



Cannabis Retail Background and Overview

Lewis County Planning Commission – Workshop

April 14, 2026

Staff Presentation Agenda

- 1. Budget Overview**
- 2. BOCC Direction**
- 3. State Requirements**
- 4. Staff Proposal Overview**
 - Location
 - Distribution
 - Building Design
 - Signs
- 5. Next Steps**



Revenue Options

- Background on county revenue limits
- Options for new revenue
- Expenditure reductions



Revenue Challenges

Why limit additional cuts?

Measures taken to manage within resources:

- Lewis County has made significant reductions – 23 positions from 2023 to 2025
 - The county is down 50 full time employees since 2008
- Implementation of the Cost Allocation Plan
- Implementation of systems to create efficiencies (e.g., SmartGov)

• Challenges:

- Service impacts related to state mandates
- State mandates do not come with new ongoing revenue
- Insurance costs - Tort reform needed
- Public Defense standards (mandated)



County Budget Overview - Revenue

- All taxing powers are granted (and restricted) by the state constitution and statutes (RCW titles 36, 82, 84, etc.)
- Property taxes are the largest single ongoing revenue source for the County (RCW 84.55)
- The second largest revenue source is sales and use tax, rates are capped by statute
- Lewis County seeks federal and state grants (grants are generated by tax revenue)
- New development generates revenue from fees and new taxes




Cannabis Revenue

- Cannabis retail is a source of revenue not currently utilized by Lewis County
- Increased revenue distribution from the state based on population and retail sales, along with standard sales and use tax for retail in unincorporated Lewis County
 - Two separate components:
 - Per capita share distributed to all cities and counties that do not prohibit cannabis businesses.
 - Retail share distributed to cities and counties where cannabis retailers are located, in proportion to statewide cannabis revenues

Source: https://leg.wa.gov/jlarc/reports/2023/cannabisRevenues/f_01/default.html#part1



Cannabis Local Distribution



**Washington State
Liquor and Cannabis Board**

Filters


Fiscal Year
All

Counties
All

Cities and Towns
All

[Click here to clear all filters](#)

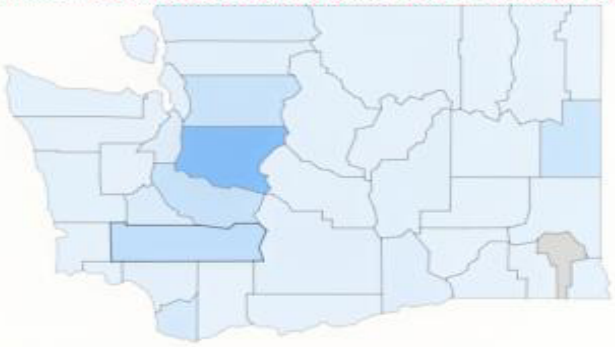
Distributions to Local Governments



Total Distributions by County

Darker shades indicate greater distributions

Note: Counties in this map combine distributions to both county governments (unincorporated) and cities and towns (incorporated).



County Governments

County	Distribution
Lewis	\$0.00
Total	\$0.00

Cities and Towns

Local Name	Distribution
Centralia	\$243,464.43
Chehalis	\$252,833.44
Morton	\$0.00
Mossyrock	\$0.00
Napavine	\$0.00
Pe Ell	\$6,303.79
Toledo	\$6,751.12
Vader	\$0.00
Winlock	\$16,337.63
Total	\$525,690.41

