to happen to the open space. They feel it will be an asset to the development.

Mayor Tollefson thought that the landscaped parkway would guide the use and development of the area and would be an inducement to move into the area.

Mrs. Price asked if the Council would have an opportunity to examine the plan of the architects and make changes in the design if they wish.

Mr. Maffin replied the Council would have that privilege.

Mrs. Price thought then they should go ahead with the plan for the park before any land is sold.

Mr. Haley thought the City was being extravagant regarding the size of the open area.

Mayor Tollefson indicated that if he were buying in the area, he would be willing to pay more for the site knowing that the open space with the parkways was included.

Mr. Finnigan asked how much was paid for the property that is being set aside for the park.

Mr. Maffin said he could not recall at present.

Mrs. Price said, since several questions were unanswered, she would move that the Resolution be set over two weeks, until February 25, 1964. Seconded by Mr. Cvitanich. Voice vote taken. Motion carried.

Resolution No. 17775

Resolving that no new Urban Renewal Project in an area zoned residential⁶⁸ in the City of Tacoma be instituted without the written approval of the majority of ⁶¹ all property owners within any such project area having first been obtained.

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Mr. Bott moved that the Resolution be adopted. Seconded by Mr. Murtland.

Mayor Tollefson said at a meeting of the residents in the McKinley Hill area held last week there seemed to be a fear that the residential area would be bulldozed down to the tidelands.

Mayor Tollefson stated at that meeting he agreed to introduce a resolution where no residential urban renewal will be enacted without the consent of the majority of the property owners in the area. He asked if there were any questions by members of the City Council concerning this Resolution.

Mr. Bott and Mrs. Price agreed that a resolution of some kind is needed to allay the fears of the McKinley Hill residents.

Dr. Herrmann said he thought the Resolution would be dangerous and should be voted down. What this Resolution means in essence, is that, "it would be the end of urban renewal projects in any residential area in the City of Tacoma." He thought this Resolution removes the responsibility of the Council and places it in the hands of the property owners.

Mr. Finnigan agreed that this Resolution would give the authority to the people. He thought the responsibility should be with the Council as they were elected to represent the people. He didn't think the Council should be pressured into these situations.

Mr. Cvitanich asked Mr. Maffin to explain if there was a potential area on McKinley Hill for an urban renewal project.

Mr. Maffin explained that the map shows areas which could conceivably qualify for urban renewal projects on the basis of financial credits available for capital improvements planned for the area and on the basis of deteriorated conditions enumerated in the 1960 Federal census report. He added, that the urban renewal staff had talked to some business men and other residents of the McKinley Hill area in an effort to get them working together on some program to improve the area, but not necessarily urban renewal. There is no plan at present for any urban renewal project on McKinley Hill.

The question was asked if the same policy would be followed for the hearings on urban renewal projects as on local improvement districts.

Mayor Tollefson said the property would have to be within the area under the law and would have to be declared blighted by the Council.

Mr. Murtland asked if the property owners' consent was required in a residential urban renewal prior to commencing an urban renewal program.

Mr. Maffin said, according to the law it does not require the consent of the property owners, however, the State and Federal Law requires a public hearing on the plan.

Mr. Haley said, if this Resolution is passed it would hamstring any future Council in doing what would otherwise be to the best interests of the health and welfare of the safety of the City.

Mrs. Price said she felt the Council should give the residents on McKinley Hill some assurance that the City will not go in there and take their property as they have been lead to believe. She stated she did not know whether this is the proper Resolution or not, or perhaps, there could be some changes in the wording.

Mr. H. S. McCord, residing at 3419 East L St., said he did not think this Resolution was the answer. He said some of the area on McKinley Hill was in deplorable condition and something should be done.

Mr. Grummel residing at 808 East Wright said the residents on McKinley Hill do not want urban renewal. The people believe that when the Federal Government pays 66% of the cost, they take over and they have nothing to say.

Mayor Tollefson said that was not true and he would like to have another opportunity to appear before that group to explain some of the mis-information that has been rumored.

Mrs. Price moved to postpone the Resolution until Feb. 25, 1964 for further study. Seconded by Mr. Haley. Voice vote taken. Motion carried.

FIRST READING OF ORDINANCES:

Mr. Bott leaving at this time.

