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CITY COUNCIL CHAMBERS, 7:00 P.M.
Tuesday, October 25, 1960

Council met in regular session. Present on roll call 8; Bott, Cvitanich Easterday, Murtland, Olson, Porter, Price and Steele. Absent on roll call 1: Mayor Hanson. In the absence of Mayor Hanson, Mr. Porter, Deputy Mayor presided.

Mr. Murtland moved that the submitted amendment to the October 4th minutes which he requested be approved. Seconded by Mrs. Price. Voice vote: Ayes 8; Nays 0; Absent 1, Mayor Hanson.

Mr. Easterday moved that the submitted amendment to the October 4th minutes which Mr. Bott requested be approved. Seconded by Mrs. Price. Voice vote: Ayes 8; Nays 0; Absent 1, Mayor Hanson.

Mr. Steele then moved that the minutes of October 4, 1960, be approved as amended. Seconded by Mrs. Price. Voice vote: Ayes 8; Nays 0; Absent 1, Mayor Hanson.

Mrs. Price moved that the minutes of October 6, 7 and 11th be approved as submitted. Seconded by Mr. Steele. Voice vote: Ayes 8; Nays 0; Absent 1, Mayor Hanson.

Presentation of Suggestion Award to Leonard E. Shaw from the Public Works Department,

Mr. Rowlands explained that Mr. Shaw is being awarded a check for \$25.00 for his suggestion of the use of postal reply cards for conducting mail surveys. He added this will save the cost of postage on the 50% of the cards that normally are not returned. With the two cents charge that is added to the regular postage for business reply cards, this will result in a savings of approximately 25% of the cost of the return mail in all such surveys.

Mr. Porter, Deputy Mayor, and Mr. Rowlands, City Manager, both congratulated Mr. Shaw on his suggestion.

HEARINGS AND APPEALS:

Mr. Rowlands said if Ordinances No. 16640, 16642 and 16643 under Final Reading of Ordinances are acted upon tonight favorably by the Council it will not be necessary to take any action on these three scheduled hearings on appeals except to deny all three.

Mr. Rowlands said the first Ordinance, No. 16636, under Final Reading creates the C-F District. Therefore before Ordinances No. 16640 through 16643 can be discussed the Council must consider Ordinance No. 16636.

Mr. Bott then moved that the Hearings and appeals be set over until the Council has considered Ordinance No. 16636, 16640, 16641, 16642 and 16643. Seconded by Mr. Cvitanich. Voice vote: Ayes 8; Nays 0; Absent 1, Mayor Hanson. Motion carried.

The regular order of business was then resumed.

PETITIONS:

Allan A Bucholz, requesting the rezoning of the property at East E *Witherston* Street, 38th to 40th, to be rezoned from an "B-2" District to an "B-3" District. 3-22-61

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Referred to the Planning Commission.

RESOLUTIONS:

Resolution No. 16323:

Accepting certain offers to sell real property situated within an Urban Renewal Project designated Project No. Wash. R-1 (Center Street)

It was moved by Mrs. Price that the Resolution be adopted. Seconded by Mr. Steele.

Mr. Rowlands said the first seven property owners have agreed to the price offered by the City and checked by the Urban Renewal Officials and Staff. He said in no instance does the purchase price exceed the appraisal made by the appraiser.

Mr. Murtland said as he understands it these sales were made through negotiations.

Mr. Rowlands said that was correct; the staff members approached the sellers and made an offer of what they would be willing to pay for the property.

Mr. Cvitanich asked, if the same process of hiring appraisers will be necessary for the Fawcett Street Urban Renewal Project, or will the same appraisers carry through.

Mr. Rowlands said that a different group of appraisers was hired for the Fawcett Street Urban Renewal area about two months ago.

Mr. Porter asked what percentage of the property owners does this Resolution represent.

Mr. Rowlands said there are about 150 parcels to be acquired. This Resolution represents only 7 of those, therefore there is still a large amount of work to be done.

Voice vote then taken on the Resolution resulting as follows:

Ayes 8; Nays 0; Absent 1, Mayor Hanson.

The Resolution was then declared adopted by the Chairman.

Resolution No. 16324:

Authorizing the City Attorney to settle the claim of Wallace A and Douglas Gall against the City of Tacoma for the sum of \$4,299.95.

It was moved by Mr. Murtland that the Resolution be adopted. Seconded by Mrs. Olson.

Mr. Rowlands said the explanation sent out to the Council members by the City Attorney indicates that this seems to be a reasonable settlement.

Voice vote was then taken on the Resolution resulting as follows:

Ayes 8; Nays 0; Absent 1, Mayor Hanson.

The Resolution was then declared adopted by the Chairman.

Resolution No. 16325:

Transferring the sum of \$875.00 from the Cumulative Reserve Fund for Capital Outlay and Maintenance and Operation to the General Fund Outlay classification of the Legislative Dept., for the purpose of paying the balance of the cost of One Recording and Transcribing Unit for the Council Chambers and One Copymaker

machine for the City Manager's office.

