

**TIMOTHY AUDITOR**  
ISLAND COUNTY, WASH.

# An Ordinance of the Town of Coupeville, changing the zoning classification

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

WHEREAS, the Town Council finds the following facts in respect to this petition:

1. The proposal is in substantial conformance with the Comprehensive Plan.
2. The proposal is in harmony with the surrounding area.
3. The proposal has a satisfactory system of ownership and means of development preserving and maintaining open space.
4. The proposal has adequate size to accommodate the contemplated development.

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 the RM-9600 Residential District to the PD - Planned Unit Development District:

Situate in the County of Island, State of Washington; That portion of the John Alexander Donation Land Claim and that portion of Lot 6 and 7, Block 4, Alexander's Plat of Glenwood, as recorded in Volume 2 of Plats, Page 7, described as follows:

Commencing at the south line of Coveland St. at a point lying 938.00 feet westerly of the centerline of Main St.; thence south 01°19'14" west 200.00 feet to the true point of beginning; thence south 01°46'14" west 135.01 feet; thence north 88°0'46" west 297.03 feet; thence north 01°19'14" east 227.74 feet; thence south 48°31'23" west 136.49 feet; thence south 61°44'19" west 132.65 feet to the northeast corner of block 10 of said Alexander's Plat of Glenwood; thence south 01°11'53" west 932.00 feet along the east line of Blocks 10, 11 and 12 of said Alexander's Plat of Glenwood, and said line extended; thence north 88°48'07" west 200.00 feet to the east line of Broadway St.; thence south 01°11'53" west along said east line 132.76 feet; thence south 01°22'26" west 218.74 feet; thence south 88°37'34" east 175.00 feet; thence south 01°22'26" west 245.00 feet; thence north 88°37'34" west 175.00 feet to the aforementioned east line of Broadway St.; thence south 01°22'26" west along said east line 841.88 feet; thence south 09°56'11" east 50.99 feet; thence south 02°41'48" east 175.42 feet to the north line of the State Highway; thence south 88°38'50" east, along said north line of State Highway, a distance of 1564.34 feet to the west line of Main St.; thence north 26°20'44" east, along said west line of Main St. 75.66 feet; thence north 01°20'12" east, along said west line of Main St., 54.75 feet to a point lying 123 south of the south line of property described in deed to Georgia Muncaster, recorded March 10, 1933, in Vol. 48 of Deeds, page 194; thence north 88°39'48" west 404 feet; thence

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1 north 01°20'12" east 423.00 feet; thence south 88°39'48" east 4 feet to the  
2 southwest corner of property described in deed to Georgia Muncaster recorded  
3 under Vol. 25 of Deeds, page 617; thence north 01°20'12" east 500.00 feet;  
4 thence south 88°39'48" east 15.55 feet; thence north 01°20'12" east 483.45  
5 feet to the southwest corner of that certain tract conveyed to Housing Authority  
6 of Island County by instrument recorded under Auditor's File No. 192695; thence  
7 north 88°39'48" west along said south line 123.71 feet to the southwest corner  
8 thereof; thence north 01°20'12" east along the west line of said property 334.26  
9 feet to the south line of Block 15 of said Alexander's Plat of Glenwood; thence  
10 north 88°39'48" west 80.00 feet to the southwest corner thereof; thence north  
11 01°20'12" east 266.00 feet to the southwest corner of Lot 4, Block 14, of said  
12 Alexander's Plat of Glenwood; thence south 85°25'37" west 462.25 feet; thence  
13 north 01°20'12" east 264.46 feet; thence north 46°19'43" east 226.31 feet; thence  
14 north 01°46'14" east 155.01 feet to the south line of Lot 19, Block 6, of said  
15 Alexander's Plat of Glenwood; thence north 88°40'46" west 20 feet to the true  
16 point of beginning.

17 Except any portion lying within the Plat of Peaceful Valley, Div. No. 1,  
18 according to Plat recorded in Vol. 13 of Plats, page 30, records of Island County.

19 Together with Lots 4, 5, 6 and 7, Plat of Peaceful Valley, Div. No. 1, according  
20 to Plat recorded in Vol. 13 of Plats, page 30, records of Island County.

21 SECTION 2: That the zoning map of the Town of Coupeville shall be  
22 amended to reflect this change.

23 SECTION 3: That this rezone is subject to the following conditions:

- 24 1. Approval of the Peaceful Valley PUD constitutes approval of the overall  
25 concept including the interrelationship of the various uses, and the  
26 sequence of development phases and schedule.
- 27 2. A Final Plat drawing for each phase of construction shall be submitted to  
28 the Planning Commission in accordance with Section 10.40.035 and approved in  
29 accordance with Sections 10.40.040 and 10.40.045 of the Coupeville Develop-  
30 ment Regulations, Ordinance No. 381 and amendments thereto. This submittal  
31 shall be to insure compliance with the approved PUD concept.
- 32 3. A storm water drainage and utility design for the entire PUD shall be  
33 submitted with Phase I.
- 34 4. Each phase shall be substantially completed before start of the next phase.
- 35 5. All roads are to be dedicated to the Town of Coupeville.
- 36 6. Major streets to be improved to 26' in pavement width with 5 foot concrete  
37 sidewalks on one side. Right-of-way shall be 50 feet. Minor streets shall  
38 be 20 foot asphalt pavement width, with 5 foot concrete sidewalks unless  
39 parallel hard surface paths are available. Right-of-way shall be 45 feet.
- 40 Streets shall be improved to Class A standards on page 111 of the Develop-  
41 ment Regulations. Improved portion radius at intersections to be 20 feet.
- 42 The proposed road running north and south, parallel and closest to Main St.  
43 on the east side of the development shall be a major road.
- 44 7. Hard surface to consist of concrete, asphalt or other suitable material.
- 45 Minimum width of four feet for all path ways.
- 46 8. Alexander Street shall be improved to Class A standards from entry point  
47 of the development to the intersection of Seventh Street including a  
48 radius to existing paving and a stop sign by the developer during Phase II.
- 49 9. Additions or changes to the PUD covenants shall require Town approval.

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

52 PASSED by the Council and APPROVED by its Mayor this 28th day of

53 April, 1986.

54 THE TOWN OF COUPEVILLE

55 By:

56 Dennis A. Ward  
57 TREASURER-CLERK

58 ATTEST:

59 Leah F. Haddy  
60 MAYOR

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