

384445

CORRECTION

ORDINANCE NO. 335

An Ordinance of the Town of Coupeville, changing the zoning classification of an area, and subjecting the area to certain limitations on its use, and

WHEREAS, a petition has been filed to rezone the property hereinafter described, and

WHEREAS, notice has been given and a public hearing held thereupon, and the Town Council has approved the petition, now therefore,

BE IT ORDAINED by the Council of the Town of Coupeville, Washington as follows:

SECTION 1. That the zoning classification of the following described property be changed from RM to Commercial Contract classification:

That portion of the Thomas Coupe Donation Land Claim in Section 32, Township 32 North, Range 1 East, W.M. described as follows: Beginning at a point 757.5 feet south of the southwest corner of Block 40, Plat of Coupeville as per plat recorded in Volume 1 of Plats, page 2, records of Island County, Washington; thence east 300 feet; thence south 150 feet; thence west 300 feet; thence north 150 feet to the point of beginning. Situate in Island County, Washington.

SECTION 2. The above real property is subject to those certain terms and conditions of a Contract Rezone Agreement entered into between the Town of Coupeville and the owners of the above-described property on the 22nd day of June, 1981, a copy of the said original agreement having been filed in the office of the Clerk of the Town of Coupeville, and said agreement is incorporated herein as if fully set forth herein.

SECTION 3. That the zoning map of the Town of Coupeville, shall be amended to reflect this change.

SECTION 4. This Ordinance shall be in full force upon posting and recording with the Auditor of Island County, Washington.

PASSED by the Council and approved by its Mayor this 23rd day of March, 1981.

THE TOWN OF COUPEVILLE

By: Lew Gladly Mayor

ATTEST:

Davis G. Ward
Clerk

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TOWN OF COUPEVILLE

ORDINANCE NO. 335
R. J. J. J. DEPUTY

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FILED- RECORDED

VOL 504
PAGE 0651 REQUEST OF

Town of Coupeville
JUN 24 3 15 PM '81

CONTRACT REZONE AGREEMENT

COUPEVILLE, WASHINGTON

H.H. FERNER, AUDITOR
ISLAND COUNTY, WASH.
L. Hubbell DEPUTY

THIS AGREEMENT is made and entered this 17th day of June, 1981 by and between the Town of Coupeville, Coupeville, Washington, and Island Radiology Nuclear Medicine, P.S., Ltd. and their heirs and assigns, witnesseseth:

WHEREAS, the Coupeville Planning Commission has considered and deliberated the proposed residential to contract commercial rezone for a medical-professional facility at the request of Island Radiology and Nuclear Medicine, P.S., Ltd. for the property here described: That portion of the Thomas Coupe Donation Land Claim in Section 32, Township 32 North, Range 1 East, W.M. described as follows: Beginning at a point 757.5 feet south of the southwest corner of Block 40, Plat of Coupeville as per plat recorded in Volume 1 of Plats, page 2, records of Island County, Washington; thence east 300 feet; thence south 150 feet; thence west 300 feet; thence north 150 feet to the point of beginning.

WHEREAS, the Coupeville Planning Commission has held public hearings on March 23, 1981 and July 2, 1980 and recommends approval of a contractual rezone with the following conditions:

1. That construction of phase one (1) commence no later than two years from date of contract approval.
2. That the use of the property will be limited to the construction of one (1) one-story or one and one-half story four thousand (4000) square foot structure and one (1) approximate eight thousand (8000) square foot two-story structure per site plan dated February 25, 1981 and associated parking required by applicable regulations in effect at time of each building permit.
3. That the use of the structures will be limited to medical and/or professional offices as is defined in the development standards of the Town of Coupeville.
4. That a single access will be developed off Main Street for the first phase.

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5. Prior to approval of the second phase, a coordinated alternative circulation access with Whidbey General Hospital be developed and fire hydrants installed as required by Coupeville Ordinance No. 307.
6. That approval of the building permit for each phase will be contingent upon approval of the design for each structure by the Historic Review Board or appropriate committee. (NOTE: 3 alternative designs recommended by the Historic Review Board 3-25-81.)
7. That existing trees be utilized to the maximum extent possible in site plans and landscaping. That other landscaping achieve the character and quality described in project design presented to the Planning Commission, February 26, 1981.
8. That the west fifteen feet (15') of the property be dedicated to the Town for purposes of future right-of-way improvements for Main Street.
9. That the applicant assure that runoff be accommodated on-site or channeled into the Town of Coupeville drainage system or that drainage to off-site parcels be approved by affected property owners and the Town of Coupeville.
10. That safe pedestrian access between subject property and Whidbey General Hospital be provided on the site and pedestrian access along Main Street be provided within the dedicated right-of-way.
11. Conditions of this contract rezone must be accepted by the applicants.

Island Radiology and Nuclear Medicine, P.S., Ltd.

Frank M. Hansen, M.D.
President

17 June 1981
Date

Lew S. Maddy
Mayor

6/22/81
Date

Doris A. Ward
Treasurer-Clerk

6/24/81
Date