

Planning Commission Workshop



Community Development • 125 NW Chehalis Avenue, Chehalis, WA 98532 • Phone: (360) 740-1146

STAFF REPORT

CANNABIS RETAIL CODE AMENDMENTS

Date: April 20, 2026

Staff: Natalie Kamieniecki, Senior Long-Range Planner

Attachments: A – LCC 5.20 License
B – LCC 17.10.030 "C" Definitions
C – LCC 17.10.130 "M" Definitions
D – LCC 17.42 Table 2 Land Use Summary
E – LCC 17.142.140 Cannabis Production and Processing
F – LCC 17.142.075 Cannabis Retail

SUMMARY

The Board of County Commissioners (BOCC) has directed Community Development to bring forward a code package for consideration that would allow retail sale of cannabis in unincorporated Lewis County. Title 5, Business Licenses and Regulations, and Title 17, Land Use and Development Regulations, will need to be amended to allow cannabis retail.

Attachment A – F are the draft code amendments as presented by staff. A reminder when reviewing the attachments, that commentary is on the first page and describes the code amendment shown in the next page. Commentary describes the amendments. Planning Commission will be voting on the code amendments as shown in the attachments, not the commentary.

BACKGROUND

The Board of County Commissioners (BOCC) is reviewing potential new revenue sources, including excise and sales tax revenue from cannabis retail. Based on population and retail activity, the County could receive both a per capita share of state cannabis revenue, if retail is not prohibited, and a share based on actual sales relative to statewide totals. Revenue estimates are not precise, as they depend in part on future sales activity. For reference, local distribution in Centralia and Chehalis from 2019–2025 totaled \$243,464 and \$252,833 respectively.

COMMISSIONER QUESTIONS

At the Planning Commission workshop on April 14, the identified issues that staff are responding to in this staff report and will present on April 28.

1. Issue – Commission concerns regarding Sheriff response time and increased crime.

Staff Response – The proposed zoning framework limits where retail cannabis is allowed to areas that are located along major transportation corridors with ease of access for emergency response. This approach eliminates the possibility of remote locations with limited transportation access. Sheriff response times are expected to be comparable to other permitted retail uses, such as convenience stores.

2. Issue – Potential allowance of cannabis retail use in the STMU Zone

Staff Recommendation – Map 1 shows the STMU zones (orange) in Lewis County, along with the current proposed zones FC (yellow), CBZ (purple) and MU (green). Staff do not recommend expanding allowing cannabis retail to STMU because of the density of development STMU are not densely populated areas and have little commercial uses. Whereas, CBZ and MU are located in Urban Growth Areas with higher density of development and many existing commercial uses. Therefore, additional retail meet current character of development.

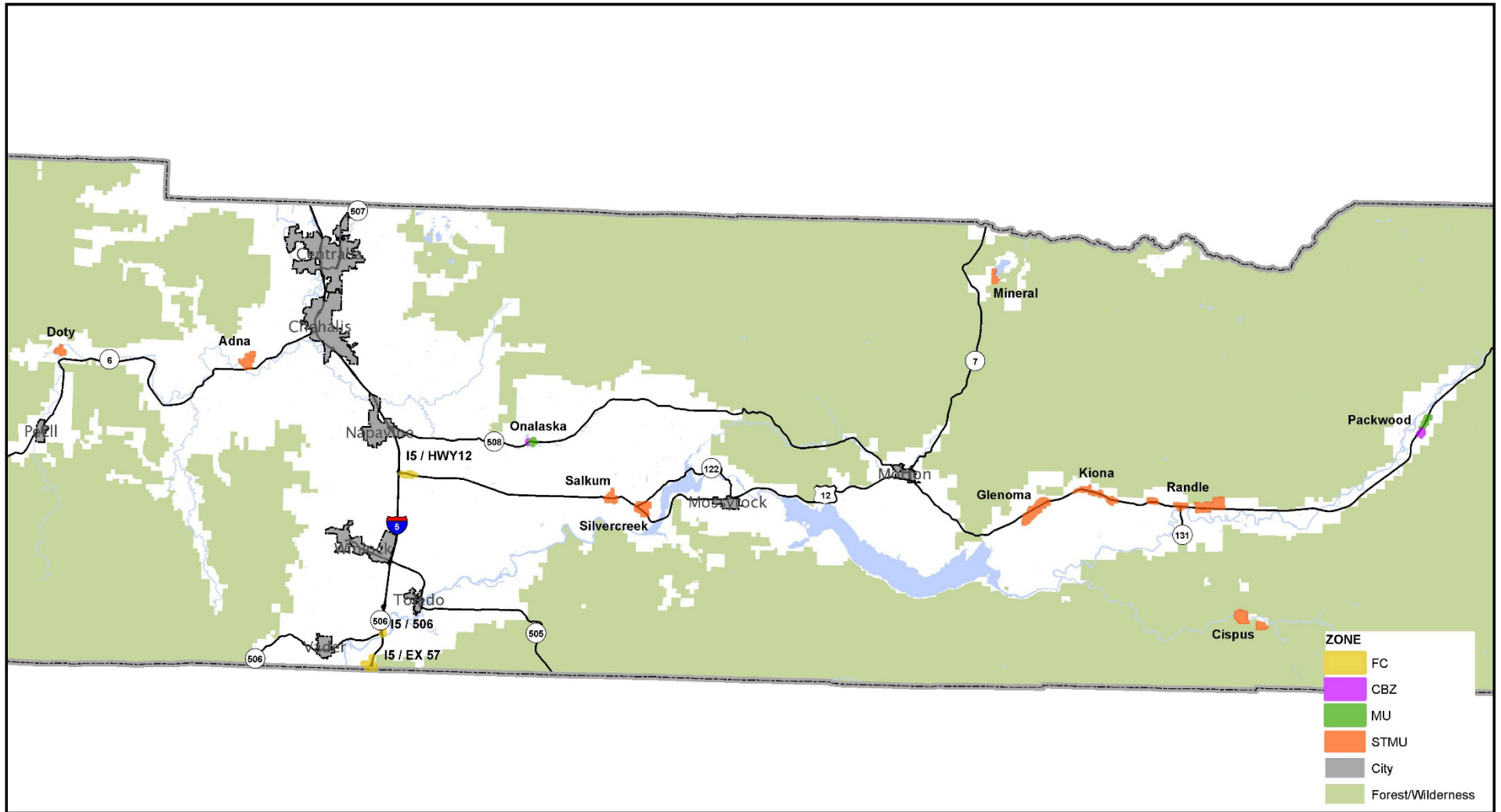
3. Issue – Separation requirements for medical clinic, hospitals and places of worship.