It was moved by Mrs. Olson that the Resolution be adopted. Seconded by Mr. Cvitanich.

Mr. Rowlands explained that this particular recorder has been determined to be the most desirable from the standpoint of reproduction and clarity for recording the Council minutes.

Voice vote was taken on the Resolution, resulting as follows:

Ayes 8; Nays 0; Absent 1, Mayor Hanson.
The Resolution was then declared adopted by the Chairman.

Resolution No. 16326:

Authorizing the proper officers of the City to execute and deliver to Lewis L. and Mabel C. Murphy, a local improvement assessment deed upon payment of the sum of \$10.00 for property located on No. Ruby Street east of Pearl Street.

It was moved by Mr. Easterday that the Resolution be adopted. Seconded by Mr. Murtland.

Voice vote taken on the Resolution resulting as follows:

Ayes 8; Nays 0; Absent 1, Mayor Hanson.
The Resolution was then declared adopted by the Chairman.

Resolution No. 16327:

Accepting the gift proposal made by the Downtown Parking Corporation pursuant to their offer under date of August 23, 1960, to the City of Tacoma in respect to the Downtown Parking Garages.

It was moved by Mr. Steele that the Resolution be adopted. Seconded by Mrs. Price.

Marshall McCormick, City Attorney, explained that under the terms of the original offer there was a provision that it be accepted within 60 days from the date of August 23rd. Technically, he said, this should have been accepted by the City Council by Resolution or Ordinance by the 23rd of October. A communication is on file however extending to the City an extension of time to and including the first of November 1960 in which to accept the offer of the Downtown Parking Corporation.

Mr. McCormick said this is one of the preliminary steps to the adoption of the Ordinance to be presented later on this evening.

Mrs. Olson said she would like to move for a week's postponement on the Resolution for the reason there are some points in the Agreement she would like discussed between the Council and the Downtown Parking Corporation.

Mr. McCormick further explained as far as this agreement is concerned, this offer was made a part of the proceedings and record of the original hearing, after which hearing the Council adopted a Resolution requesting the Legal Department to prepare the Resolutions and Ordinances necessary to proceed with the Off-street parking facilities. He said this acceptance is simply a technicality approving the offer which has already been in evidence and passed upon by the City Council a few weeks ago. If the Council makes any changes now, he added, the Resolution that is already adopted will have to be repealed as it will be in conflict. If the Council does not wish to proceed on the basis of the offer or agreement they can vote down the Ordinance. However, he said, this Resolution should be adopted tonight without change.

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Mrs. Olson said she was under the impression at the time of the hearing that there was still time to make amendments to the agreement.

Mrs. Price said if the Council adopts the Resolution tonight they will still have an opportunity to discuss the Ordinance in more detail as it will not be given final reading until next week.

Mr. Porter said since the Ordinance approving a plan for acquisition and construction of the parking facilities is coming up for first reading, he thought action on this Resolution should be postponed until after the Ordinance is discussed.

Mrs. Olson said she was not clear on the steps of procedure necessary and she asked what is accomplished if this Resolution is adopted.

Mr. McCormick explained the procedure, stating that the hearing was held pursuant to State Law as to whether or not it would be feasible to proceed with the Off-Street Parking facilities. As part of the evidence, and records, this offer was made by the Downtown Parking Corporation. One of the provisions in the offer was that it be accepted by Resolution or Ordinance within 60 days from August 23rd. Thereafter the Council passed a Resolution which contained findings based on the evidence heard at the hearing. One of the findings was that the Downtown Parking Corp. had made this offer, and based on this offer and on all of the evidence presented, the Council found it a feasible project and requested the City Attorney to draft an Ordinance to provide for the issuance of the bonds, etc., necessary to proceed with the project. The Ordinance was drafted but there had never been a technical acceptance by Resolution or Ordinance of the offer, as provided for by its terms, and as agreed to by the adoption of the Resolution a few weeks ago.

Mr. McCormick added that the Bonding Attorney has requested that this step be taken, as without a formal acceptance, it may be difficult to prove to the Court that a valid plan for a garage construction exists. The Ordinance itself is based upon the findings and pursuant to the Resolution which the Council adopted after the hearing. Mr. McCormick said if the Council changes the terms of that agreement the proceedings will have to be started all over again, because the Resolution already adopted by the Council, authorizing these garages was in part, based on the findings of this offer.

Mrs. Olson asked what would happen if this Resolution were defeated.

Mr. McCormick advised that if it were defeated it would give the opponents another foothold in Court on the basis that the Council had not complied with the offer of the Downtown Parking Corp.

Mr. Murtland said it would be possible however for the Downtown Parking Corp. to again extend the time limit on the acceptance of this offer.

Mr. McCormick said that was correct.

Mrs. Olson then moved that action on the Resolution No. 16327 be postponed until after the discussion is held on Ordinance No. 16662. Seconded by Mr. Easterday. Voice vote: Ayes 5; Nays 3; Absent 1, Mayor Hanson.

