

City of Cou.  
SEP 3 9 33 AM '92

ORDINANCE NO. 381 N

ART HYLAND, AUDITOR  
ISLAND COUNTY, WASH  
OR DEPUTY

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

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

WHEREAS, notice has been given and public hearings held thereupon, and the Planning Commission has recommended approval with conditions and the Council has adopted the Commission's recommendations.

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 Medium Density Residential District (RM-9600) to Municipal Building District (MB):

That portion of the John Alexander Donation Land Claim in Section 4, Township 31 North, Range 1 East of the Willamette Meridian, Island County Washington, described as follows:

Beginning 332.00 feet North and 545 feet West of the Southwest corner of the Thomas Coupe Donation Land Claim, said point being the True Point of Beginning, thence South 01°20'12"W a distance of 189.00 feet, thence N 88°39'48"W a distance of 465.00 feet, thence N 01°20'12"E a distance of 298.10 feet, thence S 80°54'48" a distance of 469.29 feet, thence S 01°20'12"W a distance of 45.82 feet, to the True Point of Beginning.

SECTION 2: The above real property is subject to those certain terms and conditions established by the Town of Coupeville as listed below:

1. The site be developed and used in accordance with the submitted site plan and application materials for ZA 92-03.
2. Perimeter vegetation, including bushes and trees be retained to provide a visual buffer to adjoining residences and nearby Historical Reserve viewpoints.
3. If not already sealed, the abandoned well on the site will be abandoned/sealed in accordance with Washington State Department of Ecology standards, prior to use of the site.
4. In accordance with Central Whidbey Island Historical Preservation District Advisory Committee recommendations,

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materials and finishes for construction of the backstop, fencing and dugouts will be of unobtrusive materials and colors.

5. Prior to construction, a simple drainage plan for the site will be submitted to the Town Engineer for review and approval.
6. Seeded lawn not be planted prior to September 15th, 1992 due to the shortage of water.

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

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

PASSED by the Town of Coupeville and APPROVED by its Mayor on this 24<sup>th</sup> day of August, 1992.

THE TOWN OF COUPEVILLE

By

Bob Lippner  
Mayor

ATTEST:

Carole L. Wildman  
TOWN CLERK