Staff Recommendation – Staff does not recommend separating cannabis retail from hospitals or medical clinics because cannabis is a normal and routine prescription in Washington State. Staff does support adding a separation from places of worship, which in Lewis County often include child care and/or preschool uses.

4. Issue – Outdoor sales or consumption area for cannabis (e.g., festivals or outdoor “smoking garden” / beer garden style consumption space)

Staff Response – Licensed cannabis retailers in Washington State are restricted to fixed indoor retail premises sales only under RCW 69.50.325 and related Washington Administrative Code provisions governing cannabis retail operations. Retail cannabis sales must occur only at a licensed retail location and may not be conducted as temporary, outdoor, mobile, or event based sales activity.

Washington law further restricts cannabis retailers under RCW 69.50.357 and WAC 314-55-079 to the sale of approved cannabis products only within the licensed premises, and prohibits retail operations from functioning outside of the licensed store environment or expanding into hospitality-style consumption spaces.



**Lewis County
FC, CBZ, MU, STMU Zones**



Updated 04/16/2026
Planning Division, Community Development



This map was created by Lewis County Geographic Information System. The accuracy of the map has not been verified and should be used for informational purposes only. Any possible discrepancies should be brought to the attention of Lewis County GIS.
State Plane Washington South FIPS 4602
North American Datum 1983
North American Vertical Datum 1988 (Topography)

PROPOSED CODE AMENDMENTS

The proposed amendments are found in Attachment A – F as well as summarized below:

LCC 5.20 Marijuana Production, Processing and Retail Sales

This chapter is to be stricken from the code in its entirety. Removing the county licensing requirement and relying on the state's established regulatory framework for retail cannabis sales would simplify the code, reduce administrative overhead, and eliminate confusion for business owners. It would also avoid duplicative licensing while still allowing the county to regulate land use and development considerations.

LCC 17.10.130 – "C" Definitions

This section consolidates and updates cannabis-related definitions from the "M" section, including cannabis processing, production, and retail sales, to ensure consistency with state licensing categories. While definitions for cannabis processing and production are included, the county's code amendments allow only retail cannabis uses. Production and processing are not permitted in any form, whether as a principal or accessory use, and this is further stated in the amended cannabis retail development regulations.

LCC 17.10.130 – "M" Definitions

This update aligns definitions with current state terminology by replacing "marijuana" with "cannabis". Definitions related to marijuana processing are eliminated and replaced in the "C" definition section. The amendment removes "miscellaneous or future marijuana uses," in its entirety. This category is not needed as it attempts to anticipate undefined future uses and references to medical marijuana that are fully regulated at the state level in coordination with licensed medical providers. Only explicitly listed uses are permitted under LCC 17.42, Table 2, Summary Land Use.

LCC 17.42 – Table 2 Land Use Summary

The table is amendment to strike cannabis processing entirely and to change cannabis retail from X – prohibited to A – Administrative in the Freeway Commercial (FC), Mixed Use (MU) and Commercial Business District (CBZ) zones.

LCC 17.142.140 – Cannabis Production and Processing

This section is stricken entirely. Cannabis production and process will continue to be prohibited in Lewis County per BOCC's direction.

LCC 17.142.075 – Cannabis Retailers

This section revises development standards for cannabis retail uses to improve clarity, ensure consistency with state law, and implement the County's direction limiting cannabis activity to retail sales only.

New section 17.142.075 (1) clarifies the scope of permitted retail activity, explicitly stating that cannabis retail does not include any activity defined as cannabis production or cannabis processing under this

title. This distinction is intended to eliminate ambiguity and ensure that retail establishments remain strictly limited to sales of cannabis and related products authorized under state licensing.

New section 17.142.075 (2) includes signage standards aligned with RCW 69.50.369 and applicable WSLCB advertising regulations. Each cannabis retailer is limited two (2) exterior signs, with maximum size with each sign not exceeding 1,600 square inches and total aggregate square footage 3,200 square inches. Signage content must comply with state prohibitions on advertising that is appealing to minors or that uses cartoons, imagery, symbols, slang, or colloquial references commonly associated with cannabis. Depictions of cannabis plants, products, paraphernalia, smoke, or similar visual representations are prohibited. Off-site advertising, including billboards, flags, inflatables, sandwich boards, human signage, A-frame signs, and similar displays, are also prohibited in accordance with state restrictions. Limited window signage, decals, and adhesive materials are permitted only when consistent with state law, do not obscure required visibility and egress standards, and comply with applicable zoning and building requirements.

New section 17.142.075 (3) pertains to building design standards, particularly within UGA–Small Towns. Exterior building materials and colors are required to be low-intensity, non-reflective, and limited to neutral tones. High-saturation, fluorescent, neon, or highly reflective finishes are prohibited on all exterior surfaces, accents, and signage. Exterior glass must be non-mirrored and designed to prevent visibility of cannabis products or transactions from outside the building. Acceptable methods include interior screening, frosted glass, or window film. These requirements are intended to reduce visual impacts and maintain compatibility with surrounding uses. External lighting must comply with existing county lighting standards contained in 17.142.020(3)(e).