FIRST READING OF ORDINANCES:

Ordinance No. 16660:

Granting to the State-Wide Advertising Company the right, privilege and permission to place, construct and maintain benches with advertising thereon at designated locations on the streets and sidewalks in the City of Tacoma. Read by title.

Mr. Porter asked Mr. McCormick if the Legal Dept. had the opportunity to conduct all their research and obtain the data on this.

Mr. McCormick said under the provisions of the City Charter this Ordinance cannot be passed within 15 days after the first reading, and therefore cannot be passed for three weeks. In the meanwhile, he said, they have written to NIMLO in Washington D. C. for Ordinances that they may have in connection with this matter.

He said within the next week a draft should be ready for the Council's information.

Mr. Rowlands said in the meantime he would check with the City Beautification Committee to obtain some information on this type of a proposal, to submit to the Council.

Mr. Murtland said he would also like some information on the Company requesting permission for their advertising; their location, etc.

Mr. Easterday asked if the type of advertising would be regulated.

Mr. McCormick explained this Ordinance could be patterned after the Ordinance adopted by the City of Modesto, Calif., whereby it authorizes the City Council to control the type of advertising, the number of locations, upkeep, etc.

Mr. Porter said he had requested this Ordinance as he felt it would be a great convenience to the Public waiting for buses and also to bring in revenue to the City.

The Ordinance was then placed in order of final reading.

Ordinance No. 16661:

Repealing Section 6.36.050 of the Official Code of the City, relating to the hours of operation of pool or billiard halls or places where shuffleboards or automatic baseball or bowling alley games are played. Read by title.

Mr. Steele said this Ordinance is simply to extend the closing time of pool halls from 12:30 A.M. until later, commensurate with the closing time normally held for Taverns and other Business establishments. He said this amendment will allow these establishments owned by Mr. Harden and Mr. Wilson the same privilege and consideration afforded Bowling Alleys and other similar establishments.

Mr. Porter said that Mr. Wilson's establishment has a restaurant and the operator who leases the space from him feels that it is a very definite hardship on him to have to pay rent and still not be able to compete with the other businesses of the same category in the neighborhood.

The Ordinance was then placed in order of final reading.

Ordinance No. 16662:

Specifying and adopting a plan for the acquisition, construction and installation by the City of Off-Street parking facilities and financing thereof. Read by title.

Mr. Rowlands said he had obtained some interesting information while attending the conference held last week in San Francisco. He said he had an opportunity to talk with the head of the San Francisco Parking Authority and it seems that San Francisco has been moving along very ably on a cooperative basis. He said there is one large parking facility underground at Union Square built by the City, and a number which have been constructed both by public and private funds working together and also a number which have been financed by private finance only. He said it was interesting to note that since 1949, a year after the Parking Authority was established there has been considerably more parking stalls built by private capital than in the preceding 20 years. The San Francisco Parking Authority is now going out into some of the outlying districts and working with the merchants in those areas to provide lots. Before that is done, the areas first install parking meters; then if the situation becomes acute part of the parking meter revenue has been used to finance Off-street parking.

Mr. Bott asked if there was any relationship between the assessed value of the properties to be acquired and the price that the City is asked to pay for them. He said he noted that just recently the County Assessor had lowered the assessment on the downtown area and he wondered what relationship there is between the prices.

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Mr Rowlands said he did not recall that the Assessors had made any reductions but he did know that in many parts of the City there is no relationship between the assessed valuation and the asking price of the property. He said some of the property has been reviewed by appraisers to establish the price and from what he recalls, the property runs from between 20 to 22% of their valuation.

Mr. Bott asked if he would look into this matter for a point of information.

Mr. Cvitanich remarked that this is the first reading of the Ordinance.

Mr. Porter said that was correct.

The Ordinance was then placed in order of final reading.

Mr. Porter, Deputy Mayor, explained that the Council will now vote on Resolution No. 16327 which was postponed to this time.

Roll was then taken on the Resolution resulting as follows;

Ayes 3; Nays 5; Bott; Cvitanich, Easterday, Olson, Steele; Absent 1, Mayor Hanson. The Resolution was then declared lost by the Chairman.

Mr. Steele explained that he voted on the prevailing side in order to ask for reconsideration of the Resolution at the following meeting.

FINAL READING OF ORDINANCES:

Ordinance No. 16636:

Amending Chapter 13.06 of the Official Code of the City by adding a new section known as Section 13.06.273 in reference to zoning of "C-F" Districts. Read by title.

65 Mr. Rowlands said a joint meeting was held last week between the Council and the Planning Commission regarding this Ordinance which is the creation of the new zoning District - the C-F Districts.

Mr. Murtland said as he understands, this Ordinance sets up two different districts within itself.

Mr. Rowlands said that was correct. It sets up the "C-F-V" and the "C-F-P" Districts.

