

COMMISSIONERS RECORD 52  
FRANKLIN COUNTY  
Commissioners' Proceedings for September 25, 2013

*This document is a summarized version of the Board of Commissioners proceedings. The minutes are paraphrased, not verbatim. Access to an electronic audio recording of the meeting is available upon request.*

The Honorable Board of Franklin County Commissioners met on the above date. Present for the meeting were Rick Miller, Chairman; Robert E. Koch, Chair Pro Tem; and Brad Peck, Member; Fred Bowen, County Administrator; and Mary Withers, Clerk to the Board. Meeting convened at 8:30 am with the Pledge of Allegiance.

### OFFICE BUSINESS

Administrative Assistant Margo Hines met with the Board. Present in audience: Roger Lenk, Tracy Diaz and John Tuttle from Human Services Department, and Tri-City Herald Reporter Kristi Pihl.

#### Consent Agenda

**Motion** – Mr. Peck: I move for approval of the consent agenda for discussion. Second by Mr. Koch. Mr. Tuttle described the work that Peopleworks Tri-Cities does to help people with developmental disabilities. 3:0 vote in favor.

1. Approval of Resolution 2013-331, Fee for Services Contract between the Juvenile Justice Center and the Kennewick School District
2. Approval of Resolution 2013-332, Interagency Agreement IAA14107 between the State of Washington Administrative Office of the Courts and Benton/Franklin Counties Juvenile Court for the support of CASA Programs
3. Approval of Resolution 2013-333, Fee for Services Contract between the Juvenile Justice Center and the Pasco School District
4. Approval of Resolution 2013-334, Interlocal Agreement between Benton and Franklin Counties Juvenile Justice Center and Kennewick School District #17
5. Approval of Resolution 2013-335, Personal Services Contract between Benton and Franklin Counties Juvenile Justice Center and FIRME Outreach
6. Approval of Resolution 2013-336, Second Amendment to Agreement #2013-HHAA-CAC(F/C2) between Benton and Franklin Counties Department of Human Services and Benton Franklin Community Action Committee

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7. Approval of Resolution 2013-337, Agreement #13/14-DD-ARC-00 to provide developmental disabilities services between Benton and Franklin Counties Department of Human Services and The ARC of Tri-Cities
8. Approval of Resolution 2013-338, Agreement #13/14-DD-CDC-00 to provide developmental disabilities services between Benton and Franklin Counties Department of Human Services and Children's Developmental Center
9. Approval of Resolution 2013-339, Agreement #13/14-DD-ACCS-00 to provide developmental disabilities services between Benton and Franklin Counties Department of Human Services and Ambitions Community Support Services of Washington, Inc.
10. Approval of Resolution 2013-340, Agreement #13/14-DD-GW-00 to provide developmental disabilities services between Benton and Franklin Counties Department of Human Services and Goodwill Industries of the Columbia, Inc.
11. Approval of Resolution 2013-341, Agreement #13/14-DD-SA-00 to provide developmental disabilities services between Benton and Franklin Counties Department of Human Services and Service Alternatives, Inc.
12. Approval of Resolution 2013-342, Agreement #13/14-DD-CI-00 to provide developmental disabilities services between Benton and Franklin Counties Department of Human Services and Columbia Industries
13. Approval of Resolution 2013-343, Agreement #13/14-DD-PTC-00 to provide developmental disabilities services between Benton and Franklin Counties Department of Human Services and Peopleworks Tri-Cities, LLC
14. Approval of Resolution 2013-344, payment of Franklin County's portion (\$4294.40) of an invoice accrued by The Landfill Group to Aspect Consulting LLC for professional services at the Pasco Sanitary Landfill
15. Approval of Franklin County Commissioner Proceedings for September 11, 2013
16. Approval of Resolution 2013-345, authorizing Franklin County Corrections to lease two Konica Minolta copiers from Abadan

Vouchers

**Motion** – Mr. Peck: I move for approval of fund expenditures in the total amount of \$440,274.76. Mr. Bowen has reviewed the vouchers and found no issue. Auditor Matt Beaton has signed as approved. I move the Board sign. Second by Mr. Koch. 3:0 vote in favor.

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<u>Fund Expenditures</u>	<u>Warrants</u>		<u>Amount Issued</u>
Current Expense	87570	87596	\$24,617.09
Current Expense	87597	87627	\$43,500.41
Current Expense	87628	87648	\$108,015.61
Treasurer O & M	87649	-	\$337.90
Trial Court Improvement Fund	87650	-	\$350.00
Jail Commissary	87651	87654	\$2,536.81
Enhanced 911	87655	87657	\$26,284.93
Law Library	87658	87661	\$10,380.90
Ending Homelessness Fund	87662	87665	\$1,494.15
.3% Criminal Justice Const Fnd	87666	87667	\$2,039.71
County Roads	87668	-	\$211.00
County Roads	87669	87684	\$137,326.51
Solid Waste	87685	87686	\$3,084.58
Motor Vehicle/Public Works	87687	87708	\$40,325.52
FC Public Facilities Const Fund	87709	87712	\$4,238.73
TRAC Operations Fund	87713	87733	\$18,780.42
Franklin County RV Facility	87734	87737	\$4,366.51
Current Expense	87738	87987	\$9,350.25
Current Expense	87988	87992	\$387.45
Auditor O & M	87993	87995	\$2,096.28
Veteran's Assistance	87996	87997	\$550.00
		<b>Grand Total:</b>	<b>\$440,274.76</b>
			(Exhibit 1)

**Motion** – Mr. Peck: I move for approval of County Roads and Motor Vehicle funds in the total amount of \$107,581.45, also signed and approved by Mr. Beaton. Second by Mr. Koch. 3:0 vote in favor.

<u>Fund</u>	<u>Warrant</u>	<u>Amount</u>
County Road		
Payroll	87998-88017	22,462.89
Direct Deposit		35,277.12
		57,740.01
Benefits	88018-88027	32,007.70
	<b>Total</b>	<b><u>\$89,747.71</u></b>

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<b>Motor Vehicle</b>		
Payroll	88028-88045	\$5,730.18
Direct Deposit		<u>5,573.42</u>
		\$11,303.60
Benefits	88046-88055	<u>6,530.14</u>
	<b>Total</b>	<b><u>\$17,833.74</u></b>
	<b>Grand Total All Payrolls</b>	<b><u>\$107,581.45</u></b>
		(Exhibit 2)

**PLANNING AND BUILDING DEPARTMENT (8:47 am)**

Planning Director Jerrod MacPherson and Assistant Director Greg Wendt met with the Board.

Public Meeting: Text Change TC 2013-01, a public meeting to review the Planning Commission's recommendation for an application by Franklin County. The application is a text amendment to the Franklin County Development Regulations (Zoning), Ordinance 7-2005

Public Meeting convened at 8:48 am. Present: Commissioners Miller, Koch and Peck; County Administrator Fred Bowen; Planning Director Jerrod MacPherson; Assistant Director Greg Wendt; and Clerk to the Board Mary Withers. Present in audience: Roger Lenk and Kristi Pihl.

The Agenda Summary Report was reviewed (Exhibit 3). Mr. MacPherson gave an overview of the text change proposal, noted that the Board has previously reviewed the materials in board workshops, and answered the Board's questions.

**Motion** – Mr. Koch: I move for approval of TC 2013-01 subject to the three findings of fact. Second by Mr. Peck. 3:0 vote in favor. Ordinance 8-2013 was approved. After a formatting change was made, the Board signed the ordinance. (Exhibit 4)

**PUBLIC WORKS (9:01 am)**

Public Works Director Matt Mahoney and County Engineer Matthew Rasmussen met with the Board.