New section 17.142.075 (4) replaces and consolidates the previous code sections 17.142.150 (3) & (4). Cannabis retailers must comply with county solid waste regulations and applicable state environmental standards for sewage and wastewater disposal. Where required, establishments must also provide approved potable water systems in accordance with state and local health regulations in accordance with established permit review process.

New section 17.142.075 (5) updates siting standards and are refined to regulate both state requirements and local controls. State separation requirements prohibit retail locations within 1,000 feet of sensitive uses, including schools, playgrounds, child care facilities, public parks, recreation facilities, transit centers (not including bus stops), libraries, community centers, and similar youth-oriented or public-serving uses. Additional local controls proposed hospitals (other than health clinic), correctional or detention facilities, and other cannabis retail uses. Distance is measured property-line to property-line using the shortest straight-line method, consistent with state guidance.

Finally, the section clarifies that MSR permits for cannabis retail are contingent upon maintaining a valid state-issued license. Any revocation, expiration, or invalidation of the Washington State Liquor and Cannabis Board license results in automatically revoking of the corresponding county approval. Retail establishments must maintain compliance with Washington State Liquor and Cannabis Board licensing requirements, with local approvals conditioned on the validity of the state license.

NEXT STEPS

The Planning Commission is scheduled to hold a public hearing on amendments to LCC 5.20 and LCC 17.10, 17.42, and 17.142 on May 26, 2026 to receive testimony. Staff recommend that the written record be opened early on May 7, with comments due on May 22 at 4:00pm to account for the Memorial Day holiday.

After close of the public hearing, the Planning Commission may deliberate and vote to transmit the proposed amendments to the Board of County Commission. After the Board of County Commissioners reviews the proposal, they will hold a public hearing before voting to adopt the amendments.

ATTACHMENT A – Chapter 5.20 MARIJUANA PRODUCTION, PROCESSING & RETAIL SALES

The licensing section, LCC 5.20, proposed to be stricken in its entirety. The county does not maintain a comprehensive business licensing framework and generally does not issue business licenses across most industries. Cannabis businesses are already licensed by the state, and the county's permitting process requires a valid state cannabis retail license as a condition of approval. Accordingly, a duplicative county licensing requirement is unnecessary.

5.20.010 - This section is unnecessary because it restates general legal principles already governed by state and federal law. Cannabis activities are comprehensively regulated under Chapter 314-55 WAC and state licensing requirements, making duplicative county-level declarations redundant.

5.20.020 - This section should be removed because it creates a duplicative licensing requirement for cannabis activities that are already fully regulated under state law, including Chapter 314-55 WAC and state issued licenses. The county's permitting process requires proof of a valid state license, making a separate county licensing mandate redundant and unnecessary.

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Chapter 5.20

~~MARIJUANA PRODUCTION, PROCESSING AND RETAIL SALE~~

Sections:

~~5.20.010 Purpose and scope.~~

~~5.20.020 Provision – License required.~~

~~5.20.030 Application requirements – Approval, denial, and appeal – Expiration and renewal –
Revocation – Fees.~~

~~5.20.040 Enforcement – Penalties.~~

~~5.20.010 Purpose and scope.~~

~~(1) The purpose of this chapter is to regulate and monitor individuals or entities within the unincorporated areas of Lewis County, Washington, engaged in marijuana activity regulated under Chapter 314-55 WAC, now or as hereafter amended or replaced. Article XI, Section 11 of the Washington Constitution authorizes Lewis County to make and enforce within its limits local police, sanitary and other regulations in compliance with general laws. The failure to procure a license under Chapter 314-55 WAC shall not be a defense for failing to comply with the provisions of this chapter, which shall apply to any individual or entity engaged in marijuana activity regulated under Chapter 314-55 WAC regardless of the regularity, for- or nonprofit status, or any other circumstances of such activity.~~

~~(2) Lewis County recognizes that the Constitution of the United States and the laws of the United States made in pursuance thereof are the supreme law of the United States and the state of Washington, as recognized by the plain reading of Article I, Section 2 of the Washington State Constitution and the decisions of the Washington Supreme Court. The purpose of this chapter is to ensure that all production, processing, and retailing of marijuana and related products within the unincorporated areas of Lewis County, Washington, comply with the supreme laws of the United States.~~

~~(3) Procurement of a license under this chapter will not waive the requirement for any other local, state, or federal permit or license as required by those entities. [Ord. 1271 §1, 2017; Ord. 1247 §1, 2013]~~

~~5.20.020 Provision – License required.~~

~~(1) It shall be unlawful for any person or entity within the unincorporated areas of Lewis County, Washington, to engage in marijuana activity regulated under Chapter 314-55 WAC without first having obtained a license pursuant to the provisions of this chapter, or to do so outside the conditions of a license so issued; provided, that a license under this chapter is not required for persons to grow medical marijuana solely for their own noncommercial use (including as members of a medical marijuana cooperative) so long as the marijuana activity complies with applicable state law and does not include Any solvent- or CO₂-based extraction. If the marijuana activity fails to comply with applicable state law and/or includes solvent- or CO₂-based extraction, a license is required under this chapter.~~

Commentary

5.20.030 (1)-(7) - The county will utilize the existing state licensing system for retail cannabis licenses. State-issued licenses under Chapter 314-55 WAC provide the required authorization for cannabis activities, and the county's development regulations separately govern local land use and siting controls. A land use permit will be issued to ensure compliance with local regulations and will be conditioned on maintaining a valid state license. The county does not generally issue business licenses for most industries, including retail and general commercial activity, with limited exceptions such as cable communications franchises, music festivals, and dog kennels. A separate county licensing process is therefore unnecessary and duplicative.

