

# Initial Project Review

## Non-Conforming Use Permit: Viking Cabinets

**Application Number: 914119, 914120**

**Parcel Number: 0318231026**

**Graham Advisory Commission (GAC) Public Meeting: November 12, 2019, at 6:30 p.m.,** at the Graham Fire & Rescue, Station 94, 23014 – 70<sup>th</sup> Avenue East, Graham, WA.

**Proposal:** The applicant proposes to expand the existing non-conforming business through two phases. A 17,050-square foot storage building is proposed for Phase 1 and a 6,024-square foot, two-story office and showroom is proposed for Phase 2.

**Project Location:** 24215 Mountain Highway East, Spanaway, WA, in the Rural 5 (R5) zone classification, in the Graham Communities Plan area, within Section 23, T18N, R03E, W.M., in Council District #3.

**Review Summary:** Staff has reviewed this proposal for compliance with all policies, codes, and regulations.

**State Environmental Policy Act (SEPA):** An Environmental Checklist has been submitted per Pierce County Code Title 18D. A SEPA Determination has not been released as of the writing of this report.

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**Pierce County Online Permit Information:**

<https://pals.piercescountywa.gov/palsonline/#/permitSearch/permit/departmentStatus?applPermitId=914119>



## **Project Data**

Complete Application Date: July 2, 2019

Initial Project Review Mailed: November 5, 2019

Property Owner: Randall J. and Gail L. Larson  
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Puyallup, WA 98373  
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Applicant: Huitt-Zollers, Inc.  
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## **Legal and Public Notice**

- *July 10, 2019*: Notice of Application and Public Meeting Notice, including the Land Use Advisory Commission (LUAC) meeting date, was sent to property owners within a radius of 300 feet, but not less than two parcels deep, around the exterior boundaries of the site.
- *July 12, 2019*: Public Notice sign was posted on the site, confirmed with a Declaration of Posting.
- *October 30, 2019*: Legal notice was published in the official County newspaper (*Tacoma News Tribune*) advertising the Graham Advisory Commission (GAC) public meeting.



## Comments from the Public and Agencies

- Comments received on this proposal may be found by accessing the online permit information referenced on page 1.
- Staff received comments from the following outside agencies:
  - Nisqually Indian Tribe
  - State of Washington Department of Ecology
  - Tacoma PowerThey are not opposed to the project.
- Staff received one comment from the public that the proposal violates PCC 18E.20.040 Nonconforming Uses and Structures because an Environmental Determination has not been made.

With regards to the public comment: The non-conforming use application cannot be approved prior to an Environmental Determination. At this time an Environmental Determination has not been made and the non-conforming use has not been approved.

## Surrounding Land Use / Shoreline / Zoning Designation

LAND USE		ZONING
North	Single Family Dwelling	Rural 5 (R5)
South	Vacant Land	R5
West	Mountain Highway East	R5
East	Single Family Dwellings	R5

## Initial Planning and Public Works (PPW) Staff Review for Consistency with Regulations and Policies

### Title 19A Pierce County Comprehensive Plan

The Comprehensive Plan applies to all proposed land uses in the County. Supporting policies include, but aren't limited to:

- **LU-95:** Allow development to occur only when adequate public facilities and services are available and the carrying capacity of the natural environment is not exceeded.
- **LU-112:** Allow the expansion of nonconforming uses that do not detract from the intent of the Comprehensive Plan, according to specific criteria. Types of nonconforming uses that the Council Determines by Ordinance to be a nuisance or detrimental to public health, safety or welfare may be terminated according to a reasonable amortization timetable, or reasonable conditions added.
- **LU-112.3:** Allow major expansion of nonconforming uses if specific conditions to make them more compatible with allowed uses are met.
- **LU-112.3.1:** Develop standards that would allow for major expansion of nonconforming uses considering items such as buffers, screening, lighting and noise.