Public Hearing: 2014-2019 State Transportation Improvement Program (STIP)

Public Hearing convened at 9:01 am. Present: Commissioners Miller, Koch and Peck; County Administrator Fred Bowen; Public Works Director Matt Mahoney; County Engineer

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Matthew Rasmussen; and Clerk to the Board Mary Withers. Present in audience: Roger Lenk, Les Litzenberger, Ron Schuck, Rella Reiman, David Neff, Kristi Pihl and Ryan Verhulp.

Mr. Mahoney and Mr. Rasmussen explained the program and noted a change to the preliminary proposal to acquire additional right-of-way on the Pasco-Kahlotus Highway.

Mr. Miller asked if anyone in the audience had comments. There were none.

**Motion** – Mr. Koch: I move for approval of the 2014-2019 State Transportation Improvement Program as presented. Second by Mr. Peck. 3:0 vote in favor. Resolution 2013-346 was approved.

**Franklin County Noxious Weed Board**

**Motion** – Mr. Peck: I move for approval of Amendment to Interlocal Cooperative Agreement between Franklin County and Noxious Weed Board through the Department of Public Works. Second by Mr. Koch. 3:0 vote in favor. Resolution 2013-347 was approved.

**FRANKLIN COUNTY FIRE PROTECTION DISTRICT NO. 2**

**Public Hearing: to take public comment on Franklin County Fire Protection District No. 2 Resolution No. 4-2013, a petition for withdrawal of territory from the Fire Protection District**

Present: Commissioners Miller, Koch and Peck; County Administrator Fred Bowen; Deputy Prosecutor Ryan Verhulp; and Clerk to the Board Mary Withers. Present in audience: Roger Lenk, Les Litzenberger, Ron Schuck, Rella Reiman, David Neff and Kristi Pihl.

Mr. Verhulp told the Board about the law regarding the public hearing.

**Executive Session** at 9:16 am pursuant to RCW 42.30.110(1)(i) regarding legal risks of a proposed action regarding petition from Fire District No. 1 expected to be last 10 minutes. Those in the audience left the meeting.

**Open Session** at 9:28 am. Present in audience: Les Litzenberger, Ron Schuck, Rella Reiman, David Neff, Roger Lenk and Kristi Pihl.

Mr. Peck said it appears that there are some mechanics involving the RCW that lay out the process by which one fire district withdraws and another potentially takes responsibility for that area. It starts with a petition, which the county has received, but prior to holding a formal hearing, it's necessary for the county to receive either notarized or certified findings of the Fire District No. 2 Board action. We haven't received that formal document and until we do, technically we can't move forward with the hearing per the RCW.

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**Motion** – Mr. Peck: My motion is that the Board schedule a hearing on that for October 16 at 9:00 am with the understanding that we'll receive either notarized or certified findings of fact and Board proceedings from District 2 prior to that hearing and that if we don't it will be necessary to further delay that hearing until we do. Second by Mr. Koch.

Public Hearing convened at 9:30 am. Present: Commissioners Rick Miller, Robert E. Koch, Brad Peck; County Administrator Fred Bowen; Deputy Prosecutor Ryan Verhulp; and Clerk to the Board Mary Withers. Present in audience: Les Litzenberger, Ron Schuck, Rella Reiman, David Neff, Roger Lenk, Kristi Pihl and Prosecutor Shawn Sant.

Mr. Miller asked if anyone in the audience would like to speak in favor or opposed.

Dave Neff said he lives in the area that would be removed from the fire district. The area that would be removed would then be asking to be included in Fire District No. 3. He asked for clarification about the procedure. Mr. Verhulp read from an RCW and explained the document the county received was not a certified document.

Roger Lenk said he is a resident of Fire District No. 3. He is concerned about the ability of Fire District No. 3 to take over the area that will be removed because of cost and manpower. He is also concerned about the residents that are affected not having a chance to vote on the current levy in the next election.

Les Litzenberger, chief of Fire District 3, said his district currently does not have a petition to consider adding territory. Some people that are currently in Fire District No. 2 have asked generally if they were removed from Fire District No. 2 if Fire District No. 3 would be willing to consider giving service to them. He said we would be willing to extend some service to them. He noted that in discussions that have occurred, one of his major concerns is the ability to provide service, particularly in relation to volunteers, and that volunteers have indicated a willingness to participate.

**Motion summary:** Mr. Peck summarized the motion for a public hearing on October 16. Second by Mr. Koch. 3:0 vote in favor.

**PROSECUTOR (9:45 am)**

Prosecutor Shawn Sant and Human Resources Director Rosie H. Rumsey met with the Board. Mr. Sant said Deputy Prosecutor Janet Taylor is not available. Present in audience: Roger Lenk and Kristi Pihl.

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**Recessed** at 9:47 am.

**Reconvened** at 9:50 am.

**Executive Session** at 9:50 am pursuant to RCW 42.30.140(4) to discuss contract negotiations expected to last five minutes. Mr. Lenk and Ms. Pihl left the audience.

**Open Session** at 10:02 am. Present in audience: Roger Lenk, Kristi Pihl, Jerrod MacPherson and Kevin Scott.

Memorandum of Agreement, Addendum to Resolution No. 2012-126, for the 2012-2014 Collective Bargaining Agreement between Franklin County and Local 2658-F (Appraisers) of American Federation of State, County and Municipal Employees and the Washington State Council of County and City Employees (WSCCCE AFSCME AFL-CIO)

Ms. Rumsey and Mr. Bowen summarized the resolution and Memorandum of Agreement.

**Motion** – Mr. Peck: I move for approval of Memorandum of Agreement, Addendum to Resolution No. 2012-126, for the 2012-2014 Collective Bargaining Agreement between Franklin County and Local 2658-F (Appraisers) of American Federation of State, County and Municipal Employees and the Washington State Council of County and City Employees (WSCCCE AFSCME AFL-CIO). Second by Mr. Koch. 3:0 vote in favor. Resolution 2013-348 was approved.

Memorandum of Agreement between Local 874-CH Courthouse Employees and Engineers and Franklin County; Addendum to Resolution No. 2012-247 for the 2012-2014 Collective Bargaining Agreement

Ms. Rumsey summarized the resolution and Memorandum of Agreement.

**Motion** – Mr. Peck: I move for approval of Memorandum of Agreement between Local 874-CH Courthouse Employees and Engineers and Franklin County; Addendum to Resolution No. 2012-247 for the 2012-2014 Collective Bargaining Agreement Addendum to 2012-247. Second by Mr. Koch. 3:0 vote in favor. Resolution 2013-349 was approved.

One-time payment for non-bargaining employees and eligible elected officials (excluding Board of Commissioners) for 2013 in the amount of 1.2% based on the employee's annual base salary as of January 1, 2013; and in lieu of an increase to medical premiums, \$50.00 per month less

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payroll taxes beginning January 1-December 2013, to be paid in one lump sum in December 2013

Ms. Rumsey explained the resolution.

**Motion** – Mr. Peck: I move for approval of the resolution as presented: Approval of one-time payment for non-bargaining employees and eligible elected officials (excluding Board of Commissioners) for 2013 in the amount of 1.2% based on the employee's annual base salary as of January 1, 2013; and in lieu of an increase to medical premiums, \$50.00 per month less payroll taxes beginning January 1-December 2013, to be paid in one lump sum in December 2013.

Separately from the motion, Mr. Peck noted that the 1.2% increase excludes the Board of Commissioners as those salaries are by statute set prior to terms and not changed during the term, and also noted that the \$50 per month less taxes for medical benefits for the year do apply to the Board of Commissioners, the District Court Judge and County Prosecutor consistent with the RCW. Second by Mr. Koch. 3:0 vote in favor. Resolution 2013-350 was approved.