Mrs. Olson said unfortunately several members were unable to be present at the meeting held with the Planning Commission and Staff. Although, she said, a good many questions were answered during this meeting, she still felt that the "C-F-P" Districts are too restrictive. She said she could foresee the possible necessity of having to ask for another "C-F" Zoning to include other services which are not provided for under the "C-F-P" District and which may be necessary services as far as tourists or transient trade is concerned. There are several other reasons why she feels this is not good zoning.

Mr. Murtland said he feels this type of planning is the best type. All planning is restrictive whether you are using what is presently provided for in zoning or whether you are attempting to introduce a new idea. He believed that this provides the Council with an opportunity to plan for a reasonably useful area adjacent to the Freeway. He said to restrict it to certain types of businesses in particular areas is good planning. He said he felt the idea of having two distinct types of services offered and restricting them to particular areas is advantageous.

Mr. Steele said the Planning Department and Commission has had this un-

der study for a number of months. The initial application of the petition was for a rezoning to a "C-1" classification and as he understands the problem, the planning Commission is confronted with a particular area of frontage roads which the Freeway situation created; a problem that had not been previously experienced with reference to the nature of the restrictions on building and use. He said he felt that accumulated thinking of the Planning Commission, the Staff and the Traffic Engineer calls for adoption of the Ordinance.

Mr. Bott said this Ordinance is merely setting up the District. It does not pertain to location only. It seems to him that inasmuch as this is entirely a new problem and there is only a certain area that is going to be adjacent to the Freeway and only a few locations that have frontage roads, "does this specify that this is only on the frontage roads", and if so, he wondered what future plans are being made for the west side of this area.

Mr. Rowlands said it was the intent of this particular Freeway Commercial District to permit the establishment of the facilities to serve the special needs of the persons and vehicles traveling on limited access highways. It was intended that districts be placed at locations providing the highest degree of usefulness to freeway users while at the same time creating a minimum of traffic congestions at Freeway egress and ingress points. The protective standards for site development contained in this section are intended to minimize any adverse effect of such districts on adjoining land use. The district is intended to affect only the limited access.

Mr. Bott said this would then preclude any small industry from establishing along this area.

Mr. Rowlands said that was correct. The "C-F-P" zone would provide for personal services such as Motels, Restaurants, etc. and the "C-F-V" for Vehicular Services such as Service Stations, Garages, etc.

Mr. Benson, Senior Planner, said in answer to Mr. Bott's questions on the frontage road that Section B-2 specifically limits this zoning classification to locations upon frontage roads. He added with regard to the frontage road on the West side and other locations along the Freeway, they are still being studied by the Commission for later recommendations.

Mr. Bott suggested the Council rezone the entire frontage road "C-F" and then break it down as to whether to make individual tracts "V" for Vehicular or "P" for Personal.

Mrs. Price said she has noticed from maps of this area that an area between the "C-F-P" and "C-F-V" zoning is not included in this zoning. She said this is a frontage road and it seemed to her that it would be better zoning to zone the entire area.

Mr. Benson said the Planning Commission felt that the property owners in the area mentioned by Mrs. Price should be allowed to make their own choice as to which of the two categories they would prefer. In other words the Commission would recommend this general type of zoning but would leave it up to the property owners to decide whether they wanted the "C-F-V" or the "C-F-P". He said they may also prefer to retain the present zoning.

Mr. Bott said the point he is making is that we are planning for the future and are doing all we can to make this area attractive. He felt there should be some continuity here.

Mrs. Olson said this Ordinance specifically states there shall be two types of "C-F" Districts - "C-F-P" and "C-F-V", so if we adopt this Ordinance it is actually determined there will be two types of "C-F" Districts.

Mr. Porter said that was true unless it is amended.

Mr. Rowlands said he would like to make it clear that the present City Council or any future Council has the prerogative of changing zoning districts all over the City, if they wish. It is being done constantly.

Mr. Bott said the one thing he is concerned with if there is only so much area and any mistakes made now cannot be corrected without a great deal of inconvenience.

Mr. Benson said if the Urban Renewal powers were extended to the entire City there would be complete control over the land zoning but at the present time they must depend on the zoning Ordinances which are simply legislative acts and may be changed at any time.

Mrs. Olson said she would very much like to see this Ordinance amended so as to rezone it to a "C-F" District which would encompass all possible uses which would pertain to travelers within the one "C-F" District, and also that the entire frontage road from 72nd to 84th be included in a "C-F" zone.

Mr. McCormick advised the Council if they wished to bring other property in under this zoning it would be necessary to hold another hearing.

Mrs. Olson said she felt it would be a good idea to hold another hearing on this matter. She said she was certainly in sympathy with the aims and goals of the Planning Commission, but she questioned whether sufficient long range planning has been accomplished for the Council to begin to act on specific zoning requests.