## **Title 19A Appendix F: Graham Community Plan**

The Graham Community Plan applies to all proposed land uses within the Graham Community Plan area. Supporting policies include, but aren't limited to:

- **GR LU-6.4:** Recognize historically authorized forestry-based industries such as Rainier Veneer and Viking Cabinets that were legally created and are now nonconforming uses and allow these uses to remain and continue operations in a nonconforming status.
- **GR D-2:** Encourage site design that responds to the existing character and conditions of the site and maintains the rural character.
- **GR D-3:** Retain native trees and vegetation and install additional landscaping to foster the rural character.
- **GR D-5:** Site buildings and infrastructure to respond to natural elements (e.g., sun and wind), reduce visual impact and maintain rural character.
- **GR D-5.4:** Cluster development to maximize visually significant, unfragmented open space.
- **GR D-5.5:** Nestle structures below ridgelines, behind natural vegetative screens, and within the folds of hills. Where natural vegetation and topography do not allow for *hiding* development, locate structures in subordination to the horizon and any significant viewsheds.
- **GR D-7.1.1:** Connect buildings to create compact commercial, civic and industrial development.
- **GR D-7.2:** Retain or create buffers of native vegetation between proposed developments and any adjacent public streets or existing residential developments.
- **GR D-9.5:** Utilize native plants within the landscape design.

## **Title 18A Development Regulations – Zoning**

- Rural and Resource Setbacks (Table 18A.15.040-2)  
Within the Rural 5 (R5) zone the required setbacks are: Front – 25 feet; Interior – 10 feet; and Rear – 30 feet. The proposal is meeting all required setbacks.
- Graham Use Table (18A.24)  
The proposal is located within the R5 zone of the Graham Community Plan area. The proposed use for the site falls under Level 3 of Intermediate Manufacturing and Intermediate/Final Assembly.  
  
Level 3 is not permitted within the R5 zone of the Graham Community Plan area. However, as will be discussed later in this report, the use is a legally nonconforming use.
- General Provisions (PCC 18A.70.030)  
General regulations apply to all nonconforming uses, structures, developments, and lots. These standards provide for actions that are allowed outright. Limited exceptions to the standards in Chapter 18A.70 PCC are allowed through an Administrative Nonconforming Use Permit or a Nonconforming Use Permit in PCC 18A.75.070, Nonconforming Use Permit.

The applicant is proposing to expand an existing nonconforming use. An Administrative Use Permit for a Nonconforming Use, AUP15-96, was approved June 25, 1997 for expansion of a nonconforming use related to Viking Cabinets. The decision found that the use was legally nonconforming. The applicants propose further expansion and have applied for a Nonconforming Use Permit.

- A. **Expansion of Nonconforming Uses and Structures.** Nonconforming uses and structures shall not be enlarged, expanded, extended, replaced or altered except as expressly permitted in Chapter 18A.70 PCC.

As will be discussed later in the report, the proposal shall meet all requirements in Chapter 18A.70 PCC.

- B. **Expansion Beyond Original Parcel.** Nothing in this Section shall be construed to permit expanding or extending a nonconforming use or structure beyond the confines of the lot or parcel of land upon which it was located on the date the use or structure became nonconforming; provided that limited parking area expansion may be permitted beyond the confines of the parcel or lot in accordance with PCC 18A.70.040 A.4.

The proposal is not expanding beyond the confines of the lot upon which it was located on the date the use became nonconforming.

- C. **Continuation of Use.** A nonconforming use may be continued by successive owners or tenants provided the use is not discontinued for a period of two years.

Staff found no evidence that the use has been discontinued for any period of time since it became nonconforming.

- D. **Normal Upkeep, Repairs and Maintenance.** Normal upkeep, repairs, maintenance, strengthening, or restoration to a safe condition of any nonconforming building or structure or part thereof shall be permitted subject to the provisions of this Section.

Not applicable for this review. The applicant has requested an expansion of a nonconforming use.

- E. **Compliance with Development Regulations.** Any additions or expansion of nonconforming uses or nonconforming structures shall comply with applicable development regulations; provided, that portions of nonconformities that legally existed prior to adoption of this Section shall not be subject to this provision.

The applicant shall be required to meet all associated development regulations.

- F. **Nonconforming Use Within a Structure.** A nonconforming use within an existing structure which is nonconforming by reason of zone classification may be extended throughout such structure.

Not applicable. The applicant has requested an expansion of a nonconforming use.

