

TO: City of Tumwater Hearing Examiner  
FROM: Alex Baruch, Senior Planner  
DATE: September 25, 2024  
SUBJECT: TUM-24-0928 Three Lakes Crossing Fence Variance

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1) Recommended Action:

Staff recommends denial of this variance as it does not meet all of the variance criteria as required by 18.58.040.

2) Background:

The project proponent is requesting approval of a Variance (TUM-24-0928) from required fence height regulations. The variance requests the ability to install a solid panel fence 72" tall within a corner lot setback.

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3) Alternatives:

- ☐ Approve Case No. TUM-24-0928
  - ☐ Deny Case No. TUM-24-0928
  - ☐ Remand Case No. TUM-24-0928 to staff for further analysis
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4) Attachments:

- Exhibit 1. Staff Report
- Exhibit 2. Public Hearing Notice 09-13-2024
- Exhibit 3. Three Lakes Crossing - Sight Distance Exhibit 04-17-2024
- Exhibit 4. Chapter 18.46 FENCING
- Exhibit 5. Three Lakes Crossing - Fence Variance Letter of Intent
- Exhibit 6. Photo Fence Panels Removed 06-17-2024
- Exhibit 7. Public Notice Certification
- Exhibit 8. Percy Lane Photos
- Exhibit 9. Full Height Fence Site Plan Example
- Exhibit 10. Three Lakes Crossing Lot 30 Example
- Exhibit 11. Ordinance #883 07-01-1984
- Exhibit 12. Request for Variance 06-11-2024
- Exhibit 13. Three Lakes Sight Distance Exhibit 07-18-2024