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~~(2) Procurement of a license or permit issued by state agencies, other counties, cities, or the federal government does not alleviate the requirement that all producers, processors, and retailers of marijuana or related products obtain a license pursuant to this chapter prior to operating within the unincorporated areas of Lewis County.~~

~~(3) The activities governed by this chapter are deemed to take place within the unincorporated areas of Lewis County, Washington, if any portion of the production, processing, or retail activities take place within the boundaries of the unincorporated areas of Lewis County, Washington; provided, that the provision of this chapter shall not apply to the transportation of marijuana or related products through Lewis County when the transportation is not related directly or indirectly to production, processing, or retail activities within the unincorporated areas of Lewis County. Production, processing, or retail activities which take place both within and without the unincorporated areas of Lewis County require a license as if all portions were to occur within the unincorporated areas of Lewis County. [Ord. 1271 §1, 2017; Ord. 1247 §1, 2013]~~

~~5.20.030 — Application requirements — Approval, denial, and appeal — Expiration and renewal — Revocation — Fees.~~

~~(1) Application Requirements.~~

~~(a) A license issued pursuant to this chapter shall be construed as a business license for marijuana activity and shall only be issued following application to the director of community development. Applications for a license required by this chapter shall be submitted in such form and detail as reasonably prescribed by the director of community development. Such applications shall be signed by the applicant who shall certify that all of the information contained within and attached to the application is correct and, at a minimum, shall include: name, address, and date of birth or incorporation or origination of the applicant; hours of operation; emergency contact information for after hours contact; payment of applicable fees; proof of state licensure under Chapter 314-55 WAC or application under Chapter 314-55 WAC; proof of registration approval from the United States Attorney General or Drug Enforcement Administration pursuant to 21 U.S.C. 823 for the applicant's marijuana activity, as evidenced by notice from the United States Attorney General or Drug Enforcement Administration in the Federal Register; proof of a criminal history check indicating that the applicant has not been convicted of any crime involving a controlled substance; and proof of compliance with Lewis County zoning and land use, waste, wastewater, public water, and building and fire regulations. Proof of compliance with Lewis County regulations shall be obtained by developing an approved operating plan demonstrating compliance.~~

~~(b) In addition to any other requirements imposed herein, all marijuana activity licensed under this chapter must employ a ventilation system or odor controls that adequately reduce the public's exposure to odor from the marijuana activity, and the director of community development may prescribe rules for such system or controls. Furthermore, no marijuana activity licensed under this chapter may be publicly advertised except by means consistent with that allowed by a home occupation under LCC 17.10.080.~~

Commentary

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~~(c) No more than five licenses for marijuana retailers shall be granted under this chapter. No more than five licenses for marijuana production and/or processing, combined, shall be granted under this chapter. Licenses granted to persons growing marijuana solely for their own medical noncommercial use (including medical marijuana cooperatives) shall not be counted towards these limits. Licenses shall be granted on a first-in-time, first-in-right basis measured from the date a complete application is received by Lewis County.~~

~~(2) Approval and Denial. The director of community development shall review all completed and properly submitted applications to determine whether the requirements as established in subsection (1) of this section and as prescribed by the director of community development have been met by the applicant. It shall be the burden of the applicant to show by a preponderance of the evidence that the applicant has met the requirements for the issuance of the license. Applications meeting the requirements as established in subsection (1) of this section and as prescribed by the director of community development shall be approved by the director of community development within 30 days of submission of the completed application and such approval shall be evidenced by a license signed by the director of community development and issued to the applicant by mailing the license to the applicant at the address provided in the application. Applications may be conditionally approved on satisfaction of or maintained compliance with the requirements of subsection (1) of this section. Applications not meeting the requirements as established in subsection (1) of this section and as prescribed by the director of community development shall be denied by the director of community development within 30 days of submission of the completed application and such denial shall be evidenced by a letter summarizing the deficiencies in the application and shall be signed by the director of community development and mailed to the applicant at the address provided in the application. Failure of the director of community development to take action on a completed and properly submitted application shall be deemed a denial of the application, but all fees paid by the applicant shall be returned to the applicant upon demand by the applicant to the director of community development. Denial of an application may be appealed to the hearing examiner pursuant to Chapter 2.25 LCC; provided, that no fee shall be charged for the appeal. Review by the hearing examiner shall be de novo.~~

~~(3) Incomplete or improperly submitted applications will not be considered by the director of community development.~~

~~(4) Expiration and Renewal. A license issued pursuant to this chapter shall be effective for one year from the date of application approval. An applicant desiring to renew a license may submit an application not earlier than 60 days prior to the expiration date of its current license. All applications for renewal shall be treated as an initial application and must meet all of the requirements of an initial application. No license shall issue under this chapter to an applicant holding another license issued pursuant to this chapter until the prior license expires or is revoked.~~

Commentary

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~~(5) Revocation. The director of community development may revoke a license issued under this chapter if the applicant at any time is found by a preponderance of the evidence to no longer meet the requirements established for application under subsection (1) of this section, or to be operating outside the conditions of the applicant's license. The director of community development shall revoke a license issued to an applicant under this chapter if the applicant at any time is found to have been convicted of a crime involving a controlled substance in any jurisdiction. The director of community development shall provide notice of the revocation to the applicant either by personal service or by mailing notice to the address provided to the applicant during the application process. Revocation of a license may be appealed to the hearing examiner pursuant to Chapter 2.25 LCC; provided, that no fee shall be charged for the appeal. Review by the hearing examiner shall be de novo. Upon notice to the applicant of revocation by the director of community development, the applicant shall stay all marijuana production, processing, and retailing activity within 10 calendar days unless the revocation is appealed, in which case the stay shall not begin until after the hearing examiner has ruled. However, when the director of community development is notified by the department of public health and social services, based on a preponderance of the evidence, that the applicant's activity poses a significant threat to the public's health and safety, the director may, in addition to notice of revocation, provide to the applicant a cease-and-desist order requiring the applicant to immediately cease all marijuana activity, and such cease-and-desist order shall be an additional subject in the appeal if the applicant appeals the matter.~~