G. **Nonconforming Uses Not Contained in a Structure.** Any nonconforming use not contained in a structure, such as the stockpiling of materials including, but not limited to, landscape materials, fill dirt, building materials or the storage/parking of vehicles and equipment, must be documented. Documentation shall be in the form of a site plan or aerial photo provided by the property owner. Such documentation must clearly depict the portions of the property occupied by the nonconforming use on a specific date and time. County staff will conduct an onsite inspection and review existing county records, including aerial photographs, to verify the information provided by the property owner.

Not applicable. The applicant is requesting an expansion of a nonconforming use. They are not proposing to have the use, or parts of the use, outside of a structure.

H. **Structures and Uses Accessory to Residential.** Structures and uses accessory to an existing nonconforming residential use shall be allowed as provided in Chapter 18A.36 PCC, Accessory Development.

Not applicable. The proposal does not include an existing nonconforming residential use.

I. Where a nonconforming use or structure exists, the use or structure can be replaced or altered; provided the original size and location of the use or structure is not increased or relocated in a manner which increases the degree of nonconformity or creates additional impacts.

Not applicable. This requirement does not apply to proposals for expansion of a nonconforming use.

- Expansion of a Nonconforming Use (PCC 18A.70.040)

A. Expansion of nonconforming uses, nonconforming use of structures, and nonconforming use of land shall be subject to the following provisions:

1. Alteration, enlargement, or expansion of a nonconforming single-or two-family use located on a legal lot of record is allowed outright when the new construction complies with the standards in PCC 18A.15.040, Setback and Height Standards, and other applicable requirements of Pierce County Code (PCC). This Section shall also apply to each dwelling unit when two or more single-family dwellings exist on a parcel.

Not applicable. The proposal does not include nonconforming single or two-family uses.

2. Alteration, enlargement or expansion of a nonconforming use or structure which is necessary to accommodate handicapped accessibility requirements, fire code, or other life safety related Code requirements is allowed outright when said modification is mandated by local, state or federal standards.

Not applicable. The proposal is not solely for the accommodation of handicapped accessibility requirements.

3. Expansion of nonconforming uses and structures, except as described in PCC 18A.70.040 A.1 and 2. above, shall be allowed pursuant to Table 18A.70.040-1 and the following provisions:
  - a. Expansions of a nonconforming use of a structure shall be based on the total floor area of the structure(s) at the time the use became nonconforming;  
At the time the use became legally nonconforming the total floor area of the structure was 9,030 square feet.
  - b. Expansions of a nonconforming use or development into undeveloped portions of the lot or parcel shall be based on the developed area of the lot or parcel at the time the use or development became nonconforming;  
The expansion will be based on the developed area at the time the use became nonconforming.
  - c. Expansions of additional sites in mobile home parks or RV parks shall be based on existing pad sites in a mobile home park or RV park at the time the park became nonconforming;  
Not applicable. The proposal does not involve mobile home parks or RV parks.
  - d. Expansions of additional dwelling units in multi-family developments shall be based on the number of dwelling units existing at the time the development became nonconforming;  
Not applicable. The proposal does involve a multi-family development.
  - e. Expansions of mobile home parks, RV parks and multi-family developments shall be based on the existing developed area for the mobile home park, RV park, or multi-family development at the time the use became nonconforming.  
Not applicable. The proposal does not involve mobile home parks, RV parks or multi-family developments.
4. A one-time expansion of employee parking areas may be authorized in conjunction with an existing nonconforming use and may be established beyond the confines of the parcel or lot on which the nonconforming use is located pursuant to the permitting requirements set forth in Table 18A.70.040-2 and the following provisions.  
Not applicable. The proposal does not include an off-site expansion of employee parking.
5. A request to expand shall take into consideration other expansion that have been approved pursuant to this Section, and shall count towards the maximum percentages set forth in Table 18A.70.040-1; provided that off-site employee parking areas established pursuant to PCC 18A.70.040 A.4. shall be excluded.

The proposal is a Resource Use Type located within a rural residential zone. Per Table 18A.70.040 – 1 a nonconforming resource use with a rural zone can expand up to 10% outright and up to 25% with an Administrative Nonconforming Use Permit. Any requested expansion above 25% requires review and approval through a Nonconforming Use Permit. There is no maximum expansion percentage for a nonconforming resource use within a rural zone.