**COUNTY ADMINISTRATOR (10:13 am)**

County Administrator Fred Bowen and Information Services Director Kevin Scott met with the Board. Present in audience: Roger Lenk, Kevin Scott, Jerrod MacPherson and Kristi Pihl.

Renewal of existing software maintenance contract with Intergraph for GIS software: Intergraph, Quote #1-7J268F, Exhibit A, and U.S. Maintenance Terms and Conditions for Software of GIS Software Services

Mr. Scott said the county's share of the cost is about 56%. The other partners pay the remainder.

**Motion** – Mr. Peck: I move for approval of the software maintenance contract with Intergraph for GIS maintenance as presented. Second by Mr. Koch. 3:0 vote in favor. Resolution 2013-351 was approved.

**OTHER BUSINESS (10:23 am)**

Juvenile Justice Center (JJC)

The state has discontinued a contract with the JJC. Darryl Banks, JJC Director, has requested that Franklin County pay \$17,000 and Benton County pay \$37,000 of additional funds



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for the remainder of 2013 to cover employee costs that will no longer be covered by the state contract. The matter will be considered further later.

Historical Preservation

Chris Moore with the Historical Preservation Society met with Mr. Peck and Mr. Bowen to review possible historical preservation grant application projects. The grant has a 25% match. A grant application will be prepared that will include work on exterior windows and wood framing and painting the building. Board had **consensus agreement** to proceed to prepare the grant application.

**ADJOURNMENT**

**Motion** – Mr. Koch: I move to adjourn. Second by Mr. Peck. 3:0 vote in favor.

**Adjourned** at 10:30 am.

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There being no further business, the Franklin County Board of Commissioners meeting was adjourned until September 11, 2013.

BOARD OF COUNTY COMMISSIONERS  
FRANKLIN COUNTY, WASHINGTON



\_\_\_\_\_  
Rick Miller, Chairman



\_\_\_\_\_  
Robert E. Koch, Chairman Pro Tem



\_\_\_\_\_  
Brad Peck, Member

Attest:



\_\_\_\_\_  
Clerk to the Board

Approved and signed October 9, 2013.



# FRANKLIN COUNTY AUDITOR

Matt Beaton, Auditor

9/25/2013

Franklin County Commissioners:

Vouchers audited and certified by the auditing officer by RCW 42.24.080, expense reimbursement claims.

Action: As of this date, 9/25/2013

Move that the following warrants be approved for payment:

certified by RCW 42.24.090, have been recorded on a listing, which has been sent to the board members.

<u>FUND Expenditures</u>	<u>WARRANTS</u>		<u>AMOUNT ISSUED</u>
Current Expense	87570	87596	\$24,617.09
Current Expense	87597	87627	\$43,500.41
Current Expense	87628	87648	\$108,015.61
Treasurer O & M	87649	-	\$337.90
Trial Court Improvement Fund	87650	-	\$350.00
Jail Commissary	87651	87654	\$2,536.81
Enhanced 911	87655	87657	\$26,284.93
Law Library	87658	87661	\$10,380.90
Ending Homelessness Fund	87662	87665	\$1,494.15
.3% Criminal Justice Const Fnd	87666	87667	\$2,039.71
County Roads	87668	-	\$211.00
County Roads	87669	87684	\$137,326.51
Solid Waste	87685	87686	\$3,084.58
Motor Vehicle/Public Works	87687	87708	\$40,325.52
FC Public Facilities Const Fund	87709	87712	\$4,238.73
TRAC Operations Fund	87713	87733	\$18,780.42
Franklin County RV Facility	87734	87737	\$4,366.51
Current Expense	87738	87987	\$9,350.25
Current Expense	87988	87992	\$387.45
Auditor O & M	87993	87995	\$2,096.28
Veteran's Assistance	87996	87997	\$550.00

In the amount of

The motion was seconded by

And passed by a vote of 3 to 0

\$440,274.76

The attached vouchers have been approved by Auditor or Deputy

Vouchers Audited By: Julie Jordan



# FRANKLIN COUNTY AUDITOR

*Matt Beaton, Auditor*

September 25, 2013

Franklin County Commissioners:

Vouchers audited and certified by the auditing officer by RCW 42.24.080, expense reimbursement claims certified by RCW 42.24.090, have been recorded on a listing, which has been sent to the board members.

Action: As of this date, September 25, 2013 *Burke Park*,  
move that the following warrants be approved for payment.

<u>FUND</u>	<u>WARRANT</u>	<u>AMOUNT</u>
<b>County Road</b>		
Payroll	87998-88017	22,462.89
Direct Deposit		35,277.12
		57,740.01
<b>Benefits</b>	88018-88027	32,007.70
	<b>Total</b>	<b>\$89,747.71</b>
 <b>Motor Vehicle</b>		
Payroll	88028-88045	\$5,730.18
Direct Deposit		5,573.42
		\$11,303.60
<b>Benefits</b>	88046-88055	6,530.14
	<b>Total</b>	<b>\$17,833.74</b>

**Grand Total All Payrolls** **\$107,581.45**

In the total amount of **\$107,581.45** (\$89,747.71 + \$17,833.74)

The motion was seconded by *Patton* and passed by a vote of 3 to 0.

*Matt Beaton*  
The attached payroll has been approved by Auditor or Deputy

*Kristen Beaton*  
Payroll Prepared By

**Franklin County**  
**Board of Commissioners**  
**Agenda Summary Report**

<b>DATE:</b> September 18, 2013	<b>PRESENTED BY:</b> Jerrod MacPherson
<b>ITEM:</b> (Select One) <input type="checkbox"/> Consent Agenda. <input checked="" type="checkbox"/> To Be Brought Before the Board.    Date: <u>September 25, 2013</u> Time needed: <u>15</u> minutes.	
<b>SUBJECT / ISSUE:</b> TC-2013-01, a public meeting to review the Planning Commission's recommendation for an application by Franklin County. The application is a text amendment to the Franklin County Development Regulations (Zoning), Ordinance 7-2005.	
<b>ACTION(S) REQUESTED:</b> Review the Planning Commission Recommendation in a Public Meeting; Pass a motion; and Pass an Ordinance.	
<b>BACKGROUND:</b>  This is a text change application (TC 2013-01) to review and update the Franklin County Development Regulations (Zoning), Ordinance 7-2005. Specifically the text change focuses on the following topics:  <ol style="list-style-type: none"> <li>1. Agricultural Entertainment;</li> <li>2. Brewery/Distillery/Winery;</li> <li>3. Commercial Kennel;</li> <li>4. Accessory Buildings;</li> <li>5. Funeral Homes.</li> </ol> <p>The Board of County Commissioners have held two (2) workshops to discuss the above topics and review the text change. These were held on April 10, 2013 and August 28, 2013. The Board has suggested numerous changes which have been integrated into the text change application for discussion.</p>	
<b>PUBLIC TESTIMONY AND DISCUSSIONS:</b>  <u>Phone Discussions:</u> Planning Staff did have one (1) phone conversation with the public regarding the proposed text amendment.  <u>In-Office Discussions:</u> Planning Staff did have one (1) in-office conversations with the public regarding the proposed text amendment.  <u>Open Record Hearing Testimony:</u>  <div style="margin-left: 40px;">             - In support of application: No public spoke in support of the application.               - In opposition of application: No public spoke against the application.               - Clarification only: None.               - Planning Commission Voting/Discussion. Positive recommendation with 4 in favor, and 0 against.           </div>	

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**Agenda Summary Report**

**SUMMARY:**

At the regularly scheduled Planning Commission hearing on March 5, 2013 the Franklin County Planning Commission voted to forward a positive recommendation for this application to the Board of County Commissioners subject to the following three (3) findings of fact:

**FINDINGS OF FACT:**

1. This application is in compliance with the intent and spirit of the Franklin County Development Regulations (Zoning).
2. That this application is in compliance with the Franklin County Comprehensive Plan.
3. This application is consistent with RCW 36.70A, the Growth Management Act.