~~(6) The director of community development may review a license holder's compliance with this chapter at the director's discretion. The prosecuting attorney may, but is not required to, notify the director of community development if the holder of a license under this chapter is convicted of a crime involving a controlled substance or is otherwise believed to be out of compliance with the requirements of this chapter.~~

~~(7) Fees. The fee for the application shall be as set forth in the annual categorized schedule of fees for the departments of community development, public works, and public health and social services, now or as hereafter amended by resolution or ordinance. [Ord. 1271 §1, 2017; Ord. 1247 §1, 2013]~~

5.20.040 — Enforcement — Penalties.

Any person or entity failing to comply with any of the provisions of this chapter shall be guilty of a misdemeanor, and upon conviction shall be fined an amount not less than \$300.00 but not exceeding \$500.00 and shall be imprisoned in the county jail for a period not less than 24 consecutive hours but not exceeding 90 days. A person or entity shall be guilty of a separate offense for each day in which a violation occurs. A person or entity can be charged as a principal if the person or entity is the principal violator or if the person or entity is liable as a principal under RCW 9A.08.020. In addition, a conviction under this section shall automatically revoke any license issued to the violator pursuant to this chapter and the violator shall not be eligible to apply for a license under this chapter for a period of three years from the date of conviction. Finally, a violation of any of the provisions of this chapter is a public nuisance that may be enjoined, abated, or otherwise remedied through a civil action. In addition to the usual remedies available in such civil action, the court shall impose a civil penalty of \$300.00 per day the public nuisance persists after the violator receives written notice of the nuisance and potential \$300.00-per-day penalty, unless by agreement of all parties such penalty is waived.

ATTACHMENT B – 17.10.030 “C” Definitions

17.10.030 - Proposed revisions update and clarify the definitions of “cannabis production” and “cannabis retailer” to align the code with current Washington State Liquor and Cannabis Board licensing terminology and requirements. The production definition is expanded to explicitly include all standard cultivation and post-harvest activities—such as growing, harvesting, trimming, drying, curing, packaging, and wholesale distribution—when conducted by a person or entity holding a valid state cannabis producer license under WAC 314-55-075. This clarification removes ambiguity and ensures the definition fully reflects the scope of licensed production activities under state law.

Similarly, the “cannabis retailer” definition is refined to clearly describe retail operations as licensed facilities authorized to sell usable cannabis, cannabis-infused products, and related paraphernalia to persons 21 years of age and older, consistent with state law. It also ties retail operations directly to the requirement of holding a valid Washington State Liquor and Cannabis Board retail license under WAC 314-55-079, ensuring consistency with state regulatory authority.

Together, these updates improve clarity, reduce interpretive uncertainty, and ensure the county code remains consistent with state licensing frameworks rather than creating separate or conflicting definitions.

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17.10.030 "C" definitions.

"Cannabis production" means ~~the growing and wholesaling of cannabis (aka marijuana) by any person or entity that holds a valid license~~ the cultivation, harvesting, trimming, drying, curing, , packaging, and wholesale distribution of cannabis and related plant products by any person or entity licensed to operate as a cannabis producer issued by the Washington State Liquor and Cannabis Board under WAC 314-55-075 as now in effect or hereafter amended.

"Cannabis retailer" means a retail outlet ~~that sells usable cannabis (aka marijuana), cannabis-infused products, and cannabis paraphernalia and is owned by any person or entity~~ authorized to sell only useable cannabis, cannabis concentrates, cannabis-infused products, cannabis paraphernalia, and lockable boxes to store cannabis to persons 21 years of age and older, except as otherwise allowed under RCW 69.50.357 and applicable rules under WAC 314.550.80, and that is owned and operated by a person or entity that holds a valid cannabis retailer license issued by the Washington State Liquor and Cannabis Board under WAC 314-55-079 as now in effect or hereafter amended.

ATTACHMENT C – 17.10.130 “M” Definitions

17.10.130 - These revisions update outdated terminology by relocating “marijuana”-related definitions from the “M” section into the “C” cannabis-related definitions to reflect modern regulatory language. The term “cannabis” is now the standard in state law and administrative rules.

The definition of “marijuana processing,” including Type 1 and Type 2 processing distinctions, is retained but relocated to “C” definitions related to cannabis.

The “miscellaneous or future marijuana uses” definition is removed as it is unnecessary given the comprehensive nature of existing state regulation. State law already establishes a complete framework for regulating cannabis production, processing, and retail, including mechanisms to address new or evolving activities through rulemaking. Medical cannabis is separately regulated under state law, ensuring consistent oversight without the need for a local catch-all category.

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17.10.130 "M" definitions.