As previously stated, the total floor area at the time the use became nonconforming was 9,030 square feet. Through AUP15-96 the applicants were permitted to expand by 2,180 square feet for a total floor area of 11,210 square feet. The applicant's current proposal exceeds the 25% lifetime expansion. They have applied for a Nonconforming Use Permit.

- Nonconforming Use Permit (PCC 18A.75.050)

B. Nonconforming Use Permit. Exceptions to the Nonconforming Standards, Chapter 18A.70 PCC, are allowed after approval from the Examiner through a Nonconforming Use Permit. The Examiner may impose such conditions as deemed necessary to ensure proposed alterations, enlargements, expansions, or replacements conform to the intent of the Comprehensive Plan, any applicable community plans, and this Title.

The applicant has applied for a Nonconforming Use Permit. The Examiner has not issued an approval.

1. Required Written Findings for Nonconforming Use Permit. An expansion of a nonconforming use may be allowed by the Examiner subject to the provisions of this Section and the provisions of Chapter 18A.70 PCC. No permit shall be granted unless the Examiner is satisfied from the evidence that:

a. The proposed alteration, enlargement, expansion or replacement of the nonconforming use is necessary to adapt the nonconforming use and associated structures to changes in technology, merchandising, or other generally recognized trends which affect the utility of structures or the applicant's ability to compete.

The expansion is proposed to accomplish two goals.

The first is to add a storage area for raw materials and finished product. Currently, both raw materials and finished products are stored in either storage containers or on the production floor. By having a dedicated area for the storage of both, this will increase productivity and efficiency, which in turn will lead to a more effective production.

The second is to provide improved office space and showroom area. General contractors will typically send their clients to showrooms to see, and order, products that they would like for their project. Currently, Viking Cabinets has neither. In order to stay competitive and provide a professional atmosphere, Viking Cabinets needs both.

- b. The proposed alteration, enlargement, expansion, or replacement will not introduce any hazards or interfere with the potential development of nearby properties in accordance with present zoning regulations.

Currently, the properties to the north and east of the current use are developed with single-family residences. The abutting property to the south is undeveloped.

The proposal will improve both the landscaping and architectural design of the structure. Landscaping will screen the property while the updated architecture will create a more attractive structure. While the use is expanding, the overall design of the site is bringing it more into conformance with both the County and Graham Community Area design requirements.

- c. The nonconforming use and associated structures will comply with the requirements of PCC 18A.70.030 E.

As previously spoken to in this report the proposal is meeting the requirements of PCC 18A.70.030 E.

- d. The proposed alteration, enlargement, expansion, or replacement will result in improvements in functionality or safety and in exterior appearance, screening, access or other features which will make the use or structure more compatible with allowed uses.

Expansion will increase both functionality and safety. A dedicated storage area for raw materials and finished product will remove potential hazards from the manufacturing area. Dedicated office and showroom space will also remove potential hazards by allowing customers to view, discuss, sample, etc., product without interfering with the manufacturing process.

Additionally, the expansion will improve both the exterior appearance and the landscaping. Extensive screening will be provided to shield the development.

- e. The proposed alteration, enlargement, expansion, or replacement is consistent with and furthers the goals of the Comprehensive Plan, and applicable Community Plan, and any implementing regulation.

Staff has found that the proposal currently meets the policies of the Comprehensive Plan and the Graham Community Plan. It shall be required to meet all implementing regulation.

- f. There will be no significant increase in the amount of smoke, dust, noise, vibration, odor, fumes, or glare.

Expansion is not for the benefit of production expansion. The applicant's project is for the benefit of efficiency, safety and professionalism. Production levels will not increase, neither will the number of employees. As production levels and number of employees will not increase there will be no significant increase in the amount of smoke, dust, noise, vibration, odor, fumes or glare.

- g. There will be no significant adverse impact due to the hours or times of operation.  
The applicants are not extending hours. As the number of employees and production levels will not increase the intensity should stay the same as it currently is now.
- h. If within an adopted community plan area, the applicable site design and landscape/planting standards set forth in Title 18J PCC shall be met for the entire site to achieve maximum screening and buffering.  
Title 18J PCC regulations are spoken to later in this report.

