



**MINUTES OF THE  
PLANNING COMMISSION  
OCTOBER 15, 2008**

*Council Chambers, City Hall  
833 S. Spruce Street, Burlington, WA*

**MEMBERS:** Marianne Manville-Ailles, Jana Vater, Steve Sexton, Ken Frye, Brian Hanson, and Ed Tjeerdsma. Rebecca Bradley-Lowell excused.

**STAFF:** Margaret Fleek

The meeting was called to order by *Manville-Ailles*. Flag Salute.

The minutes of September 17, 2008 were approved as written.

**PLAN REVIEW**

**8-LOT SHORT PLAT**

**513 N. OAK STREET**

**COMMONWEALTH LPI, APPLICANT**

**KENDALL GENTRY, REPRESENTATIVE**

The commissioners discussed the plan review of a proposed 8-lot short plat on a 2.1 acre site located at 513 N. Oak Street. The proposal is to build a duplex community, and the rezone from Single Family to Duplex was approved by the City Council, with an effective date of October 20, 2008. The applicant is Commonwealth LPI, represented by Kendall Gentry. Staff indicated that the proposed short plat has been reviewed by the Technical Committee and the proposed private street widths are acceptable. The fire hydrant will be located near Oak Street. This is the site of a proposed contract rezone that is on the October 9, 2008 City Council Agenda. The location is at the base of Burlington Hill and the site is irregular in shape.

The question was raised as to whether there is adequate parking, since the proposal for the children's play area includes a basketball hoop at a guest parking area. There is adequate parking provided on the site, and this is extra non-required parking. No basketball can be played when there are extra guests. The tot lot will be about the size of a three-car garage and can be expanded to the west if needed.

The Planning Commission approved the preliminary short plat following a motion and a second, subject to the following conditions:

1. Comply with the conditions of the rezone including installation of a children's play area, reserving a 10 foot access easement adjacent to Dane Lane, and allowing 10 foot rear yard setbacks.
2. Street improvements on Oak Street and private streets in the short plat shall be constructed to the satisfaction of the Public Works Department.
3. Sites shall have completed landscaping and lawns prior to final approval and applicant is required to plant at least one tree per lot.

**PLAN REVIEW**  
**83-UNIT CANDLEWOOD SUITES**  
**1888 S. BURLINGTON BOULEVARD**  
**BDM LLC, APPLICANT**

The plan review of proposed 83-unit Candlewood Inn and Suites, a 42,794 square foot, three story, 35 foot high building. A parking calculation was presented for the site as a whole, and each lot includes a cross-easement for shared parking, demonstrating that there is adequate parking for the project. The other question is the required five feet of perimeter landscaping on the east side of the site. The applicant is still working on a deal with the owners of the strip of land to the east, Pickett and Crowther, and will either provide the required landscaping on that site or they have the room to construct a retaining wall and install the landscaping next to the parking lot. The extended stay motel concept is very popular in the area and the major difference is that each unit includes a kitchenette.

Motion by *Frye/Vater* to approve the plan review subject to compliance with parking for the entire site, and meeting perimeter landscaping on the east side. Motion carried.

**PUBLIC HEARING**  
**UPDATE TO THE NOISE ORDINANCE**

The public hearing on the update to the Noise Ordinance opened. This is one more tiny step in updating the Zoning Code and it is moving forward at the request of the Department of Parks and Recreation. The section on Sound Amplification limits amplified music to a 10:00 a.m. start time and a 10:00 p.m. finish. At present, the Community Center allows amplified music until 11:00 p.m. on weekends. Parks agrees that the time limits should be the same for all; however, they want to honor current rental agreements that allow it later on Friday and Saturday evenings. In addition, there may be some music that is not so loud at the property line and the regular timeline for lowering noise levels may not matter. Parks has also asked that a new section be added to allow an exception to the noise ordinance for public events in public places, such as the Berry Dairy Days Fireworks and Music in the Park.

The Commission discussed the importance of having time for family activities, wedding receptions, etc, and felt that the existing 11:00 p.m. closing time for amplified music should remain

Motion by *Vater/Tjeerdsma* to recommend adoption of the noise ordinance, but to keep the amplified music at the community center available until 11:00 p.m. on the weekends. Motion carried.

The meeting was adjourned.