Distribution from Population

\$274.20K

Distribution from Cannabis Sales


\$251.49K

← Overall Expenditures & Distributions

← Detail on State Agency Expenditures

By Fiscal Year

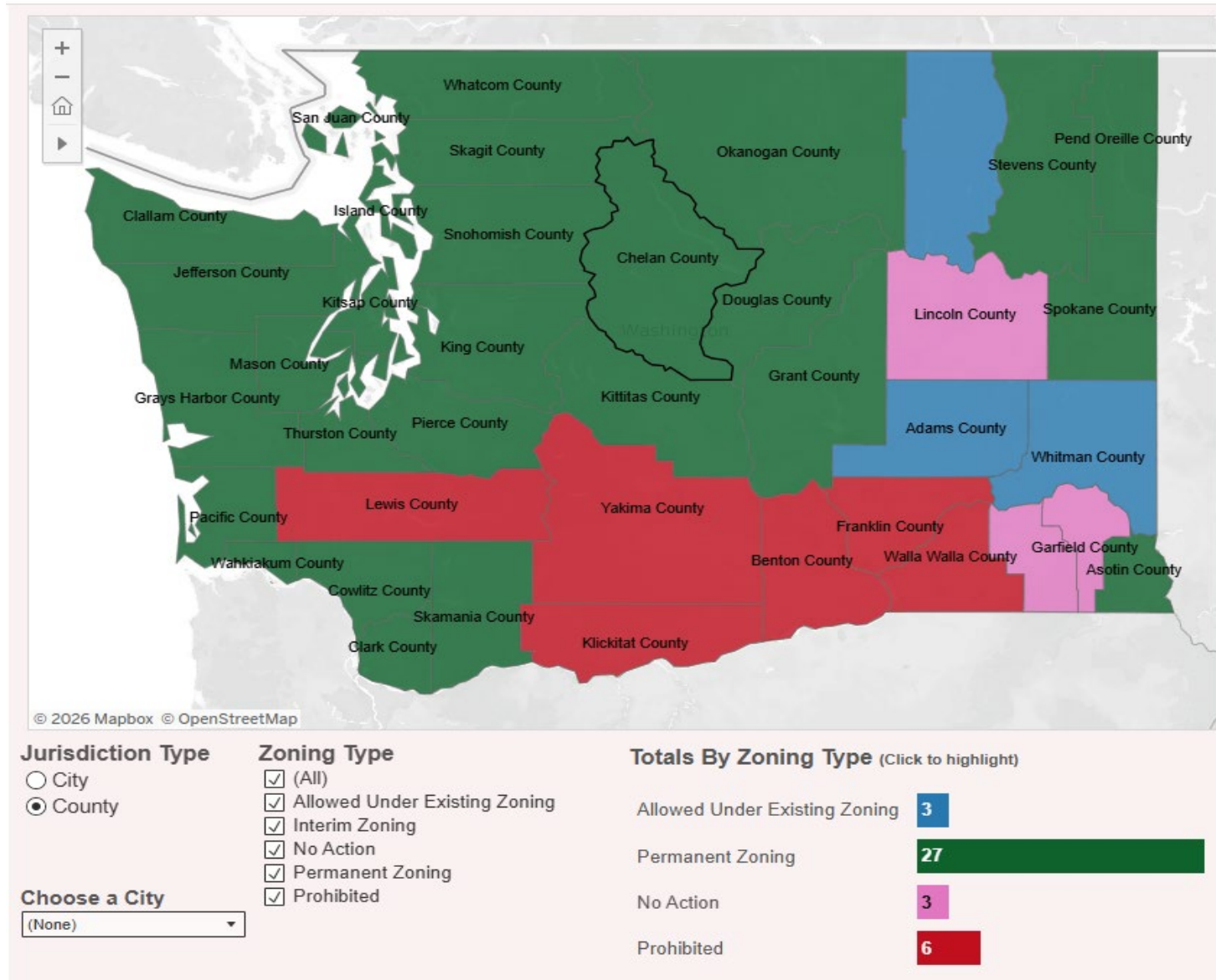
● Cities and Towns ● Counties



Fiscal Year	2019	2020	2021	2022	2023	2024	2025
Distribution	\$57.13K	\$58.76K	\$58.80K	\$79.94K	\$89.21K	\$93.33K	\$88.52K