**COORDINATION:**

Upon completion of the open record public hearing with the Franklin County Planning Commission, the proposed text change was forwarded to the Washington State Department of Commerce for their required review under RCW 36.70A (The Growth Management Act). The State requires a 60 day review and comment period. One comment from the Washington State Department of Transportation was received during the comment period and included with this packet for your review.

**RECOMMENDATION:**

The County Planning Commission recommends the Board approve TC-2013-01 with the following motion:

**Motion:**

Grant approval of text change application TC-2013-01, subject to the three (3) findings of fact.

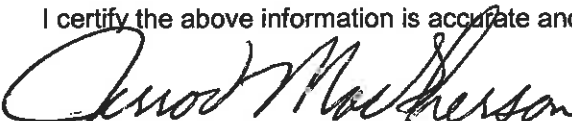
**HANDLING / ROUTING:**

N/A

**ATTACHMENTS:**

1. A letter from the State Department of Commerce regarding the required 60 day review.
2. A letter from the State Department of Transportation received during the review and comment period.
3. A summary of the topics and associated changes as proposed by the Planning Commission from March 5, 2013 and the Board of County Commissioners as a result of the April 10, 2013 Workshop and the August 28, 2013 Workshop, along with Table 70-1 of Chapter 33 Use Regulations – Franklin County Zoning Ordinance.

I certify the above information is accurate and complete.

  
Jerrod MacPherson – Director of Planning and Building



STATE OF WASHINGTON

## DEPARTMENT OF COMMERCE

1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000  
www.commerce.wa.gov

March 7, 2013

Jerrold MacPherson  
Planning Director  
Franklin County Planning Department  
1016 North 4th Avenue  
Pasco, Washington 99301

Dear Mr. MacPherson:

Thank you for sending the Washington State Department of Commerce (Commerce) the following materials as required under RCW 36.70A.106. Please keep this letter as documentation that you have met this procedural requirement.

**County of Franklin - Proposed amendment to Franklin County Development Regulations (Zoning), Ordinance 7-2005. Miscellaneous amendments addressing items such as wineries, agritainment activities, kennels, accessory buildings and funeral homes. These materials were received on March 07, 2013 and processed with the material ID # 18968. Expedited Review is requested under RCW 36.70A.106(3)(b).**

If this submitted material is an adopted amendment, then please keep this letter as documentation that you have met the procedural requirement under RCW 36.70A.106.

If you have submitted this material as a draft amendment requesting expedited review, then we have forwarded a copy of this notice to other state agencies for expedited review and comment. If one or more state agencies indicate that they will be commenting, then Commerce will deny expedited review and the standard 60-day review period (from date received) will apply. Commerce will notify you by e-mail regarding of approval or denial of your expedited review request. If approved for expedited review, then final adoption may occur no earlier than fifteen calendar days after the original date of receipt by Commerce. Please remember to submit the final adopted amendment to Commerce within ten days of adoption.

If you have any questions, please contact Growth Management Services at [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov), or call Dave Andersen (509) 434-4491 or Paul Johnson (360) 725-3048.

Sincerely,

Review Team  
Growth Management Services

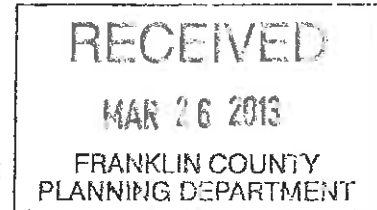
September 25, 2013

**Washington State  
Department of Transportation****Lynn Peterson**  
Secretary of Transportation**South Central Region**  
2809 Rudkin Road  
Union Gap, WA 98903(509) 577-1600  
TTY: 1-800-833-6388  
[www.wsdot.wa.gov](http://www.wsdot.wa.gov)

March 22, 2013

Franklin County Planning Department  
1016 North 4th Avenue  
Pasco, WA 99301

Attention: Jerrod MacPherson, Planning Director



Subject: DevReg amendment; County file # - TC2013-01

We have received from the Department of Commerce the above notice and find WSDOT must make the following comment regarding access.

The proposed winery revisions could become problematic for the County and WSDOT should the text revision as shown, be included in the County code. Three limited access state highways (US395, SR17 and segments of SR260) are surrounded by agricultural zoning within Franklin County. The proposed change in code from conditional use permit to "permitted" use, may lead to confusion with property owners who abut the state highways. The County may say yes, but state law says no, if the proponent is directly accessing one of these state highways.

With very few exceptions, properties abutting the state highways with deeded access are restricted to "the normal operation of a farm, not for retail marketing." Commercial approaches to limited access highways are prohibited by law. The only allowance is for those properties that have a direct connection to a county road. Without a direct connection to an existing (or new) County road, the commercial activity couldn't be allowed by WSDOT.

How would WSDOT be notified if a property abutting the State highway begins operating a commercial winery? WSDOT recommends the code amendment include the provision that properties abutting the state highways require a "conditional use permit."

If you have any questions regarding our comments, please contact Rick Holmstrom at (509) 577-1633.

Sincerely,

Paul Gonseth, P.E.  
Planning & Materials Engineer

PG: rh

cc: File #1, Franklin County  
Tom Lenberg, Area 3 Maintenance Superintendent  
Stewart Reif, Real Estate Services



**Text Amendment Summary**  
**County Zoning Ordinance #7-2005**  
**Case file: TC-2013-01**

This application is a text change proposal to the Franklin County Development Regulations (Zoning Ordinance 7-2005).

Specifically the text change addresses the following topics:

1. Agricultural Entertainment
2. Brewery/Distillery/Winery
3. Commercial Kennel
4. Accessory Buildings
5. Funeral Homes

**1. Agricultural Entertainment:**

**After discussion with the Board, the following standards were developed:**

Chapter 33, Use Regulations – Table 70-1 (*Attached*)

Designate Agricultural Entertainment as follows:

1. Permitted use in Chapter 23 C-2 Rural Service Commercial, Chapter 24 C-3 General Business Zone, Chapter 25 C-R Regional Commercial Zone and Chapter 27 General Industrial – Animal Petting Areas; Corn/Field Maze; Farm/Agricultural Tours; Pumpkin Patch Activities.
2. Accessory use in Chapter 23 C-2 Rural Service Commercial, Chapter 24 C-3 General Business Zone, and Chapter 27 General Industrial – Fall Festival Games/Rides.
3. Conditional use in Chapter 5 Agricultural Production 20, Chapter 6 Agricultural Production 40, Chapter 27 General Industrial, Chapter 7 Rural Residential 1, Chapter 8 Rural Residential 5, Chapter 9 Rural Community 1, and Chapter 10 Rural Community 5 - Animal Petting Areas; Corn/Field Maze; Farm/Agricultural Tours; Fall Festival Games/Rides; Pumpkin Patch Activities.

**2. Brewery/Distillery/Winery:**

**After discussion with the Board, the following definition and standards were developed:**

Definition for Brewery/ Distillery/Winery:

“Brewery/Distillery/Winery” means a facility for the production and/or packaging of alcoholic beverages for distribution, retail, or wholesale, on or off premises.

Permitted or Conditional Uses:

Brewery/Distillery/Wineries are a permitted use in AP-20, AP-40, I-2, C-1, C-2, I-2, RR-1, RR-5, and RC-5.

Ancillary services, such as tasting rooms/facilities and event centers associated with Breweries/Distilleries/Wineries require the approval of a conditional use permit in the above listed zoning districts.