Ordinance No. 17541

Appropriating the sum of \$25,000 or so much as may be necessary from the General Fund for the purpose of paying the cost of repairs of one 65-foot aerial ladder truck.

The Ordinance was placed in order of final reading.

Ordinance No. 17542

Amending Title 9 of the Official Code of the City and adding (5) sections 9.26.010 thru 9.26.050 providing for the issuance of special lighting permits for certain sales areas located in part over and across the unused portions of public streets and alleys.

Mr. Rowlands said this request came from the Used Car-Lot Dealers. They would like to have their string of lights extending over the sidewalk area so that the cars can be more visible. He also said that vandalism should decrease with more lighting.

The Ordinance was placed in order of final reading.

FINAL READING OF ORDINANCES:

Ordinance No. 17537

Amending the plan of the additions & betterments to the Electric Generating Plant & System of the City of Tacoma relating to the Cowlitz Project. 141

Roll call was taken on the Ordinance, resulting as follows:

Ayes 7; Cvitanich, Finnigan, Haley, Herrmann, Murtland, Price and Mayor Tollefson. Nays 0, Absent 1, Bott.

The Ordinance was declared passed by the Chairman.

Ordinance No. 17538

Authorizing the issuance and sale of Light & Power Refunding Revenue Bonds of 1964 in the sum of \$62,000,000 and the issuance of the initial series of Messyrock Development Bonds in the principal sum of \$18,000,000. 142
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Roll call was taken on the Ordinance resulting as follows:

Ayes 7; Cvitanich, Finnigan, Haley, Herrmann, Murtland, Price and Mayer Tollefson. Nays 0; Absent 1, Batt

The Ordinance was declared passed by the Chairman.

Ordinance No. 17539

Condemning parcels A-1, D-9, 10, 12 and 13 in the Fawcett Urban Renewal Project area, Wash. R-3.

Roll call was taken on the Ordinance resulting as follows:

Ayes 5; Haley, Herrmann, Murtland, Price and Mayer Tollefson. Nays 2, Cvitanich and Finnigan. Absent 1, Batt.

The Ordinance was declared passed by the Chairman.

Ordinance No. 17540

Appropriating the sum of \$18,539.10 from the General Fund to the Police Relief & Pension Fund and \$53,781.06 from the General Fund to the City Street Fund.

Roll call was taken on the Ordinance resulting as follows:

Ayes 6; Nays 0; Absent 2; Batt and Cvitanich temporarily.

The Ordinance was declared passed by the Chairman.

REPORTS:

MC-432 Traffic Light on So. 12th Street.

UNFINISHED BUSINESS:

The Director of Public Works presents the assessment roll for the cost of L I D 4714 for paving on various streets between So. 60th & So. 98th Street from Bell to Hosmer Street.

Mr. Finnigan moved that Monday March 23, 1964 at 4:00 P. M. be set as the date of hearing. Seconded by Mr. Cvitanich. Voice vote taken. Motion carried.

ITEMS FILED IN THE OFFICE OF THE CITY CLERK:

Report from the Tacoma Employees Retirement System for the month of January 1964.

COMMENTS:

Mr. Cvitanich asked Mr. Rowlands if he would check with the Police ¹⁵⁸ Department to see how many reports have been received where beer bottles have been thrown through windshields, front porches, windows etc. He said there is a tremendous amount of beer bottles lying about. It is becoming more and more of a problem, he added.

Mr. Murtland said he understands some City back east outlawed disposable bottles and suggested the Council look into this possibility.

Mayor Tollefson said it had become quite a problem, not only in the City but they are seen all over the State.

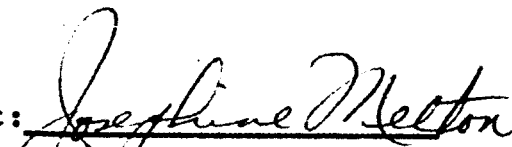
Mr. Murtland and Dr. Herrmann asked to be excused from the meeting of the City Council on February 17, 1964.

Mr. Cvitanich moved that they both be excused. Seconded by Mrs. Price. Voice vote taken. Motion carried.

There being no further business to come before the Council, upon motion duly seconded and passed, the meeting adjourned at 7:00 P. M. Y



Mayor of the City Council

Attest: 

City Clerk