



Cannabis Retail Draft Standards

**Lewis County Planning Commission – Public
Hearing**

April 28, 2026

Process

- Staff Proposal (*advisory*)
 - Drafts code amendments
 - Conducts internal review/engagement
- Planning Commission (*recommending*)
 - Workshop(s)
 - Reviews staff proposal
 - Asks staff questions
 - Public Hearing
 - Hearings public comments (aka testimony)
 - Deliberates and makes a recommendation
- Board of County Commissioners (*decision-making*)
 - Workshop
 - Reviews Planning Commission recommendation
 - Asks staff questions
 - Public Hearing
 - Hearings public comments (aka testimony)
 - Deliberates and makes **final decision**



Planning Commission's Charge

- Recommend a code package to the Board of County Commissioners (BOCC) that allows cannabis retail in unincorporated Lewis County
- BOCC reserves the right to approve or deny the recommended code package.



Staff Report

- Introduction
- Background
- Summary of Code Amendments
- Next Steps
- Attachment – Actual Code Amendments
 - Commentary
 - Code ✓
 - New text is underlined
 - Removed text is ~~strike-through~~



Staff Presentation Agenda

1. Background

2. Staff Proposal Overview

- Location
- Distribution
- Building Design
- Signs

3. Next Steps



Why is Lewis County Considering Cannabis Retail?

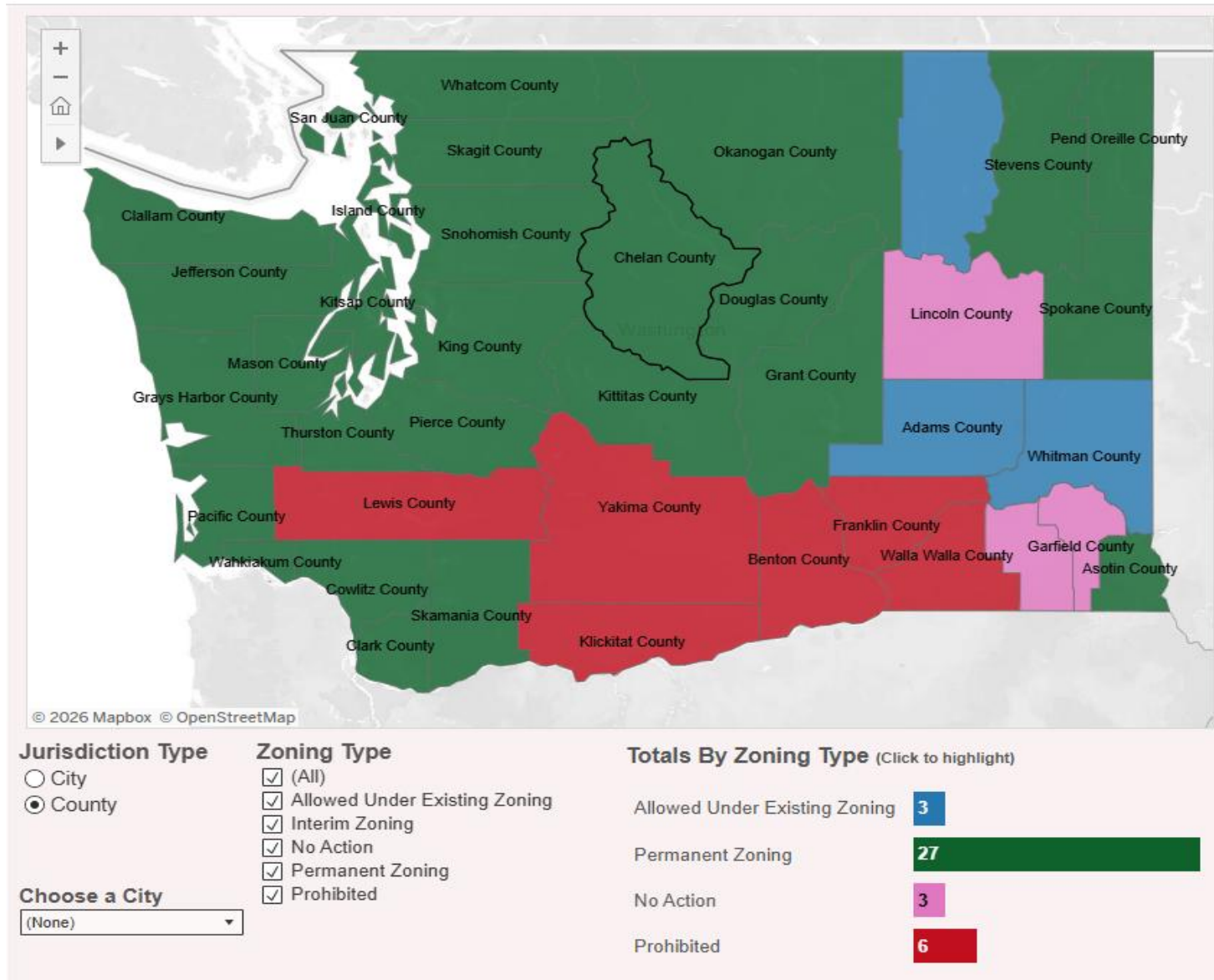
County Revenue

- 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
 - 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
 - Three 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
 - Standard sales and use tax that applies to retail purchase.