Mr. Benson said the recommendations for specific areas are based on the fact that parties in the area are interested in development. If there had been no specific requests, the Planning Commission would probably not have taken the position of further study in the area. He said if the majority of the Council agrees that this should be combined in one district, it would be referred back to the Planning Commission for their recommendation. If the majority of the Council feel this should go through in its present form, but the remainder of the area be included in a "C-F" zone, that could be handled through a request of the Council or the Council could request the Planning Commission to hold a hearing on the balance of the property so that a recommendation could be submitted.

Mr. Cvitanich said in view of the fact that there seems to be a great deal of doubt in his mind as to the effect this zoning will have on the South Tacoma area and the effect it will have on the entire Freeway in the future planning of the City he would like to move that this be referred back to the planning Commission to make certain that all possible information is at hand before a decision is made.

Mr. Porter said he felt that a more specific request should be made of the Planning Commission.

Mr. Cvitanich then moved that this be referred back to the Planning Commission on the basis first-that traffic counts at the 72nd - 84th Street interchange be reviewed and what effect this would have on future frontage roads if they are put through; secondly O the effect it will have economically on South Tacoma Way; Thirdly-upon how many studies this was based. Mr Bott seconded the motion, stating he did so for the reason that there seems to be a difference of opinions on whether or not this one strip of adjacent property should be included in the rezoning and felt that continuity should be established.

Mrs. Olson moved to amend the motion to include that the Planning Commission combine the two proposed categories into one "C-F" district. Seconded by Mr. Cvitanich.

Mr. Murtland said he would speak against the amendment as he feels that this is the Council's opportunity for proper planning and he did not think the amendment is proper planning. He said he would certainly oppose continuing this as it has been postponed several times already for further study by the Council.

Mr. Porter said he felt, before voting on this amendment, he will give those persons petitioning for the new zoning an opportunity to speak.

Mr. Jack Sleavin, Consulting Engineer, said a little over a year ago a home development was begun in this area for Mr. Hokold. In the process it became

apparent that a shopping center was needed in the area, not just for this one particular home development but for the complete area a half mile in both directions. The requirement for a "C-P-N" District was that a market analysis be made showing the need for the zoning. Such an analysis was made. The Planning Commission took the market analysis under consideration and they basically agreed with it. Some modifications were made such as cutting down the size of the area, eliminating plans for a service station.

Mr. Sleavin said they also requested that a portion of the area be rezoned to a "C-2" District so as to build a high class motel with restaurant, etc, such as the one near the Sea-Tac Airport. However, the Planning Commission recommended that Mr. Hokold accept the "C-F-P" Zoning in place of the "C-2". At first when these new classifications, the "C-F-V" and "C-F-V", were presented to Mr. Hokold and himself, he said they also felt this was too restrictive and perhaps should be combined into one "C-F" category. However, upon further analysis they realized the advantage of separating these, as it is of prime importance to keep, for example, a truck repair shop apart from the motel area.

He asked the Council, if at all possible, that a decision be made in the near future as it has been under study now for almost a year.

Mrs. Olson asked Mr. Sleavin if he felt the Shopping Center would service mainly those persons in the surrounding area or are they dependent upon transient traffic.

Mr. Sleavin said they are analyzing it basically on the area up to Park Ave. north to 64th and south to 96th Street. It is figured that some traffic will be brought across the Freeway but economic justification was not based on possible transient traffic. This is a small Neighborhood Shopping Center, he added.

Mrs. Olson said she thought it regrettable that Mr. Sleavin and Mr. Hokold may be inconvenienced but she felt this particular matter is of sufficient importance that it behooves the Council to make certain that they are moving in the right direction. While the Planning Staff has been studying this for several months, they have still failed to get expert advice as to whether or not a "Planned Neighborhood Shopping Center" on a frontage road might be eventually a traffic hazard. Therefore she felt this was sufficient reason to refer this back to the planning Commission for additional recommendation.

Mr. Murtland said his concern was that this "C-P-N" District would create too much traffic coming and going. He asked if there were some way of controlling this in the future.

Mr. Benson said he believed that could be made a part of the contract. The projections made by the State Highway Department for 1975 on the traffic volume in the area indicated that the traffic can be controlled adequately without any problem even with this development. The Planning Commission's recommendation is based upon the fact that the columns projected were not high enough to indicate that the traffic could not be controlled in this area even though this development were permitted.

Mr. Sleavin said a traffic study was made not only by his group, but also was studied by the City's own traffic engineer. He said they are relying a great deal on this report and are not worried about the one way picture as both this report and the State Highway's report indicates that the traffic volume can be controlled adequately without any problem.

Mr. Cvitanich said three years ago, the City made a traffic count in the area of 72nd and 84th and a recent count shows that the traffic volume has now reached the same estimate as was predicted by the State for 1975.

Mr. Sleavin said the traffic engineering field has developed considerably in the past three or four years and a great deal has been learned; consequently their projections are much more critical today.