### 3. **COMMERCIAL KENNEL**

**After discussion with the Board, the following was definition was modified:**

Chapter 3 Kennel Definition to be changed to Chapter 3 Commercial Kennel.

**Proposed:**

“Commercial Kennel” means the following:

- (a) A place where dogs and/or cats over the age of six months are kept by persons providing facilities and care for compensation. This definition includes boarding kennels, but not pet shops, animal hospitals, or veterinarian clinics.

Note: \*\*The number of Domestic animals allowed on a parcel of land will no longer be regulated by the County Zoning Ordinance. Noise or trespass issues related to domestic animals are addressed through the Sheriff's Office.

### 4. **ACCESSORY BUILDINGS:**

**After discussion with the Board, the following standards were developed:**

**Proposed:**

Applicable in the RS-12, RS-20, RS-40, R-T, R-2, RC-1, RC-5, RS-2, and R-T Zones.

**SECTION 4. PERMITTED ACCESSORY USES:** The following uses shall be permitted as accessory uses to a permitted use:

- (1) Accessory buildings (residential detached garage or storage buildings), provided the following:

- (a) Number of buildings.

A property is permitted two (2) accessory buildings.

- (b) The total combined accessory building square footage allowed for the two (2) permitted accessory buildings is as follows:

- i. 1000 square feet plus a square foot amount that is equal to but not greater than 50% of the total footprint size of the home, including attached garage.

- ii. Any single accessory structure greater in size than 1,680 sf shall be compatible (similar roofing and siding materials, both type and color) and similar in relation to the primary home.
- iii. Any single accessory structure square footage shall not exceed the square footage of the footprint for the primary residence, including attached garage.
- iv. Deviations to the standards in Section 4(1)(b)(i)(ii)(iii) may be considered through a conditional/special use permit process.
- v. Parcels that are greater in size than 2.5 acres are exempt from the standards described in Section 4(1)(b).

## **Chapter 33 Use Regulations**

### **Section 33.4.0(1)(g) Accessory Buildings**

Within residentially zoned properties which restrict the number of accessory structures allowed, no more than two (2) accessory structures, which are of a size that do not require a building permit, may be placed on a parcel or lot. The side and rear yard setback for these structures is 5 feet. ~~This standard is in addition to the two (2) permitted accessory structures of 1200 square feet, and 480 square feet.~~

## **5. FUNERAL HOMES**

### **Proposed:**

To allow as a Permitted Use in the Office, C-1, and C-2 Zones. Requires a change to Chapter 33, Use Regulations, Table 70-1 Chart.

\* See Chapter 41, Section 41.4.0 for Temporary Uses allowed in all zones by CUP

[illegible]

**ORDINANCE NUMBER 8-2013**

**BEFORE THE BOARD OF COUNTY COMMISSIONERS OF FRANKLIN COUNTY, WASHINGTON:**

**IN THE MATTER OF COUNTY PLANNING – TEXT CHANGE TO THE FRANKLIN COUNTY DEVELOPMENT REGULATIONS (ZONING), ORDINANCE # 7-2005.**

**APPLICANT:** Franklin County, 1016 North 4<sup>th</sup> Avenue, Pasco, WA 99301.

**WHEREAS**, on September 25, 2013 the Clerk of the Board did set this date for a public meeting to consider the positive recommendation of the Franklin County Planning Commission to amend the Franklin County Development Regulations (Zoning), Ordinance # 7-2005.

**WHEREAS**, at the public meeting the Board has found as follows:

1. The County Planning Commission, after public hearing and consideration on TC 2013-01 did recommend approval of said text change, and
2. This application is in consistent with the intent and spirit of the Franklin County Development Regulations (Zoning).
3. This application is consistent with the Franklin County Comprehensive Plan.
4. This application is consistent with RCW 36.70A, the Growth Management Act.

**WHEREAS**, it appears to be in the public use and interest to approve said text change.

**NOW, THEREFORE, BE IT ORDAINED** that the text change be implemented in accordance with the Franklin County Development Regulations (Zoning), Ordinance # 7-2005 and be amended to read as follows:

**Chapter 3 – Definitions**

**3.47.0 KENNEL.** ~~“Kennel” means a place where four or more dogs and/or four or more cats over the age of six months are kept, whether by owners or the dogs or cats or by persons providing facilities and care, whether or not for compensation. This definition shall include boarding kennels, but not pet shops, animal hospitals, or veterinarian clinics.~~

**3.47.0 KENNEL (COMMERCIAL).** *“Kennel (Commercial)” means a place where dogs and/or cats over the age of six months are kept by persons providing facilities and care for compensation. This definition includes boarding kennels, but not pet shops, animal hospitals, or veterinarian clinics.*

**3.97.0 WINERY (COMMERCIAL).** ~~“Commercial winery” is a facility designed for crushing, pressing, fermenting, bottling and cellaring wine for retail and wholesale purposes. A commercial winery produces less than 50,000 cases of wine a year.~~

**3.97.0 WINERY/DISTILLERY/BREWERY.** *“Winery/Distillery/Brewery” means a facility for the production and/or packaging of alcoholic beverages for distribution, retail, or wholesale, on or off premises.*

**Chapter 5 – Agricultural Production 20 (AP-20)**

**5.2.0 PERMITTED USES.** In the Agricultural Production 20 Zone, the following uses are permitted on each lot:

8. *Winery/Distillery/Brewery.*

**5.4.0 CONDITIONAL USES.** The following additional uses may be permitted subject to securing a Conditional Use Permit/ Special Use Permit:

8. ~~Dog-kennels~~ *Kennel (Commercial).*  
16. ~~Wineries~~ *Ancillary services, such as tasting rooms/facilities and event centers associated with a Winery/Distillery/Brewery.*

**Chapter 6 – Agricultural Production 40 (AP-40)**

**6.2.0 PERMITTED USES.** In the Agricultural Production 40 Zone, the following uses are permitted on each lot:

8. *Winery/Distillery/Brewery.*

**6.4.0 CONDITIONAL USES.** The following additional uses may be permitted subject to securing a Conditional Use Permit/ Special Use Permit:

8. ~~Dog-kennels~~ *Kennel (Commercial).*  
16. ~~Wineries~~ *Ancillary services, such as tasting rooms/facilities and event centers associated with a Winery/Distillery/Brewery.*

**Chapter 7 – Rural Residential 1 (RR-1)**

**7.2.0 PERMITTED USES.** The following uses shall be permitted in the Rural Residential 1 Zone:

6. *Winery/Distillery/Brewery.*

**7.4.0 CONDITIONAL USES.** The following additional uses may be permitted subject to securing a Conditional Use Permit/ Special Use Permit:

5. ~~Dog-kennels~~ *Kennel (Commercial).*  
9. ~~Wineries~~ *Ancillary services, such as tasting rooms/facilities and event centers associated with a Winery/Distillery/Brewery.*

**Chapter 3 – Rural Residential 5 (RR-5)**

**8.2.0 PERMITTED USES.** The following uses shall be permitted in the Rural Residential 5 Zone:

7. *Winery/Distillery/Brewery.*

**8.4.0 CONDITIONAL USES.** The following additional uses may be permitted subject to securing a Conditional Use Permit/ Special Use Permit:

7. ~~Dog kennels~~ *Kennel (Commercial).*  
13. ~~Wineries~~ *Ancillary services, such as tasting rooms/facilities and event centers associated with a Winery/Distillery/Brewery.*

**Chapter 9 – Rural Community 1 (RC-1)**

**9.3.0 PERMITTED ACCESSORY USES.** The following uses shall be permitted as accessory to a permitted use in the RC-1 Zone:

- (1) ~~One detached residential garage, provided it does not exceed 1,200 square feet in area. Can exceed 1,200 square feet in area upon approval of a conditional/special use permit or meeting the requirements of 13.3.0(3). This portion does not apply to parcels, tracts, or lots in excess of 2.5 acres.~~
- (2) ~~One storage building not exceeding 480 square feet, provided no storage containers shall be permitted. This portion does not apply to parcels, tracts, or lots in excess of 2.5 acres.~~
- (3) ~~The square footage requirements for the accessory buildings specifically stated in 13.3.0(1) and (2) may be combined on parcels, tracts, or lots which are less than 2.5 acres in size, provided:~~
- (a) ~~If this combination requirement is utilized, only one (1) detached residential garage or one (1) storage building is allowed per parcel.~~
- (b) ~~The total combined accessory building square footage does not exceed the square footage of the footprint for the primary residence. This may be exceeded upon the approval of a conditional/special use permit.~~

(1) ***Accessory Buildings.***

- (a) *A property is permitted two (2) accessory buildings.*
- (b) *The total combined square allowed for the two (2) permitted accessory buildings is as follows:*
- i. *1000 square feet plus a square foot amount that is equal to but not greater than 50% of the total footprint size of the home, including attached garage.*
- ii. *Any single accessory structure greater in size than 1,680 sf shall be compatible (similar roofing and siding materials, both type and color) and similar in relation to the primary home.*



- iii. *Any single accessory structure square footage shall not exceed the square footage of the footprint for the primary residence, including attached garage.*
- iv. *Deviations to the standards in Section (9.3.0 (1) (b) (i) (ii) (iii)) may be considered through a conditional/special use permit process.*
- v. *Parcels that are greater in size than 2.5 acres are exempt from the standards described in Section 9.3.0(1)(b).*

**Chapter 10 – Rural Community 5 (RC-5)****10.2.0 PERMITTED USES.** The following uses shall be permitted in the RC-5 Zone:

- (6) *Winery/Distillery/Brewery.*

**10.3.0 PERMITTED ACCESSORY USES.** The following uses shall be permitted as accessory:

- ~~(1) One detached residential garage, provided it does not exceed 1,200 square feet in area. Can exceed 1,200 square feet in area upon approval of a conditional/special use permit or meeting the requirements of 13.3.0(3). This portion does not apply to parcels, tracts, or lots in excess of 2.5 acres.~~
- ~~(2) One storage building not exceeding 480 square feet, provided no storage containers shall be permitted. This portion does not apply to parcels, tracts, or lots in excess of 2.5 acres.~~
- ~~(3) The square footage requirements for the accessory buildings specifically stated in 13.3.0(1) and (2) may be combined on parcels, tracts, or lots which are less than 2.5 acres in size, provided:
  - ~~(c) If this combination requirement is utilized, only one (1) detached residential garage or one (1) storage building is allowed per parcel.~~
  - ~~(d) The total combined accessory building square footage does not exceed the square footage of the footprint for the primary residence. This may be exceeded upon the approval of a conditional/special use permit.~~~~
- (1) **Accessory Buildings.**
  - (a) *A property is permitted two (2) accessory buildings.*
  - (b) *The total combined square allowed for the two (2) permitted accessory buildings is as follows:*
    - i. *1000 square feet plus a square foot amount that is equal to but not greater than 50% of the total footprint size of the home, including attached garage.*
    - ii. *Any single accessory structure greater in size than 1,680 sf shall be compatible (similar roofing and siding materials, both type and color) and similar in relation to the primary home.*
    - iii. *Any single accessory structure square footage shall not exceed the square footage of the footprint for the primary residence, including attached garage.*

- iv. *Deviations to the standards in Section 10.3.0 (1) (b) (i) (ii) (iii)) may be considered through a conditional/special use permit process.*
- v. *Parcels that are greater in size than 2.5 acres are exempt from the standards described in Section 10.3.0(1)(b).*

**10.4.0 CONDITIONAL USES.** The following uses are permitted upon issuance of special permit:

- (5) *Dog kennels. Kennel (Commercial).*
- (9) *Wineries. Ancillary services, such as tasting rooms/facilities and event centers associated with Winery/Distillery/Brewery.*

**Chapter 11 – Rural Settlement Medium Density (RS-2)**

**11.3.0 PERMITTED ACCESSORY USES.** The following uses shall be permitted as accessory to a permitted use in the RS-2 Zone:

- ~~(1) One detached residential garage, provided it does not exceed 1,200 square feet in area. Can exceed 1,200 square feet in area upon approval of a conditional/special use permit or meeting the requirements of 13.3.0(3). This portion does not apply to parcels, tracts, or lots in excess of 2.5 acres.~~
- ~~(2) One storage building not exceeding 480 square feet, provided no storage containers shall be permitted. This portion does not apply to parcels, tracts, or lots in excess of 2.5 acres.~~
- ~~(3) The square footage requirements for the accessory buildings specifically stated in 13.3.0(1) and (2) may be combined on parcels, tracts, or lots which are less than 2.5 acres in size, provided:
  - ~~(e) If this combination requirement is utilized, only one (1) detached residential garage or one (1) storage building is allowed per parcel.~~
  - ~~(f) The total combined accessory building square footage does not exceed the square footage of the footprint for the primary residence. This may be exceeded upon the approval of a conditional/special use permit.~~~~

**(1) Accessory Buildings.**

- (a) A property is permitted two (2) accessory buildings.*
- (b) The total combined square allowed for the two (2) permitted accessory buildings is as follows:
  - i. *1000 square feet plus a square foot amount that is equal to but not greater than 50% of the total footprint size of the home, including attached garage.*
  - ii. *Any single accessory structure greater in size than 1,680 sf shall be compatible (similar roofing and siding materials, both type and color) and similar in relation to the primary home.*
  - iii. *Any single accessory structure square footage shall not exceed the square footage of the footprint for the primary residence, including attached garage.**

- iv. *Deviations to the standards in Section (11.3.0 (1) (b) (i) (ii) (iii)) may be considered through a conditional/special use permit process.*
- v. *Parcels that are greater in size than 2.5 acres are exempt from the standards described in Section 11.3.0(1)(b).*

## **Chapter 12 – Residential Transition (R-T)**

### **12.3.0 PERMITTED ACCESSORY USES.** The following uses shall be permitted as accessory in the R-T zone:

- (1) Uses incidental and customary to a permitted use.
- (2) Agricultural uses (limited). Agricultural uses (limited) may be considered a permitted use (Section 12.2.0) upon site inspection and verification by the Planning Director for parcels of land greater than 2.5 acres in size.
- ~~(3) One detached residential garage, provided it does not exceed 1,200 square feet in area. Can exceed 1,200 square feet in area upon approval of a conditional/special use permit or meeting the requirements of 12.3.0 (5). This portion does not apply to parcels, tracts, or lots in excess of 2.5 acres.~~
- ~~(4) One storage building not exceeding 480 square feet; provided no storage containers shall be permitted. This portion does not apply to parcels, tracts, or lots in excess of 2.5 acres.~~
- ~~(5) The square footage requirements for the accessory buildings specifically stated in 12.3.0(3) and (4) may be combined on parcels, tracts, or lots which are less than 2.5 acres in size, provided:
  - ~~(a) If this combination requirement is utilized, only one (1) detached residential garage or one (1) storage building is allowed per parcel.~~
  - ~~(b) The total combined accessory building square footage does not exceed the square footage of the footprint for the primary residence. This may be exceeded upon the approval of a conditional/special use permit.~~~~
- (3) ***Accessory Buildings.***
  - (a) ***A property is permitted two (2) accessory buildings.***
  - (b) ***The total combined square allowed for the two (2) permitted accessory buildings is as follows:***
    - i. ***1000 square feet plus a square foot amount that is equal to but not greater than 50% of the total footprint size of the home, including attached garage.***
    - ii. ***Any single accessory structure greater in size than 1,680 sf shall be compatible (similar roofing and siding materials, both type and color) and similar in relation to the primary home.***
    - iii. ***Any single accessory structure square footage shall not exceed the square footage of the footprint for the primary residence, including attached garage.***
    - iv. ***Deviations to the standards in Section (12.3.0 (1) (b) (i) (ii) (iii)) may be considered through a conditional/special use permit process.***
    - v. ***Parcels that are greater in size than 2.5 acres are exempt from the standards described in Section 12.3.0(3)(b).***

