

Lewis County Planning Commission

Public Meeting

In-Person & Virtual Meeting via Zoom

April 14, 2026 - Meeting Notes

Planning Commissioners Present: Jason Alves, District 1; Jeff Skutley, District 2; Frank Corbin, District 3; Roger Moore, At-Large; Gretchen Fritsch, District 3; Nate Carpenter, District 1; Robert Hankins, District 2

Staff Present: Mindy Brooks, Director of Community Development; Natalie Kamieniecki, Senior Long Range Planner; Megan Sathre, Administrative Assistant; Becky Butler, Budget Administrator

Materials Used:

- Agenda
- Draft Meeting Notes – March 24, 2026
- Staff Report: Cannabis Retail Code
- Updated 2026 Planning Commission Docket

1. Zoom Guidelines

The clerk dispensed with the Zoom Guidelines.

2. Call to Order

- A. Determination of a Quorum

7 Commissioners were present; there was a quorum.

3. Agenda & Meeting Minutes

The Chair asked for consent to approve the agenda for April 14, 2026 and the meeting minutes from March 24, 2026. Commissioner Carpenter noted that a correction should be made clarifying that the chair dispensed the Zoom guidelines, not the clerk. There was consent to accept with the correction.

4. Public Comment

Angela Dickson and Roy Talbott gave public comment regarding the cannabis retail code.

5. Workshop

A. Cannabis Retail

Natalie Kamieniecki, Senior Long Range Planner and Mindy Brooks, Director, gave a presentation on Cannabis Retail. *See presentation for details.*

Commissioner Corbin asked if the BOCC can send the code package back to the Planning Commission for reconsideration or revisions. Mindy responded yes, but they can also make revisions without sending it back to Planning Commission.

Commissioner Skutley asked if additional costs have been considered, such as police. Mindy responded that staff have reached out to the Sheriff's department and they do not have concerns at this time.

Commissioner Fritsch asked for clarification on whether public transit centers include bus stops or just hubs. Natalie responded that she will do more research and provide information at the next meeting.

Commissioner Fritsch asked if Open Space is considered a public park. Mindy responded that they are different, a public park is owned by a public entity. Open space could be a privately owned RV park. Fritsch asked if the park behind the Packwood Improvement Club (PIC) is Open Space or Public Park designation. Mindy responded that the PIC is a community center and would therefore require 1,000 foot separation from cannabis retail.

Commissioner Fritsch asked if medical clinics would be considered as a place where there should be separation of cannabis retail. Staff responded that they didn't believe the state requires controls on medical clinics, but it could be considered at the local level. Natalie will confirm at the next meeting.

Commissioner Carpenter asked why there is only the opportunity for two retail shops to be in East County, both in Packwood. Mindy responded that the current proposal would only allow cannabis retail in three zones – Mixed Use (MU), Commercial Business District (CBD), and Freeway Commercial (FC), which is why there is such a large gap between Onalaska and Packwood for potential locations. Carpenter asked if we could consider other locations. Mindy responded that we can consider different zones, such as LAMIRDs, or we could have a map that specifies exact areas.

Commissioner Corbin asked if there are separation controls for cannabis retail and places of worship. Natalie responded that churches are not identified at the state level, but it could be discussed at the local level.

Commissioner Hankins asked if there are restrictions on who can own a cannabis retail shop. Natalie responded that that will be regulated by the State, as the county does not normally regulate business licenses and does not have the capacity to do so.

Commissioner Hankins asked if Lewis County still gets funding even if there is only one retail location. Mindy responded yes, even if there were none, the county would still get the distribution share by not prohibiting cannabis retail. However, sales tax revenue would come from the actual businesses.

Commissioner Skutley suggested that there be more security consideration in the building specifications, such as bollards. Natalie responded that the state does have security requirements, including lighting, recording, and keeping records. However, the Planning Commission can discuss adding more local controls.

Commissioner Hankins asked if adopting this code would change the zoning use. He also asked if someone would need to apply for a SEPA or a Special Use Permit in addition to the other requirements. Natalie responded that there's a possibility that SEPA could be triggered due to building size or the need for fill & grade, but that is not related to the cannabis retail use. There will be updates to land use table indicating what type of permit will be required. Currently staff are proposing cannabis retail to be an administrative review. Hankins expressed not wanting someone from the public to go through all the permitting work to then go to a public hearing and have it be appealed. Natalie responded that this type of permit will not go to public hearings, the decision will be made by staff using the regulations outlined in the code and state level.

Commissioner Skutley asked for more distinct/zoomed in maps that show each individual areas where potential cannabis retail is being considered. Natalie responded that staff will provide maps at the next meeting. Commissioner Skutley expressed concern about the Exit 57 location. Mindy responded that the Planning Commission is welcome to suggest other zones that could allow cannabis retail.

Mindy noted that recommendations about changing the proposed cannabis retail code should be presented after public testimony is taken at a hearing. It is also important to recognize which decisions are being made by the Board of County Commissioners (BOCC), namely if cannabis retail should be allowed or not, versus the Planning Commission, specifically the code proposal should BOCC decide that yes, cannabis retail should be allowed. Commissioner Corbin suggested the Planning Commissioners send questions and concerns via email so staff respond early and hone their presentation for the next meeting.

Commissioner Carpenter asked if staff could look at Small Town Mixed Use (STMU) to keep cannabis retail closer to residents to deter people from using cannabis while driving in East County. Natalie responded that the current zones being considered are aimed to keep cannabis retail centralized towards transportation corridors and population density. Carpenter asked if there can be regulations for a specific number of allowed cannabis retail shops in the county instead of using specific zones. Natalie responded yes, there can be a cap on the number of shops, but would still need to meet the separation requirements of the state. Mindy added that she would recommend zoning instead of a cap because using a cap creates "winners and losers" in terms of first in. There could also be an adopted map for certain areas within specific zones.

Commissioner Hankins asked if there can be outdoor sales of cannabis, similar to a beer garden. Staff responded no, that is not allowed per state law.

6. Good of the Order:

A. Staff

Mindy asked the Planning Commissioners to send questions to staff as soon as possible after receiving the next staff report so staff have time to prepare for the next workshop.

Mindy presented an updated 2026 docket, noting that Hearing Examiner procedures will be discussed in the fall.

Mindy reminded the Planning Commissioners to refrain from using personal Facebook accounts (or other social media) to post or comment on the cannabis retail topic or any Planning Commission topic. Using your personal social media for Planning Commission related business could open up your personal social media to discovery.

B. Planning Commissioners

Chair Corbin will be remote for April 28th workshop. Vice Chair Alves will be running the meeting.

7. Calendar:

The next Planning Commission meeting will be on April 28, 2026, and the agenda item will be a public hearing on development agreements and a workshop on Cannabis Retail.

8. Adjourn

Commissioner Alves made a motion to adjourn. The meeting was adjourned at 7:02 pm.