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Mr. Art Paulsen, attorney representing the Association of South Tacoma and the Association of Motels for Pierce County, said his clients are concerned with keeping the Freeway accesses open so that it can serve all of Tacoma. Building a shopping center in this area, he added, which will only serve a neighborhood, will create a traffic problem. His impression is that the Traffic Engineer had said that the best type of traffic control on the frontage road would be a one-way traffic. He said it seemed to him they are reverting back to spot zoning.

He said he thought the Council at this time is considering whether to spot zone or create a "C-f" for the entire Freeway area on a regional basis. For this reason, it is important that this be considered not for a specific spot but for the entire area.

Mr. Porter asked for a restatement of the amendment proposed by Mrs. Olson in order to vote on it at this time.

Mrs. Olson moved to amend Mr. Cvitanich's motion to refer the Ordinance back to the Planning Commission for their reconsideration and to incorporate the "C-F-V" and the "C-F-P" into a "C-F District."

Mr. Porter then called for a roll call on the amendment which resulted as follows: Ayes 6; Nays 2, Murtland and Steele; Absent 1, Mayor Hanson.

Roll was then taken on the amended motion to refer the matter back to the Planning Commission for further study and that they return it to the Council with the two proposed categories combined into one "C-F" zone which resulted as follows: Ayes 6; Nays 2, Murtland and Steele; Absent 1, Mayor Hanson. Motion carried. Ordinance No. 16636 referred back to the Planning Commission.

Mr. Rowlands said that Ordinance No. 16640, 16642 and 16643 should probably be postponed indefinitely until the Planning Commission has an opportunity to study further, Ordinance No. 16636 creating the "C-F" zoning.

Ordinance No. 16640:

Amending the Official Code of the City in reference to zoning and adding a new section 13.06.112 to include property located on the east side of East Sprague Frontage Road from So. 76th to So. 80th Street. (Oscar Hokold Inc. petition) Read by title.

Mrs. Olson moved that this be referred back to the Planning Commission. Seconded by Mr. Easterday. Voice vote: Ayes 7, Nays 1, Murtland; Absent 1, Mayor Hanson.

Ordinance No. 16641:

Amending the Official Code of the City in reference to zoning by adding a new section known as Sec. 13.06.115 (2) to include property adjacent to the S.E. Corner of So. 72nd and the East Sprague Frontage Road in a "C-P-N" Planning Neighborhood Shopping Center District. (Oscar Hokold Inc., petition) Read by title.

Mr. Cvitanich moved that this also be referred back to the Planning Commission. Seconded by Mrs. Olson. Voice vote: Ayes 6; Nays 2; Murtland and Steele; Absent 1, Hanson.

Ordinance No. 16642:

Amending the Official Code of the City in reference to zoning by adding a new section known as Sec. 13.06.113 (1) to include the S.E. corner of re-aligned So. 72nd and The East Sprague Frontage Road in the "C-F-V" Freeway Commercial Vehicular Services District. (Arthur Munson petition) Read by title.

Mrs. Price moved that this Ordinance be referred to the Planning Commission. Seconded by Mr. Cvitanich. Voice vote: Ayes 7; Nays 1, Murtland Absent 1, Mayor Hanson.

Ordinance No. 16643:

Amending Chapter 13.06 of the Official Code of the City in reference to zoning and adding a new section known as Section 13.06.113 to include property located in the S E. Corner of So. Sprague Avenue and So 84th, thence southerly along So. Sprague Avenue 481 feet more or less in an "C-F-V" District. (Mike Nicholic petition) Read by title. 464
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Mr. Basterday moved that this Ordinance be referred to the Planning Commission. Seconded by Mr. Cvitanich. Voice vote: Ayes 7; Nays 1, Murtland; Absent 1, Mayor Hanson.

Mrs. Olson then moved that the Planning Commission set up a date for hearing on these rezonings and that all of the property owners be notified and also other interested parties. Seconded by Mr. Cavitanich. Voice vote: Ayes 8; Nays 0; Absent 1, Mayor Hanson.

Mr. Porter, Deputy Mayor, explained the Council would now refer to the Hearings and appeals which were postponed until after action was taken on these zoning Ordinances.

HEARINGS AND APPEALS:

This is the date set for hearing on the appeal submitted by Oscar Hokold, Inc. in reference to rezoning of property located near So. 80th and Sprague Avenue from an "R-2" to a "C-2" District. 407
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This is the date set for hearing on the appeal submitted by Oscar Hokold Inc in reference to rezoning of property located near South. 72nd and Alaska Street from an "R-2" to a "C-P-N" District. 407
52.76

This is the date set for hearing on the appeal submitted by Arthur Munson in reference to rezoning of property located on the S. E. corner of So. 72nd and Sprague Avenue from an "R-2" to a "C-1" District. 407

Mr. McCormick suggested that the Council continue these hearings until such time as a definite date is set on the zoning Ordinances.

Mr. Bott moved that the three hearings and appeals be set over until the matter of the C-F and C-F-N zoning are brought before the Council officially. Seconded by Mrs. Price. Voice vote : Ayes 8; Nays 0; Absent 1, Mayor Hanson. 52:77

The regular order of business was then resumed.