~~"Marijuana processing" means converting harvested marijuana into usable marijuana and marijuana-infused products by any person or entity that holds a valid marijuana processor license issued by the Washington State Liquor and Cannabis Board under WAC 314-55-077 as now in effect or hereafter amended.~~

~~(a) "Type 1 marijuana processing" means marijuana processing as provided under WAC 314-55-077 that is limited to drying, curing, trimming, and packaging marijuana for retail sale.~~

~~(b) "Type 2 marijuana processing" means marijuana processing as provided under WAC 314-55-077 that extracts concentrates, infuses products, or involves the mechanical and/or chemical processing in addition to or instead of drying, curing, trimming, and packaging for retail sale.~~

~~"Miscellaneous or future marijuana uses" are marijuana activities other than marijuana production, processing, and retail.~~

~~(a) If any future marijuana activity regulated under Chapter 314-55 WAC, now or as hereafter amended or replaced, falls outside of the definitions of marijuana retailer, production, or processing herein, such activity shall be subject to this title's provisions pertaining to marijuana uses to the extent possible, except as otherwise specified in this section.~~

~~(b) Persons growing medical marijuana solely for their own use (including members of a medical marijuana cooperative under WAC 314-55-410 et seq., now or as hereafter amended) shall be treated as a noncommercial greenhouse use under this title instead of as marijuana production or processing, so long as the marijuana activity complies with applicable state law and does not include any solvent or CO₂-based extraction. If the marijuana activity fails to comply with applicable state law and/or includes solvent or CO₂-based extraction, it shall be regulated as marijuana production or processing, as appropriate under this title.~~

ATTACHMENT D – 17.42 Table 2, Land Use Summary

Cannabis retail is allowed through Administrative Review in the Freeway Commercial (FC), Mixed Use (MU) and Commercial Business District (CBZ) zone designations. Cannabis retail is removed as an allowed use in the Commercial Crossroads (CC) designation, Airport District (AX).

Cannabis production and processing are removed entirely as an allowed use in the industrial use category.

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17.42.042. Land Use Summary

Table 2

USE-TYPE [□]	RURAL [□]			LAMIRD-Type-1 [□]			LAMIRD-Type-2 [□]	LAMIRD-Type-3 [□]			RESOURCE [□]			OTHER-RURAL [□]	UGA [□]	UGA-SMALL-TOWNS [□]								
	RDD-5 [□]	RDD-10 [□]	RDD-20 [□]	STMU [□]	RRC [□]	CC [□]	TSA [□]	STI [□]	FC [□]	RAI [□]	ARL [□]	FRL [□]	MRL [□]	MPR [□]	Park [□]	MID [□]	RL [□]	RM [□]	RH [□]	MU [□]	CBZ [□]	AX [□]	IND [□]	OS [□]
COMMERCIAL/PROFESSIONAL [□]	X [□]	X [□]	X [□]	A [□]	X [□]	A [□]	X [□]	X [□]	A [□]	X [□]	X [□]	X [□]	X [□]	X [□]	X [□]	X [□]	X [□]	X [□]	X [□]	A [□]	A [□]	A [□]	X [□]	X [□]
Cannabis-retail [□]	X [□]	X [□]	X [□]	A [□]	X [□]	A [□]	X [□]	X [□]	A [□]	X [□]	X [□]	X [□]	X [□]	X [□]	X [□]	X [□]	X [□]	X [□]	X [□]	A [□]	A [□]	A [□]	X [□]	X [□]
INDUSTRIAL [□]	RDD-5 [□]	RDD-10 [□]	RDD-20 [□]	STMU [□]	RRC [□]	CC [□]	TSA [□]	STI [□]	FC [□]	RAI [□]	ARL [□]	FRL [□]	MRL [□]	MPR [□]	Park [□]	MID [□]	RL [□]	RM [□]	RH [□]	MU [□]	CBZ [□]	AX [□]	IND [□]	OS [□]
Cannabis-processing [□]	<u>SUP</u> [□]	<u>SUP</u> [□]	<u>SUP</u> [□]	X [□]	X [□]	X [□]	X [□]	<u>SUP</u> [□]	<u>SUP</u> [□]	<u>SUP</u> [□]	P-ac [□]	P-ac [□]	X [□]	X [□]	X [□]	X [□]	X [□]	X [□]	X [□]	X [□]	X [□]	X [□]	X [□]	X [□]

LEGEND

- LAMIRD** = Limited Area of More Intense Rural Development
- RDD** = Rural Development District
- STMU** = Small Town Mixed Use
- RRC** = Rural Residential Center
- CC** = Commercial Crossroads
- TSA** = Tourist Service Area
- STI** = Small Town Industrial
- FC** = Freeway Commercial
- RAI** = Regional Area Industrial
- ARL** = Agricultural Resource Land
- FRL** = Forest Resource Land
- MRL** = Mineral Resource Land
- CBZ** = Commercial Business District
- AX** = Airport District
- IND** = Industrial
- OS** = Open Space
- UGA** = Urban Growth Area
- MPR** = Master Planned Resort
- MID** = Major Industrial Area
- RL** = Residential Low Density
- RM** = Residential Medium Density
- RH** = Residential High Density
- MU** = Mixed Use
- P** = Permitted use
- P - ac.** = Permitted accessory use
- A** = Administrative review
- SUP** = Special use permit
- X** = Prohibited

ATTACHMENT E – 17.142.140 CANNABIS PRODUCTION AND PROCESSING

17.142.140 propose to strike in its entirety. Cannabis production and processing are removed as an allowed use in the industrial use category; therefore, the corresponding development regulations are being removed.

~~17.142.140~~ — Cannabis production and processing.