### **Title 18J Development Regulations – Design Standards and Guidelines.**

- Site Design (18J.15.015)  
Any filling and grading shall be done in accordance with Pierce County Site Development Regulations. The proposed area of work is already fairly level. Finished grades should smoothly transition to adjacent properties. The applicant is not proposing retaining walls, so landscape screening is not necessary.
- Site Clearing (18J.15.020)  
The proposal is not located within an Open Space Corridor. A minimum area of native vegetation retention is not required. Site clearing shall be limited to the areas of approved impervious surfaces, replacement landscaping, utilities and a working envelope around such areas of not greater than 10 feet in depth.
- Tree Conservation (18J.15.030)
  - Significant Trees (18J.15.030 F.3)  
A minimum of 30 percent of significant trees on site shall be retained. The applicant proposes to retain three of four significant trees.
  - Property and Use Expansion (18J.15.030 G.2.a)  
For expansion on legally established industrial properties which do not conform to the tree density requirements, the following are required:
    - 1) A minimum of 1 tree unit shall be provided for each 500 square feet of building or use area expansion; and
    - 2) A minimum of 3 tree units shall be replace each tree unit removed, up to a maximum of 25 tree units per acre.  
Forty-six tree units are required because of the use expansion. An additional 29 tree units is required for the removal of existing trees. Through a combination of existing trees and replacement trees the applicants are proposing a total of 93 tree units.
- Landscape Buffers (18J.15.040)  
An L4 buffer is required along Mountain Highway which is being provided. An L3 buffer is required along the northern and eastern boundary line. Project sites that exceed 1 acre in size may be located in the required perimeter buffering along the boundary of the proposed developed area of the site instead of at the perimeter of the entire property.

Along the northern property line there is an existing entrance with associated existing parking access. Along the property line where new parking area is being proposed the applicant is placing the required L3 buffer along the property line. However, on the western side of the property, opposite the Phase 2 expansion and next to additional proposed parking areas, is an existing landscaping island that will be expanded in width and planted to match the required L3 buffer planting requirements. Additionally, along the east side of the project where a new turnaround area is proposed, in order to preserve existing trees, the L3 buffer has been reduced in width but not in required plantings. Finally, the applicant also proposes a 6-foot solid wood fence along the northern property line adjacent to the areas of work. While the L3 buffer is not adjacent to the property line along the entire extent of the project area Staff finds that the proposed solution meets the design objective of the buffer section because the applicant is proposing to establish and retain perimeter landscape buffering that provides a physical, visual, and noise buffer to transition between land uses of varying intensity and compatibility.

Along the eastern extent of the project the applicant is proposing to retain all but four trees and leave the area largely untouched. The parking lot expansion will be approximately 315 feet west of the boundary line. Staff finds that the proposed solution meets the design objective of the buffer section because the retained vegetation will continue to provide a physical, visual, and noise buffer to transition between land uses.

Finally, the applicant, while not required, is proposing a landscape buffer along the southern property line that will include trees and bushes. This will shield the proposal from potential future uses that may occur on the undeveloped property to the south of the project lot.

- Off-Street Parking, Pedestrian, Bus and Bicycle Facilities (18J.15.080)

The applicant is proposing 34 stalls with 2 handicapped stalls. Of the 34 stalls, up to 40 percent can be compact parking stalls. Forty percent of 34 is 14 stalls which the applicant is proposing. All stalls, except for three of the proposed compact stalls, meet the width and length minimum parking stall dimension standards. The three stalls do not meet the minimum length and shall be corrected prior to approval. Vehicle circulation areas meet minimum requirements.

Loading areas are located so that trucks will not encroach upon or interfere with areas reserved for off-street parking and do not project into public right-of-way or easements. The area is adjacent to the building. It has been shown on the site plan.

Finally, two bike racks will be provided. Bus facilities have not been requested from providers.

- Exterior Illumination (18J.15.085)

At this time the applicant has not provided a lighting plan. However, they have stated in documents that they will illuminate the parking and site from building lighting as much as is practicable. Where not practicable, the site lighting will be located within the parking and site areas on light poles per PCC 18J.15.085 and PCC 18J.80.050.