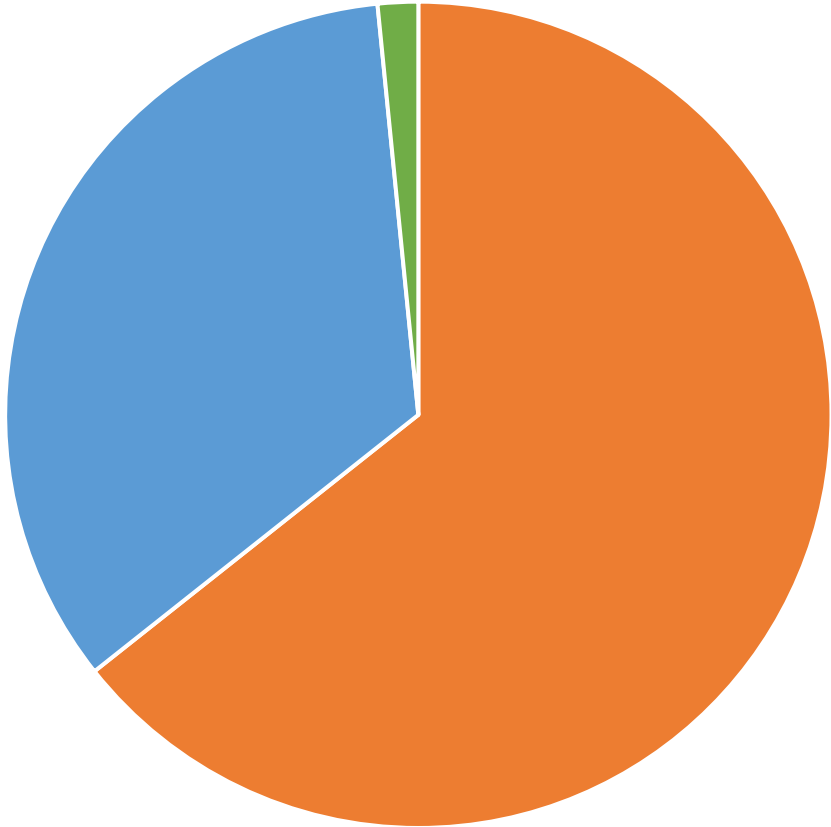


Marijuana Zoning in Cities and Counties Across Washington by MRSC



Survey

Should cannabis retail be allowed in Lewis County



Yes No Undecided



BOCC Direction

- Code package to allow cannabis retail in unincorporated Lewis County
 - BOCC reserves right to approve or deny code package
- NO production or processing
- Planning Commission – put forward the most appropriate code package we can



Cannabis Retail State Requirements

- Licensing
- Security
- Separation
- Signage

Read the full in

[RCW 69.50](#)

[WAC 314-55](#)



Staff Proposal

Where?

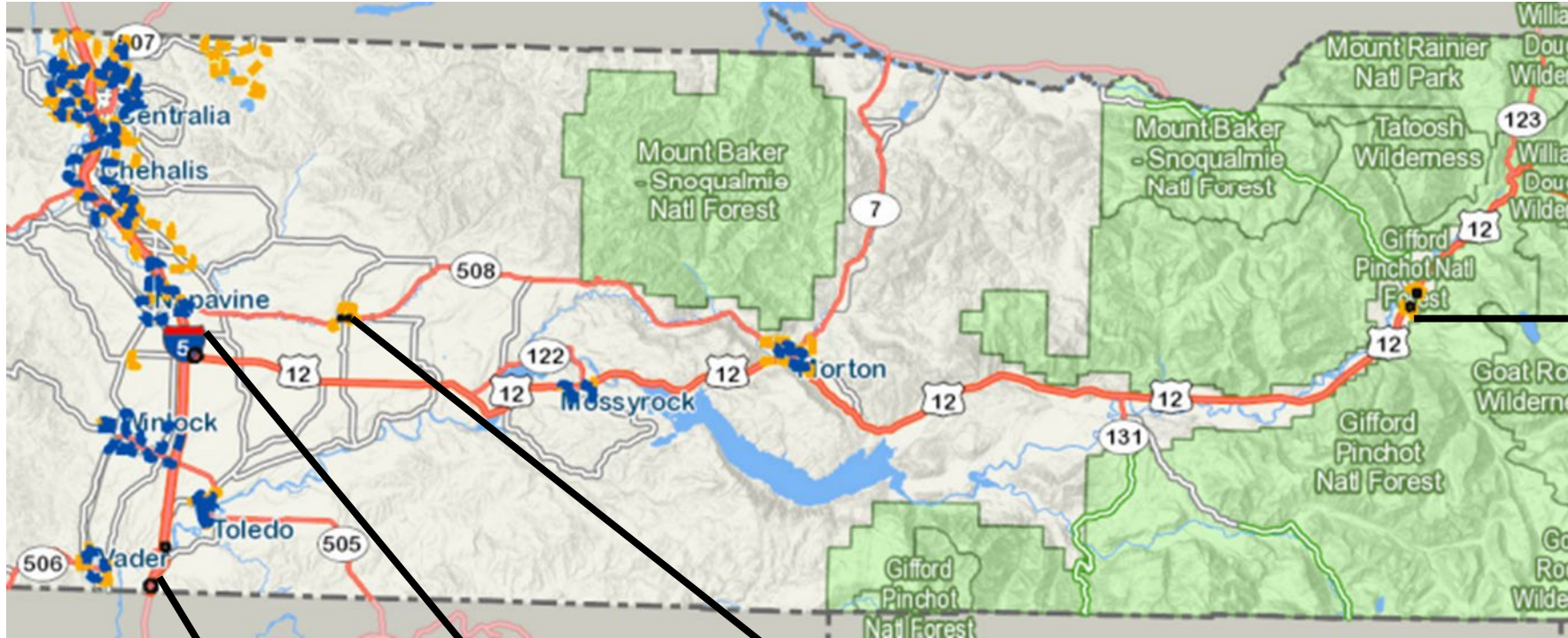
- Property zoned FC, MU, CBZ
- 1,000 ft from
 - State “sensitive uses”
 - Community centers
 - Detention/correctional facilities
 - Other cannabis retail

How?