Ordinance No. 16650:

Amending the Official code of the City relating to Parking meter stalls and Parking meter control by amending Sec. 11.24 and 11.28 and adding a new section 11.24.180. Read by title. 464
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Mr. Rowlands said this Ordinance had been postponed previously so that a number of changes could be made.

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Mr. Schuster said this Ordinance has been brought up to date to take care of the new meters installed in the downtown area.

Mr. Cvitanich said he had requested that a "MC" be prepared in regards to the 70% of parking meters in the downtown area remaining at 5 cents. That was a reason this Ordinance was postponed.

Mr. Rowlands said this was gone over about ten days ago and as he recalls the figure was approximately 70% of the meters which are still 5 cents.

Mr. Cvitanich said he specifically requested that an MC be prepared on this.

Mr. Rowlands said he would see that an MC is prepared.

Mrs. Price said she had heard many favorable remarks on the two hour meters.

Mr. Cvitanich moved that this Ordinance be postponed for one week until the MC is received. Motion failed for want of a second.

Mr. Bott said he had requested that an explanation be given as to why Broadway between 7th and 9th had been classified as a one hour zone and Broadway from 9th to 15th as a two hour zone.

Mr. Rowlands said as he recalls the situation was a matter of having certain types of meters. He said these meters have already been ordered and in order to make the mechanical changes necessary it would require a considerable amount of money.

Mr. Bott said the merchants and the Hotel owners are desirous of being treated the same as other merchants in the area. He asked if it were not possible to arrange the meters so that a two hour zone could be provided.

Mr. Rowlands said he thought that could be done.

Mrs. Price said it seemed to her that there should be a two hour zone in the area of the Winthrop Hotel because of the clientele.

Mr. Schuster said if this were done it would require a change in the mechanism of the present meters which would cost approximately \$3.00 a meter.

Mr. Porter said, then in order to change the meters to a 2 hour limit, the Council would have to determine whether they want to extend the purchase of new meters to include this area or spend additional money on the old meters.

Mr. Bott then moved that \$3.00 be spent on these meters in order to correspond to those in the adjoining areas, and that the area from 7th to 9th on Broadway be classified as a two hour parking zone. Motion lost for want of a second.

Mr. Cvitanich restated his previous motion. He moved that this Ordinance be postponed for one week until an "MC" is received stating that 70% of the meters in the core area are remaining at 5 cents per hour. Mr. Murtland said he would second the motion as he recalls Mr. Cvitanich had requested this report previously, therefore he thought it only fair that this be accorded to him.

Mr. Rowlands said that this information would certainly be provided.

Mr. Porter said inasmuch as the Council would also have to decide whether or not to buy new meters to be put in the area mentioned by Mr. Bott or spend more money on the old ones, he personally thought that it would be wise to postpone this for one week.

Voice vote was then taken on the motion to postpone action on Ordinance No. 16650 for one week, resulting as follows: Ayes 8; Nays 0; Absent 1, Mayor Hanson.

UNFINISHED BUSINESS:

The Director of Public Works presents the assessment and assessment roll for the cost of the improvement of L I D 6765 for modern street lights on the existing wood poles in the area of So. 12th to So. 17th and Pine to Prospect.

Mr. Easterday moved that Monday, November 28, 1960 be fixed as the date for hearing on the assessment roll for L I D 6765. Seconded by Mrs. Price. Voice

vote on the motion resulted as follows: Ayes 8; Nays 0; Absent 1, Mayor Hanson.

Mr. Rowlands said at last week's meeting the Council, November 14th was the date fixed for the hearing on the assessment roll for L I D 5317. The Water Utility division has requested that the date be changed to November 28th.

Mrs. Olson moved that the motion fixing November 14th, 1960 as the date of hearing on the assessment roll for L I D 5317 be reconsidered. Seconded by Mr. Bott. Voice vote: Ayes 8; Nays 0; Absent 1, Mayor Hanson.

Mr. Steele then moved that the date of November 28, 1960, be fixed as the date for hearing on the assessment roll for L I D 5317. Seconded by Mr. Cvitanich. Voice vote: Ayes 8; Nays 0; Absent 1, Mayor Hanson.

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COMMENTS:

Mr. Porter said he had a memo from Mr. Harold Tollefson requesting that he be heard before the Council regarding the Building Code, Ordinance No. 16651 which was adopted last week and provides in part that all structures except homes and buildings valued at under \$25,000 must be designed by licensed architects or engineers. He asked Mr. Rowlands if he had any information on this, as Mr. Tollefson was not present.

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Mr. Rowlands said he had heard that Mr. Tollefson was to be here tonight. Mr. Rowlands explained that Mr. Gillis, Building Inspector and members of the committee who helped draw up the Ordinance are present in the event the Council desires to ask some questions. Under the State Law anyone qualified can either get an engineer or architects license; the reason the Building Committee incorporated this in the Building Code Ordinance was due to the fact that the City has had considerable difficulty whereby plans were being submitted by persons who perhaps were not qualified.