- Parking Lot Landscaping (18J.15.090)  
The applicant has opted to provide one tree for every five parking spaces provided to meet interior parking lot landscaping requirements. Seven trees are required. The applicant has identified they are providing nine trees although only eight trees are in locations meeting the spacing requirements. The most stalls in a row between landscape planting islands is nine stalls. The parking lot is no closer to the interior lot lines than the minimum width of required perimeter landscape buffer.
- Mechanical Equipment and Outdoor Storage Screening (18J.15.155)  
The applicant indicates any mechanical equipment will be installed on the interior of the building. Outdoor storage is not proposed.
- Stormwater Facilities (18J.15.170)  
Screening, whether through a 6-foot solid board fence or plantings, will be required by Staff.
- Design Objective - Lighting (18J.80.050 A)  
As previously spoken to in this report the applicant has not provided a lighting plan at this time. However, they have stated that they will meet PCC 18J.80.050 A lighting requirements.
- Design Objective – Viewsheds (18J.80.050 C)  
The applicant is not proposing new lots or roads. Unfortunately, the natural vegetation and topography of the property does not allow for “hiding” development. The proposed expansion will be buffered from Mountain Highway by an L4 buffer along the west boundary.
- Design Objective – Utility Placement and Design (18J.80.050 D)  
Any required utility boxes shall be placed where public utility agencies can gain easy access.
- Design Objective – Mailbox Placement (18J.80.050 E)  
Not applicable. Mailboxes are not part of the proposal.
- Design Objective – Compatibility of Non-Residential Uses in Residential Zones (18J.80.070 B)

1. **Standards**

- a. Diversify the scale and mass of proposed buildings through the use of architectural details such as covered entryways, overhangs and projections, building modulation etc.
  - 1) Break up large buildings with façade modulation.
    - a) Entrances shall be either recessed at least 4 feet from the building façade or be covered by a porch structure.  
The entrance is recessed four feet.

b) The use of long blank walls is prohibited. The maximum allowable length of an uninterrupted building elevation is 50 feet. Visual interruptions to the planes of exterior walls may be achieved through one of the following methods:

- i. Modulating the building facades at a depth of at least 4 feet and a width of at least 8 feet.
- ii. Covered porches.
- iii. Porticos.

The applicants have provided modulation of the building facades at a depth of at least four feet and a width of at least eight feet.

2) Avoid building large, monolithic structures

a) Buildings shall be comprised of a complex of smaller buildings or parts that manifest their own internal interactions.

The proposed expansion is made up of three different parts utilizing building modification to break up the outlines of the structure while having internal connections.

b) Large box styles of buildings are prohibited.

The building, through modulation and other architectural designs, is not a large box.

b. Employ architectural designs that evoke a rural feeling including the use of natural materials such as wood or stone, natural colors, appropriate scaling and bulk limitations.

1) Wood, shake, stone, brick, cedar shingle or timber materials shall be used for facades. Examples of appropriate wood exterior siding styles include: board and baton, horizontal clapboard, beveled planks, and cedar shingle. A complementary combination of these styles is preferred.

The Phase 2 building expansion is proposed to utilize James Hardie Plank. The existing building's exterior material will continue to be metal siding. The Phase 1 building expansion is proposed to be metal siding to match the existing building. The applicant indicates that the metal siding is common to agricultural buildings.

2) Raised seam metal, shake, architectural shingles, slate or unglazed tile shall be used for roof materials. The use of Spanish red clay roof tiles is prohibited.

The applicant is provided raised seam metal roof on the Phase 1 building and architectural shingles on the Phase 2 building.

3) Provide variety in roof forms that complement a rural or historical architectural style.

- a) Roof lines shall be interrupted every 50 feet with gable, hip or dormers roof forms or a vertical shift of at least 5 feet and roof planes shall be varied by using gable ends and/or dormers, unless a false front is used.

The roof form on Phase 2 is broken up using gable roof forms. The roof form for Phase 1 is not broken up however, it would not be seen from Mountain Highway when looking at the front of the building as Phase 2 would be blocking it. In effect, Phase 2 is acting as a false front.

- b) Building shall be designed with gable gambrel or hip roof forms with a minimum of a 6:12 roof pitch. False fronts, giving the appearance of a flat roof, may also be used.