- NO local license
- Master Site Review
 - Zoning
 - Separation
- Building Permit (if needed)
 - Windows



Potential Retail Cannabis Locations



2 in Packwood in the CBZ and MU zone district

2 Retail locations in FC zone district

1 Retail location at HWY12 FC zone district

1 or possibly 2 in Onalaska CBZ and MU zone district



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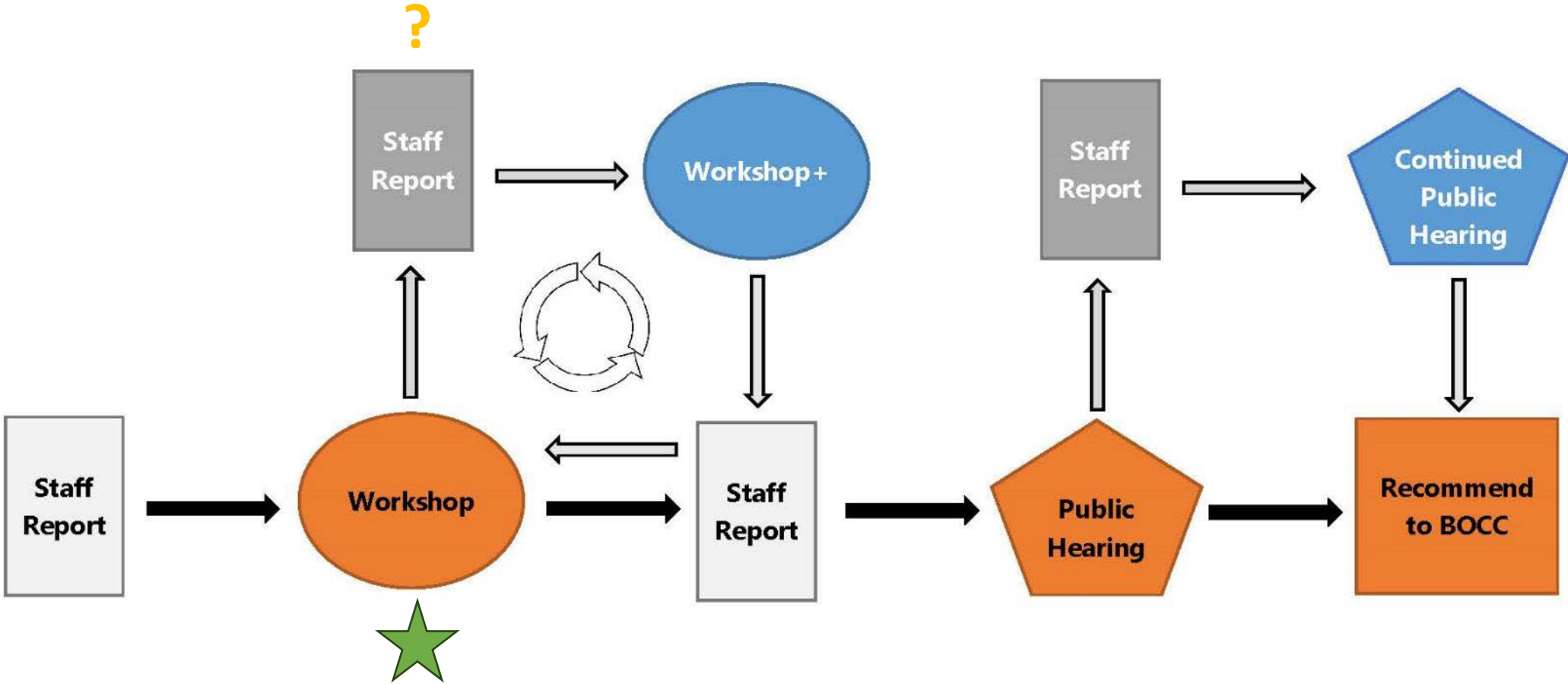
Staff Proposal

- Local building design requirements
 - Window façade glass
 - No green or blue exterior color
 - No murals with cannabis plants, products, paraphernalia, smoke, etc.
- Signs – more on this next time



Next Steps

PLANNING COMMISSION PROCESS FLOW CHART



Next Steps

- April 14 Planning Commission Workshop
- April 28 Planning Commission Workshop
- May 26 Planning Commission Public Hearing
 - Written testimony May 12-May 25
 - Verbal testimony at hearing

TENTATIVE

- June 17 BOCC Wednesday Workshop
- June 23 BOCC Public Hearing
 - Written testimony June 9-June 22
 - Verbal testimony at hearing





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