**Chapter 13 – Residential Suburban 40 (RS-40)**

**13.3.0 PERMITTED ACCESSORY USES.** The following uses shall be permitted as accessory to a permitted use in the RS-40 suburban district:

- ~~(1) One detached residential garage, provided it does not exceed 1,200 square feet in area. Can exceed 1,200 square feet in area upon approval of a conditional/special use permit or meeting the requirements of 13.3.0(3). This portion does not apply to parcels, tracts, or lots in excess of 2.5 acres.~~
- ~~(2) One storage building not exceeding 480 square feet, provided no storage containers shall be permitted. This portion does not apply to parcels, tracts, or lots in excess of 2.5 acres.~~
- ~~(3) The square footage requirements for the accessory buildings specifically stated in 13.3.0(1) and (2) may be combined on parcels, tracts, or lots which are less than 2.5 acres in size, provided:
  - ~~(a) If this combination requirement is utilized, only one (1) detached residential garage or one (1) storage building is allowed per parcel.~~
  - ~~(b) The total combined accessory building square footage does not exceed the square footage of the footprint for the primary residence. This may be exceeded upon the approval of a conditional/special use permit.~~~~

**(1) Accessory Buildings.**

- (a) A property is permitted two (2) accessory buildings.**
- (b) The total combined square allowed for the two (2) permitted accessory buildings is as follows:**
  - i. 1000 square feet plus a square foot amount that is equal to but not greater than 50% of the total footprint size of the home, including attached garage.**
  - ii. Any single accessory structure greater in size than 1,680 sf shall be compatible (similar roofing and siding materials, both type and color) and similar in relation to the primary home.**
  - iii. Any single accessory structure square footage shall not exceed the square footage of the footprint for the primary residence, including attached garage.**
  - iv. Deviations to the standards in Section (13.3.0 (1) (b) (i) (ii) (iii)) may be considered through a conditional/special use permit process.**
  - v. Parcels that are greater in size than 2.5 acres are exempt from the standards described in Section 13.3.0(1)(b).**

**Chapter 14 – Residential Suburban 20 (RS-20)**

**14.3.0 PERMITTED ACCESSORY USES.** The following uses shall be permitted as accessory to a permitted use in the RS-20 suburban district:

- ~~(1) One detached residential garage, provided it does not exceed 1,200 square feet in area. Can exceed 1,200 square feet in area upon approval of a conditional/special~~

~~use permit or meeting the requirements of 14.3.0(3). This portion does not apply to parcels, tracts, or lots in excess of 2.5 acres.~~

- ~~(2) One storage building not exceeding 480 square feet, provided no storage containers shall be permitted. This portion does not apply to parcels, tracts, or lots in excess of 2.5 acres.~~
- ~~(3) The square footage requirements for the accessory buildings specifically stated in 14.3.0(1) and (2) may be combined on parcels, tracts, or lots which are less than 2.5 acres in size, provided:~~
  - ~~(a) If this combination requirement is utilized, only one (1) detached residential garage or one (1) storage building is allowed per parcel.~~
  - ~~(b) The total combined accessory building square footage does not exceed the square footage of the footprint for the primary residence. This may be exceeded upon the approval of a conditional/special use permit.~~

**(1) Accessory Buildings.**

- (a) A property is permitted two (2) accessory buildings.**
- (b) The total combined square allowed for the two (2) permitted accessory buildings is as follows:**
  - i. 1000 square feet plus a square foot amount that is equal to but not greater than 50% of the total footprint size of the home, including attached garage.**
  - ii. Any single accessory structure greater in size than 1,680 sf shall be compatible (similar roofing and siding materials, both type and color) and similar in relation to the primary home.**
  - iii. Any single accessory structure square footage shall not exceed the square footage of the footprint for the primary residence, including attached garage.**
  - iv. Deviations to the standards in Section (14.3.0 (1) (b) (i) (ii) (iii)) may be considered through a conditional/special use permit process.**
  - v. Parcels that are greater in size than 2.5 acres are exempt from the standards described in Section 14.3.0(3)(b).**

**Chapter 15 – Residential Suburban 12 (RS-12)**

**15.3.0 PERMITTED ACCESSORY USES.** The following uses shall be permitted as accessory to a permitted use in the RS-12 suburban district:

- ~~(1) One detached residential garage provided it does not exceed fifteen feet in height and 1,200 square feet in area.~~
- ~~(2) One storage building not exceeding 260 square feet of gross floor area and fifteen feet in height; provided no storage containers shall be permitted. For each additional 12,000 square feet of lot area the gross floor area of storage sheds can be increased by 260 square feet.~~
- ~~(3) The square footage requirements for the accessory buildings specifically stated in 15.3.0(1) and (2) may be combined on parcels, tracts, or lots which are less than 2.5 acres in size. If this combination requirement is utilized, only one detached garage or one storage building is allowed per parcel.~~

- (1) **Accessory Buildings.**
- (a) *A property is permitted two (2) accessory buildings.*
  - (b) *The total combined square allowed for the two (2) permitted accessory buildings is as follows:*
    - i. *1000 square feet plus a square foot amount that is equal to but not greater than 50% of the total footprint size of the home, including attached garage.*
    - ii. *Any single accessory structure greater in size than 1,680 sf shall be compatible (similar roofing and siding materials, both type and color) and similar in relation to the primary home.*
    - iii. *Any single accessory structure square footage shall not exceed the square footage of the footprint for the primary residence, including attached garage.*
    - iv. *Deviations to the standards in Section 15.3.0 (1) (b) (i) (ii) (iii) may be considered through a conditional/special use permit process.*
    - v. *Parcels that are greater in size than 2.5 acres are exempt from the standards described in Section 15.3.0 (1) (b).*
- ~~(7) The keeping of dogs and cats, provided such number of animals does not exceed three dogs and three cats.~~

**Chapter 16 – Low Density Residential District (R-1)**

**16.3.0 PERMITTED ACCESSORY USES.** The following uses shall be permitted as accessory to a permitted use in the R-1 low-density residential district:

- ~~(5) The keeping of dogs and cats, provided such number of animals does not exceed three dogs and three cats.~~

**Chapter 17 – Medium Density Residential District (R-2)**

**17.3.0 PERMITTED ACCESSORY USES.** The following uses shall be permitted as accessory to a permitted use in the R-2 district:

- ~~(1) One detached single family residential garage, provided it does not exceed 1,200 square feet in area. Can exceed 1,200 square feet in area upon approval of a conditional use permit or meeting the requirements 17.3.0(3). This portion does not apply to parcels, tracts, or lots in excess of 2.5 acres.~~
- ~~(2) One storage building not exceeding 480 square feet, provided no storage containers shall be permitted. This portion does not apply to parcels, tracts, or lots in excess of 2.5 acres.~~
- ~~(3) The square foot requirements for the accessory buildings specifically stated in 17.3.0 (1) and (2) may be combined on parcels, tracts, or lots which are less than 2.5 acres in size, provided:~~
  - ~~(a) If this combination requirement is utilized, only one (1) detached residential garage or one (1) storage building is allowed per parcel.~~