The roof form for Phase 2 is gable and has a 6:12 roof pitch. The applicant has not indicated the roof pitch of Phase 1.

- c) The use of flat, mansard, dome or butterfly roof forms is prohibited.

These roof forms are not being used.

4) Historical or rural architectural detailing shall be incorporated into the building design. At least one element from each of the following categories shall be included in the design:

- a) Cornice details.  
b) Trim details.  
c) Timber details.  
d) Knee bracing.  
e) Columns.

The applicant's design incorporates trim details, timber details and knee bracing.

5) Use windows that emphasize the first floor of the structure and complement the architectural style of the structure.

- a) Window patterns shall be characterized by vertical proportions with horizontally oriented rectangular forms prohibited.

The proposed windows are oriented vertically and characterized by vertical proportions.

- b) The area of first story windows on street front elevations shall be at least twice the area of second story windows along the same side of the building.

An area calculation has not been provided as of the writing of this report.

- c) One of the following window treatments shall be used:
    - i. Storefront windows;
    - ii. Bay windows;
    - iii. Stained windows;
    - iv. Multi-paned windows, or the appearance of multi-paned windows, in one over one, two over two or four over four patterns.  
Multi-paned windows are used.
  - d) Window sills shall be situated at least 2 feet above the interior finished floor.  
A measurement has not been provided as of the writing of this report, but this regulation will be a requested condition of approval.
  - e) The use of reflective or mirrored windows is prohibited.  
The applicant has not indicated reflective or mirrored windows will be used.
  - f) Window trim shall be used that complements the architectural style of the building. Trim shall be a minimum of 3-1/2 inches wide.  
The applicant's drawings show window trim being used that compliments the architectural style of the building. A measurement of the trim has not been provided but will be a requested condition of approval.
  - g) All windows must be true windows that let in light to occupied space or to large attic areas that provide at least limited standing room. Faux windows are prohibited.  
All proposed windows are true windows.
  - h) Windows shall be included in upper stories of multiple-storied buildings to avoid large, blank wall space.  
The Phase 2 expansion has a second story. Windows have been included.
- 6) Awnings and architectural anomalies (materials or details that are not integrated into or reflect the overall design of the building design) are prohibited.  
Anomalies have been avoided.
- c. Utilize muted natural colors and avoid unrelated color schemes within a structure or throughout a multi-structure complex.
  - 1) The use of muted natural earth tone colors or historical turn-of-the-century colors will be the predominant color palette for the primary façade of the structure. Bold, primary colors are prohibited.  
The proposed color of the primary façade is a dark green called Riverway.

- 2) The color on major architectural trim or details shall complement the main buildings base color. Color is normally applied to major architectural trim and details such as window trim, corner siding trim, doors and door frames, knee bracing and columns.  
The color on the details is a white called Marshmallow. It complements the other colors.
  - 3) Minor architectural details may be highlighted with minor accent color that complements base and major trim color. Minor access color is normally applied to window sash, doors, storefront frames and small architectural features.  
The color on the details is a white called Marshmallow. It complements the other color.
  - 4) Earth tone colors shall be used for masonry or stone building materials.  
Masonry or stone building materials are not proposed.
  - 5) The base color of the main building or a complementary major accent color shall be used for roofing materials.  
The roofing color is proposed to be a color called Harbor Fog, a complementary color to the dark green of the façade. The metal roof will be painted white.
- d. Utilize similar, compatible and complementary architectural style, scale, form, color, use of materials, and detailing for all structures on a development site.
- 1) Accessory structures shall be designed of the same building materials, roof forms, and colors as the primary building structures.  
No accessory structures are proposed.
  - 2) Building materials used for site features such as fences and screen walls shall complement the primary building structures.  
A 6-foot solid board fence is proposed along the northern property line.
- e. The use of standard corporate architectural designs that do not reflect a rural character is prohibited.  
Standard corporate architectural designs are not being proposed.
- f. Where building elevations are visible, architectural details and features shall not be abruptly ended and shall transition a distance equivalent to at least 20 percent of the adjacent building elevation.  
Building materials transition greater than 20 percent around the side of the building.