Mrs. Price remarked that since Mr. Tollefson has requested to be heard on this matter he should be notified as well as all other interested parties, that this will be brought up at the next week's Council meeting.

Mrs. Olson moved that a meeting be scheduled to hear the opponents and proponents on this particular phase presented by Mr. Tollefson. Seconded by Mr. Cvitanich. Voice vote on the motion resulted as follows: Ayes 8; Nays 0; Absent 1, Mayor Hanson.

It was explained that this meeting could result in an amendment to the Ordinance, if the Council should so decide, rather than the Ordinance being reconsidered.

Mr. Cvitanich said it has come to his attention that the Washington Research Council has issued a prepared financial report pertaining to the City of Tacoma and he was wondering when the Council would obtain this.

Mr. Rowlands said further meetings are necessary with the Research Council as some of the information is not completed as yet. As soon as the report is prepared and the changes made and the financial information is accurate it will be distributed to the Council. This should take several more weeks, before this is accomplished, he added.

Mr. Cvitanich asked that he be excused from the Council meeting next Tuesday evening to attend the Labor Rally for labor endorsed candidates.

Mr. Easterday also asked that he be excused from the Council meeting next Tuesday evening as he will be out of town.

Mr. Bott moved that Mr. Cvitanich and Mr. Easterday be excused from the meeting of November 1, 1960. Seconded by Mrs. Price. Voice vote: Ayes 8; Nays 0; Absent 1, Mayor Hanson.

Mr. Bott said inasmuch as he had mentioned at the meeting last week during the discussion on the Civic Auditorium that there would be more information

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available this week, and since Mr. Guilmett has that information tonight, he moved that Mr. Guilmett be given a few moments to discuss this matter. Seconded by Mr. Cvitanich.

Mr. Murtland said speaking against the motion and not against Mr. Guilmett, he did not feel that this matter is properly presented. He thought Mr. Guilmett was aware of the proper way in which to ask this to be considered so that more information could be available from other groups that might be interested.

Voice vote was taken on the motion to allow Mr. Guilmett time to discuss the Civic Auditorium proposition, which resulted as follows: Ayes 7; Nays 1, Murtland; Absent 1, Mayor Hanson.

Mr. Guilmett said it was his firm conviction that the two proposed downtown sites are not the proper locations for such a building as the Civic Auditorium. He said he is sure that the proposed locations cannot offer elbow room needed for an Auditorium. The site he intended to propose for the Council's consideration is located on the Northwest side of the 38th Street Freeway cloverleaf. The area consists of approximately 35 acres and is situated between 35th and 38th Street and borders the Freeway boundary. This property is better known as the Lincoln Heights Addition. There is located on this property about 95 war time built houses and the majority of these houses are owned by only a few merchants.

His estimated fair value of this site would cost approximately \$700,000 less a return of about \$150,000 from the resale of the present buildings to be removed from the said property. All of the City's facilities are in and paid for, and the topography of the area is ideal for such an undertaking, he added. The large portion of this area is owned by the Metropolitan Park District. Also the Freeway will make this site easily accessible to Seattle, Olympia and other major cities. It is only two miles from downtown major hotels. This 35 acre site would cost the tax payers a great deal less than the two proposed 4 1/2 acre downtown sites.

Mr. Guilmett said he would like to make a proposal that the City Officials and the Council make an investigation of the feasibilities of this site and if found to be feasible that it be put on the November ballot in 1962.

Mr. Porter thanked Mr. Guilmett for his presentation.

Mr. Larson of South Tacoma also spoke in favor of having the Civic Auditorium in South Tacoma at the location mentioned by Mr. Guilmett.

Mr. Bott said as he recollects the Council did not take any definite stand on the site of the Auditorium, and felt that this suggestion of Mr. Guilmett's was worthy of consideration.

Mr. Steele said the point to be emphasized is that an Auditorium is the principle issue and it will probably be 1962 before an agreement will be made on the location. He said he did not think the Council should get embroiled in a site now but to work toward getting an Auditorium first.

Mr. Guilmett said should the Civic Auditorium proposition pass this November, does that give the Council the right to choose the site without a vote.

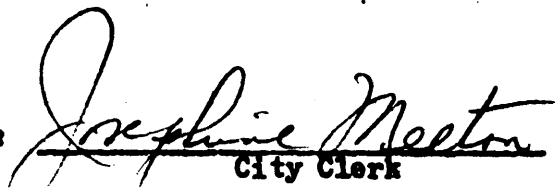
Mr. McCormick said the Council as the Legislative Body has the right to choose the site without a vote of the people.

Mr. Guilmett said there is a group ready to draft a petition that the site will be on the ballot either at a special election or at the election in 1962.

There being no further business to come before the meeting, upon motion duly seconded and passed, the meeting adjourned at 10:30 P., M.


Mayor of the City Council

Attest:


City Clerk