



COMMUNITY DEVELOPMENT DEPARTMENT

Memorandum

October 19, 2023

To: Cindy Andrews, Planning Technician

From: Roxanne Robles, Senior Planner

Subject: PL-DR-23-0044 Soundview Vacation Rental Fence Design, 7718 Soundview Drive

The city was made aware of a new fence erected along the subject site boundary on September 14, 2023. City staff visited the site, investigated the fence, and confirmed with contractors on site that the fence is made of vinyl. Staff contacted the property owner and let them know that the fence was noncompliant and would need to be replaced based on the material composition and that it is over the permitted height of 6 feet in several locations.

The applicant and the city discussed alternate means of review to consider the fence materials, as the standard in GHMC 17.99.340.A is subjective. The city proposed a design review board pre-application meeting as a means to discuss the fence materials and appearance.

GHMC 17.99.340 regulates fences (emphasis intended):

17.99.340 Fences.

The following standards are applicable to all uses and development:

- A. Choose fence materials carefully (IBE). **Fences shall be constructed of wood, wrought iron, brick, stone or concrete block (CMU).** Smooth-faced concrete block must have a veneer finish on the side visible to the public's view. In commercial areas or recreation centers in residential areas, black, dark brown or other dark-toned, vinyl-coated chain link attached to wood posts and rails is permitted. **Other materials which have the general appearance and visual quality of approved fence materials may be approved by the director.** However, the use of plywood or composition sheeting as a fence material is not permitted.

- C. Limit height of fences (IBE). Fences are limited to a height of three feet along front yards (four feet for open rail fences) and six feet in rear and side yards; provided, that clear vision is retained for adjacent driveways and intersections (see clear vision provisions in the city's public works standards).

RECEIVED

By C. ANDREWS at 3:07 pm, Oct 19, 2023



OFFICE USE ONLY

SUBMITTED: _____

CASE NO.: _____

MASTER PLANNING PERMIT APPLICATION

Check all permits you are applying for in the boxes provided. Submit this application form, the applicable materials listed in the corresponding checklist and fee.

<input type="checkbox"/> Major Site Plan Review	<input type="checkbox"/> Preliminary Short Plat	<input type="checkbox"/> Shoreline Substantial Development Permit	<input type="checkbox"/> Land Clearing
<input type="checkbox"/> Minor Site Plan Review	<input type="checkbox"/> Final Short Plat	<input type="checkbox"/> Shoreline Variance	<input type="checkbox"/> Nonconforming Review
<input type="checkbox"/> Administrative Design Review	<input type="checkbox"/> Preliminary Plat	<input type="checkbox"/> Shoreline Conditional Use Permit	<input type="checkbox"/> Perf. Based Height Exception
<input type="checkbox"/> Alternative Design Review	<input type="checkbox"/> Preliminary Plat Revision	<input type="checkbox"/> Shoreline Exemption	<input type="checkbox"/> Temporary Trailer / Use
<input type="checkbox"/> Alternative Landscape Plan	<input type="checkbox"/> Final Plat	<input type="checkbox"/> Shoreline Revision	<input type="checkbox"/> Administrative Interpretation
<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Plat Alterations/Vacation	<input type="checkbox"/> Flood Hazard	<input type="checkbox"/> Rezone
<input type="checkbox"/> Variance	<input type="checkbox"/> Preliminary PRD/PUD	<input type="checkbox"/> Critical Area Variance	<input type="checkbox"/> Height Restriction Area Amendment
<input type="checkbox"/> Conditional Use Permit	<input type="checkbox"/> Final PRD/PUD	<input type="checkbox"/> Reasonable Use Exception	<input type="checkbox"/> Comp. Plan Amendment
<input type="checkbox"/> SEPA	<input type="checkbox"/> Final PRD/PUD Amendment	<input type="checkbox"/> Critical Area Review	<input type="checkbox"/> Zoning Text Amendment
<input type="checkbox"/> Tree Removal	<input type="checkbox"/> Boundary Line Adjustment	<input type="checkbox"/> Master Sign Plan	
<input type="checkbox"/> Change in Use	<input type="checkbox"/> Short Term Rental		