~~(1) The location of all cannabis production and/or processing, including related structures, shall not be closer than 100 feet from any property line, except when located in the Small Town Industrial (STI), urban growth area — small town Industrial (IND) or Rural Area Industrial Districts (RAI) the underlying zoning setback requirements shall be met.~~

~~(2) The location of all cannabis production and/or processing, including related structures, shall be on parcels with direct access to a public right-of-way.~~

~~(3) No cannabis production and/or processing shall occur on parcels less than five acres in area, except in the Small Town Industrial (STI), urban growth area — small town Industrial (IND) or Rural Area Industrial Districts (RAI) zones. A special use permit for cannabis production and/or processing may require odor control measures to protect neighboring properties from potential odor nuisances, as specified by the director of community development pursuant to LCC 5.20.030(1).~~

~~(4) No facility used for cannabis production and/or processing shall use permanent standby or portable power generators using combustible fuels as a sole source of electrical power, except during periods of power outages.~~

~~(5) Any outside lighting proposed for cannabis production and/or processing, including security lighting, shall meet the standards of LCC 17.142.020(3)(e), lighting.~~

~~(6) The position of cameras required for surveillance systems for cannabis production and/or processing shall not intrude on the privacy of neighboring properties.~~

~~(7) All structures serving cannabis production and/or processing shall conform to LCC Title 15, except as provided under RCW 19.27.065.~~

~~(8) All structures and uses serving production and/or processing of recreational cannabis shall conform to LCC Title 8, pertaining to solid waste disposal, and to Chapter 8.40 LCC or Chapter 173-216, 173-218, or 173-303 WAC, as appropriate, pertaining to sewage or wastewater disposal.~~

~~(9) The development of a cannabis producing and/or processing facility that will generate a liquid industrial waste shall address either:~~

~~(a) The coordinated disposal with an existing municipal utility sewer treatment plant; or~~

~~(b) A permitted tank storage and transport disposal off site to a permitted facility; or~~

~~(c) An on-site closed loop system along with treatment and waste characterization.~~

~~(10) The development of a cannabis producing and/or processing facility shall implement a fully approved public water supply consistent with Chapter 246-290 WAC or Chapter 8.55 LCC.~~

~~(11) All structures and uses serving cannabis production and/or processing shall conform to the licensing requirements of Chapter 5.20 LCC.~~

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~~(12) In addition to the buffer requirements stated in Chapter 314-55 WAC, cannabis production and/or processing shall not locate within 1,000 feet of any hospital or any family home child care center as defined in WAC 170-296A-1000. The distance shall be measured as the shortest straight-line distance from the property line of the cannabis production or processing facility to the property line of the hospital or family home child care center.~~

~~(13) A special use permit granted under Chapter 17.158 LCC for cannabis production and/or processing shall expire automatically if the Washington State Liquor and Cannabis Board revokes the facility's valid license issued under Chapter 314-55 WAC or if the facility's license under Chapter 5.20 LCC expires, is revoked, or ceases to be valid.~~

New section (1) clarify that cannabis retail activities are limited strictly to sales and do not include production or processing functions, thereby maintaining clear distinctions between different categories of cannabis-related uses as defined in this title.

New section (2) The signage standards incorporate state requirements while introducing additional local limitations to ensure consistency with community character and to minimize potential appeal to minors. In accordance with RCW 69.50.369, the state allows up to four (4) exterior signs, the current code proposes two (2) and restricts their content to business identification and non-illustrative descriptions. The provisions further prohibit slang terminology, youth-oriented imagery, and depictions of cannabis-related products or paraphernalia. Additional restrictions on offsite advertising and temporary promotional displays reinforce a controlled and low-visibility approach to cannabis retail signage, while still allowing limited window signage that complies with applicable zoning standards.

New section (3) Building design standards are established to ensure cannabis retail establishments are visually non-obtrusive. These provisions require the use of subdued, low-intensity colors within a defined neutral palette and prohibit highly saturated, reflective, or attention-attracting finishes such as fluorescent or neon colors. By referencing an objective color measurement system (figure X) the standard provides clear and enforceable criteria. These design requirements are intended to integrate cannabis retail uses in a manner that is orderly, consistent, and sensitive to rural community aesthetics.

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17.142.150 075 Cannabis retailers.

(1) Retail sales of cannabis is allowed pursuant to 17.42, Table 2, Land Use Summary. Cannabis retail shall not include any development or activities meeting the definition of "cannabis production" or "cannabis processing" as defined in 17.10.130 "C" definitions.

(2) Signage.

- (a) Pursuant to RCW 69.50.369, each cannabis retail establishment is allowed no more than two (2) exterior signs identifying the business, and each sign must not exceed 1,600 square inches (40 inches by 40 inches) and shall be permanently affixed to the building or structure. The total combined area of all exterior signs associated with the retail cannabis use shall not exceed 3,200 square inches. Signs may include the business name and a non-illustrative statement of the nature of the business, provided such statement complies with state law.
- (b) In addition to the requirement of 17.142.207 Signs, signage, business names, and advertising shall not include any of the following:
 - (i) Slang, colloquial, or informal terminology commonly used to refer to cannabis or cannabis products, or any terminology that may be reasonably understood to appeal to minors (e.g., cartoons, toys, or youth-oriented imagery). Examples include, but are not limited to, terms such as marijuana, weed, reefer or similar expressions.
 - (ii) Depictions of the cannabis plant, flower, product, paraphernalia, smoke, or similar imagery.
- (c) Decals, vinyl, stickers or similar adhesive signage may be placed on glass windows or doors provided that the color and type of the signage are consistent with these standards and permitted within the zoning district.
- (d) Offsite signage is prohibited, including, but not limited to billboards, business logo flags, balloons and streamers, offsite temporary or permanent signage, inflatables or moving signs, sandwich boards and human direction sign (e.g. sign spinners).

(3) Building Design

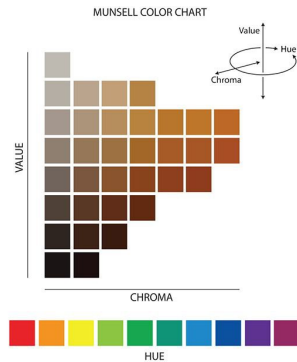
- (b) In addition to standards provided in Chapter 17.17, UGA – Small Towns, exterior surfaces, including walls, roof and signs, shall be a white, gray to brown color as shown in Figure X (Munsell), excluding exterior glass. Building colors shall be low-intensity and non-reflective. Colors with high saturation or brightness, including fluorescent, neon colors or glow in the dark colors are prohibited on all building facades, exterior walls, exterior surfaces including roofs, building accents and signage. Colors shall not exceed a medium value and saturation level as measured by a recognized color system (e.g., Munsell or similar).