- ~~(b) The total combined accessory building square footage does not exceed the square footage of the footprint of the primary residence. This may be exceeded upon the approval of a conditional/special use permit.~~

**(1) Accessory Buildings.**

- (a) A property is permitted two (2) accessory buildings.**
- (b) The total combined square allowed for the two (2) permitted accessory buildings is as follows:**
- i. 1000 square feet plus a square foot amount that is equal to but not greater than 50% of the total footprint size of the home, including attached garage.**
  - ii. Any single accessory structure greater in size than 1,680 sf shall be compatible (similar roofing and siding materials, both type and color) and similar in relation to the primary home.**
  - iii. Any single accessory structure square footage shall not exceed the square footage of the footprint for the primary residence, including attached garage.**
  - iv. Deviations to the standards in Section (17.3.0 (1) (b) (i) (ii) (iii)) may be considered through a conditional/special use permit process.**
  - v. Parcels that are greater in size than 2.5 acres are exempt from the standards described in Section 17.3.0(1)(b).**

- ~~(4) The keeping of dogs and cats provided such number of animals does not exceed three dogs and three cats.~~

**Chapter 18 – Medium Density Residential District (R-3)**

**18.3.0 PERMITTED ACCESSORY USES.** The following uses shall be permitted as accessory to a permitted use in the R-3 district:

- ~~(4) The keeping of dogs and cats, provided such number of animals does not exceed three dogs and three cats.~~

**Chapter 19 – Residential Suburban District (RS-1)**

**19.3.0 PERMITTED ACCESSORY USES.** The following uses shall be permitted as accessory to a permitted use in the RS-1 suburban district:

- ~~(6) The keeping of dogs and cats, provided such number of animals does not exceed three dogs and three cats.~~

**Chapter 20 – Residential Mobile Home Park Zone (RMHP)**

**20.3.0 PERMITTED ACCESSORY USES.** The following uses shall be permitted as accessory in the RMHP mobile home park district:

- ~~(4) The keeping of dogs and cats, provided such number of animals does not exceed three dogs and three cats.~~

**Chapter 22 – Retail Business Zone (C-1)**

**22.2.0 PERMITTED USES.** The following uses shall be permitted in the C-1 zone:

- (13) *Winery/Distillery/Brewery.*
- (14) *Funeral Homes.*

**22.4.0 PERMITTED CONDITIONAL USES.** The following uses are permitted subject to the approval of a special permit:

- (6) *Wineries. Ancillary services, such as tasting rooms/facilities and event centers associated with a Winery/Distillery/Brewery.*

**Chapter 23 – Rural Service Commercial Zone (C-2)**

**23.2.0 PERMITTED USES.** In the Rural Service Commercial Zone, C-2, the following uses are permitted:

- (12) *Winery/Distillery/Brewery.*
- (13) *Funeral Homes.*

**23.4.0 PERMITTED CONDITIONAL USES.**

- (10) *Ancillary services, such as tasting rooms/facilities and event centers associated with a Winery/Distillery/Brewery.*

**Chapter 24 – General Business Zone (C-3)**

**24.2.0 PERMITTED USES.** The following uses shall be permitted in the C-3 zone:

- (13) *Winery/Distillery/Brewery.*

**24.4.0 PERMITTED CONDITIONAL USES.** The following uses may be permitted in the C-3 zone upon approval of a special permit:

- (5) *Ancillary services, such as tasting rooms/facilities and event centers associated with a Winery/Distillery/Brewery.*



Chapter 25 – Regional Commercial Zone (C-R)

**25.2.0 PERMITTED USES.** The following uses shall be permitted in the C-R zone:

- (7) *Winery/Distillery/Brewery.*

**25.4.0 PERMITTED CONDITIONAL USES.**

- (6) *Wineries. Ancillary services, such as tasting rooms/facilities and event centers associated with a Winery/Distillery/Brewery.*

Chapter 27 – General Industrial Zone (I-2)

**27.2.0 PERMITTED USES.** Uses permitted in the I-2 zone shall be:

- (16) *Winery/Distillery/Brewery.*

**27.4.0 PERMITTED CONDITIONAL USES.** The following uses may be permitted in the I-2 district upon approval of a special permit:

- (20) *Ancillary services, such as tasting rooms/facilities and event centers associated with a Winery/Distillery/Brewery.*

Chapter 33 – Use Regulations

**33.4.0 ACCESSORY BUILDINGS.** A building, structure or use which is considered necessary to the operation or enjoyment of a lawful permitted use or conditional use, and is appropriate, incidental, and subordinate to any such building, structure or use, shall be considered accessory when located on the same lot. A use which involves an increase in the number of dwelling units in a building or on a lot beyond that which is permitted in the district, shall not be considered an accessory building.

- (1) General Standards:
- g) Within residentially zoned properties which restrict the number of accessory structures allowed, no more than two (2) accessory structures, which are of a size that do not require a building permit, may be placed on a parcel or lot. The side and rear yard setback for these structures is 5 feet. ~~This standard is in addition to the two (2) permitted accessory structures of 1200 square feet, and 480 square feet.~~

TABLE 70-1

P = Permitted A = Accessory CUP = Conditional Use Permit <i>Temporary Uses maybe allowed in all zones by CUP, see Chapter 41, Section 41.4.0</i>																									
	AP-20 AGRICULTURAL PRODUCTION	AP-40 AGRICULTURAL PRODUCTION	RR-1 RURAL RESIDENTIAL	RR-5 RURAL RESIDENTIAL	RC-1 RURAL COMMUNITY	RC-5 RURAL COMMUNITY	RS-2 RURAL SETTLEMENT MEDIUM DENSITY	R-T RESIDENTIAL TRANSITION	RS-10 RESIDENTIAL SUBURBAN	RS-20 RESIDENTIAL SUBURBAN	RS-12 RESIDENTIAL SUBURBAN	R-1 LOW DENSITY RESIDENTIAL	R-2 MEDIUM RESIDENTIAL	R-3 MEDIUM RESIDENTIAL	RS-1 RESIDENTIAL SUBURBAN	TRANSIT MOBILE HOME PARK ZONE	O' OFFICE DISTRICT	C-1 RETAIL BUSINESS	C-2 RURAL SERVICE COMMERCIAL	C-3 GENERAL BUSINESS	C-R REGIONAL COMMERCIAL	B-P BUSINESS PARK DISTRICT	I-2 GENERAL INDUSTRIAL	I-3 HEAVY INDUSTRIAL	
	LAND USE																								
Agriculture																									
Agricultural use (commercial)	P	P	P	P	CUP	P	CUP	CUP	CUP														P		
Ranch and farm buildings appurtenant to an agricultural use	A	A	A	A																					
Use of vacant property for gardening or fruit raising	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P									
Agricultural Entertainment																									
Animal Petting Areas	CUP	CUP	CUP	CUP	CUP	CUP													P	P			P		
Corn/Field Maze	CUP	CUP	CUP	CUP	CUP	CUP													P	P			P		
Farm/Agricultural Tours	P	P	P	P	P	P													P	P			P		
Fall Festival games/rides	CUP	CUP	CUP	CUP	CUP	CUP													A	A			A		
Pumpkin Patch Activities	CUP	CUP	CUP	CUP	CUP	CUP													P	P			P		
Rides such as Animal or Hay Rides	CUP	CUP	CUP	CUP	CUP	CUP													P	P			P		

TABLE 70-1

[illegible]

[illegible]

SIGNED AND DATED THIS 25<sup>th</sup> DAY OF SEPTEMBER 2013.

BOARD OF COUNTY COMMISSIONERS  
FRANKLIN COUNTY, WASHINGTON



CHAIRMAN



CHAIR PRO TEM

ATTEST:

  
CLERK OF THE BOARD  
MEMBER