Project Name: 7718 Soundview Fence

Project Address: 7718 Soundview

Tax Assessor Parcel Number(s):
Attach full legal description

APPLICANT/AGENT Primary Contact for Application

Name: Brad Bailey Phone: 253-432-3882

Street: 3723 Moose Trail Fax:

City/State/Zip: Gig Harbor, WA 98335 Email: brad@baileyandbailey.com

PROPERTY OWNER(S) Applicant Primary Contract for Application


Name: same Phone:

Street: Fax:

City/State/Zip: Email:

Property Owner(s)

I do hereby affirm and certify, under penalty of perjury, that I am one (or more) of the owners or owner under contract of the herein described property and that the foregoing statements and answers are in all respects true and correct on my information and belief as to those matters, I believe it to be true.

Signature by Property Owner:  Date: 10/19/23

PROJECT DESCRIPTION (PROVIDE DETAILED SUMMARY)

UTILITIES

Water Supply (name of utility provider):	Sewage Disposal (name of utility provider):
City Water	City Sewer

Access (Name of road or street from which access is or will be gained):
Enter off of Judson

CRITICAL AREA INFORMATION

Wetlands on site <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Slopes exceeding 15% <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Streams <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
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Existing Land Use: Describe (or illustrate separately) all existing use structures and all critical areas within 300 feet of property lines.

I am uploading the development permit packet submitted to the city that has drawings, etc.

Fee Deposits:

"I acknowledge that I have applied for a permit which requires a deposit for future services to be rendered, as required by section F of the City's adopted Fee Schedule. I understand that, as the applicant, I (we) shall bear all of the costs of these services and will be billed the act costs in excess of the deposit. If the actual costs are below the deposit, I will be refunded the difference." _____ (Initials)

Consolidated Permit Processing:

"As the applicant, I (we) elect to have all planning permits submitted concurrently and associated with our project processed collectively under the highest numbered permit procedure per **GHMC 19.01.002(B)**." _____ (Initials)

Design Review Board: Fencing at 7718 Soundview, Gig Harbor

Here is the Gig Harbor Municipal Code for fences.

GHMC 17.99.340 states that fences shall be constructed of wood, wrought iron, brick, stone, or concrete block (CMU). Smooth-faced concrete block must have a veneer finish on the side visible to the public's view. Other materials which have the general appearance and visual appearance and visual quality of approved fence materials may be approved by the director. However, the use of plywood or composition sheeting as a fence material is not permitted.

Note that the code does not call out vinyl as a forbidden material. The code provides approval for other materials that “have the general appearance and visual appearance and visual quality of approved fence materials.”

It comes down to a judgment call on the part of the director, Carl de Simas. Carl values the input of the GH Design Review Board and suggested that we schedule this meeting.

The vinyl fence installed at 7718 is designed and engineered to look like an elaborate coastal style wood fence. The fence is a quality contractor-grade product that will look great for decades.

Here are views of the fence from different angles and locations.





Note the code-approved vinyl railing system on the deck above the fence. Perhaps the fence code needs to be modified to keep up with modern building materials.



Wood vs. Vinyl Fences

- Wood rots. Vinyl looks great for decades. Wood will need to be replaced much faster, requiring cutting down more cedar trees.
- Wood molds and mildews. It is difficult to remove mold and mildew without adversely impacting the paint. Vinyl can easily be washed and restored to pristine condition.
- Wood needs to be periodically scraped, stripped, repaired and painted on a regular basis. This creates environmental hazards and the use of chemical-based paints and other products.

Composite materials have been allowed in GH code now for years. Perhaps the fence code needs to catch up?

Below are photos of a couple of wood fences currently in the Downtown Business Zone.



Below is a photo of a vinyl fence located across the street from Jersich Park. This appears to be made from the same material as our fence, with the same smooth surface. Note that the sheen or gloss on the fence has been almost completely dulled by ultraviolet light.



The longest and most prominent run of the fence (see below) is across the north side facing Harborview Drive. The combined properties at 3004 Harborview (the “Stutz” property) and the upland lot at 7718 Soundview (which the fence currently encloses) will be extensively developed in the coming years and this section of the fence will be removed. Until that time, the fence provides security and privacy for those renting the Harborside Cottage Inn rental house seen in the photo below just above the fence.



In Conclusion: We respectfully request that the GH Design Review Board recommend to Director, Carl de Simas, approve the fence.