Commentary

Strike existing 17.142.150 (1) & (2) as County lighting standards of 17.142.020 (3)(e) still apply to cannabis development in the normal course of land use review. LCB WAC rules (WAC 31455083) include lighting as part of security requirements for licensed cannabis premises. WAC 31455083 requires cannabis facilities to maintain a security plan that includes perimeter and entry point lighting, a security alarm system on all perimeter doors and windows, 24/7 video surveillance with specified camera resolutions and coverage of controlled areas, secured storage of surveillance recordings for a min of 45 days, and employee identification protocols in compliance with state security standards.

Strike existing (3) & (4) and replace with a consolidated new subsection (4) relating to potable water and domestic sewage

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Example Munsell Color Chart (final will be added upon approval)

- (c) Within UGA – Small Towns, exterior glass shall be façade glass (not mirrored or reflective) and shall be maintained in a manner that prevents visibility of cannabis, cannabis products, or transactions from the exterior, consistent with RCW 69.50.369 and WAC 314-55-155. This may be achieved through methods including, but not limited to, interior screening, frosted glass, window film, etc. Window treatments shall remain compliant with building and fire codes.
- (d) External lighting shall meet the standards of LCC 17.142.020(3)(e).
- ~~(1) External lighting shall meet the standards of LCC 17.142.020(3)(e), lighting.~~
- ~~(2) The position of cameras required for surveillance systems for cannabis retailers shall not intrude on the privacy of neighboring properties.~~
- ~~(3) Cannabis retailers shall conform to LCC Title 8, pertaining to solid waste disposal, and to Chapter 8.40 LCC or Chapter 173-216, 173-218, or 173-303 WAC, as appropriate, pertaining to sewage or wastewater disposal.~~
- (4) All retail cannabis operations shall provide approved potable water and domestic strength sewage disposal, as applicable, in compliance with all applicable local and state requirements. To the extent that solid, liquid, or hazardous waste is generated by the operation, the collection, handling, and disposal of such waste shall comply will all applicable local and state requirements.
- ~~(4) Cannabis retailers shall implement a fully approved public water supply if and to the extent required by Chapter 246-290 WAC and Chapter 8.55 LCC.~~
- ~~(5) All structures and uses serving cannabis retail shall conform to LCC Title 15, except as provided under RCW 19.27.065.~~
- ~~(6) All structures and uses serving cannabis retail shall conform to the licensing requirements of Chapter 5.20 LCC.~~
- ~~(7) Cannabis retailers shall locate on parcels with direct access to the following transportation routes under the standards of the Washington State Department of Transportation: state highways, local arterials, and local major collectors.~~

Commentary

New code section (5) - This proposed code section establishes buffer standards applicable to retail cannabis uses, incorporating both state-mandated separation requirements and additional locally adopted controls. Consistent with state law, the regulation maintains required setbacks from sensitive uses such as schools, parks, and child care facilities. In addition, the provision expands local authority by introducing separation requirements between retail cannabis establishments and other specified uses, including correctional and detention facilities, as well as spacing between cannabis retailers themselves.

Updated section (6) This revision clarifies the expiration of cannabis retail land use permits. The update states that a permit will automatically expire if the associated Washington State Liquor and Cannabis Board license is revoked. Reference to Chapter 5.20 and a separate county license is stricken.

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with a strike through and code text to be added is shown with an underline.*

- ~~(8)~~ Pursuant to RCW 39.50.331, any cannabis retailer shall not locate within 1,000 feet of the perimeter of the grounds of any elementary or secondary school, playground, recreation center or facility, child care center, public park, public transit center, or library, or any game arcade, admission to which is not restricted to persons aged 21 years or older. In addition, cannabis retailers shall not locate within 1,000 feet of any community center, hospital, or correctional/detention facility. The distance shall be measured as the shortest straight-line distance from the property line of the cannabis retailer to the property line of the specified use.
- ~~(9)~~ No cannabis retailer shall locate on a parcel that is within the same ZIP postal code region as any other cannabis retailer, except that in the region corresponding to the 98532 postal code, one retailer may locate on each side of Interstate 5. Only cannabis retailers in unincorporated Lewis County shall be counted when considering this limitation; cannabis retailers located within an incorporated town or city shall not preclude the location of another retailer within the same ZIP code.
- ~~(5)~~ Retail cannabis use shall not locate within 1,000 feet of the following uses (a) through (g), measured from property line to property line along the shortest straight line. Exceptions may be granted where parcels are separated by Interstate 5, as determined by the director of community development.
- (a) Elementary or secondary schools, public or private (RCW 69.50.331; WAC 314-55-050);
 - (b) Playgrounds associated with schools, parks, or licensed child care centers;
 - (c) Public parks, recreation or community centers, libraries, or public transit centers;
 - (d) Licensed family home child care centers (WAC 170-296A-1000);
 - (e) Game arcades open primarily to minors;
 - (f) Correctional/detention facility; or
 - (g) Any other cannabis retail establishment
- ~~(6-10)~~ A special use permit Master Site Review granted under Chapter 17.158 LCC for a cannabis retailer shall ~~expire~~ automatically expire if the Washington State Liquor and Cannabis Board revokes the facility's ~~valid~~ license issued under Chapter 314-55 WAC, or if the facility's license under Chapter 5.20 LCC expires, is revoked, or ceases to be valid.