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



Marijuana Zoning in Cities and Counties Across Washington by MRSC



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

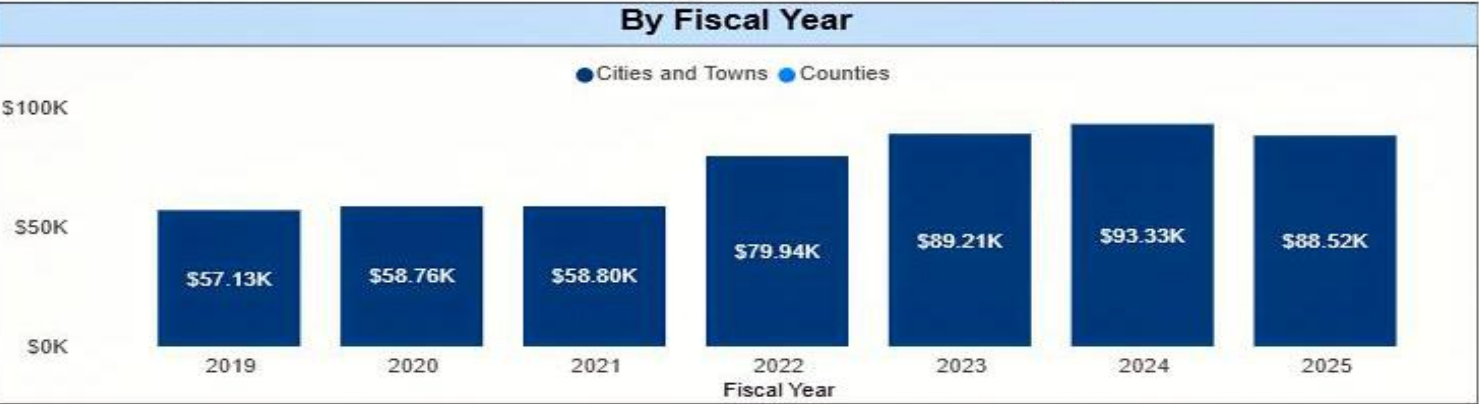
Distribution from Cannabis Sales

\$251.49K

← Overall Expenditures & Distributions

← Detail on State Agency Expenditures

By Fiscal Year

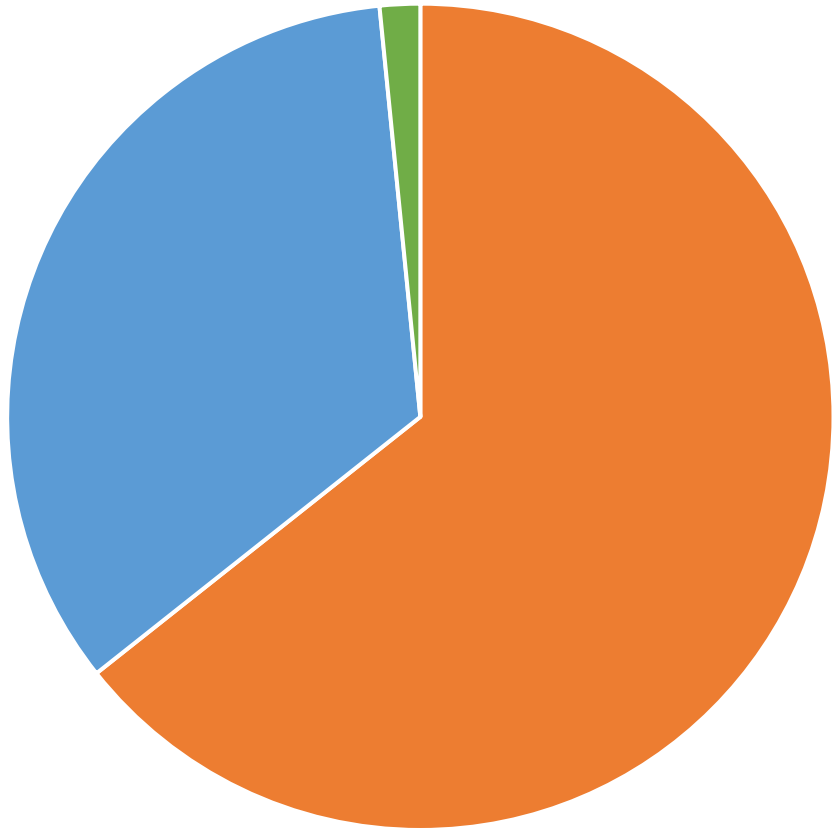


Fiscal Year	Total Distribution
2019	\$57.13K
2020	\$58.76K
2021	\$58.80K
2022	\$79.94K
2023	\$89.21K
2024	\$93.33K
2025	\$88.52K



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 Code Presentation

1. Staff Proposal Overview

- Location
- Separation
- Building Design
- Signs

2. Commissioner's Topics

- Location – consider STMU
- Separation – consider places of worship
- Building Design – consider bollards

3. Next Steps



Cannabis Retail State Requirements

- Licensing
- Security
- Separation
- Signage

Read the full in

[RCW 69.50](#)

[WAC 314-55](#)



No County License

- Repeal Chapter 5.20 to remove duplicative County licensing and application requirements
- Master Site Plan Land Use permit
- Rely on WSLCB licensing (RCW 69.50.331, WAC 314-55)
- Key components of State rules:
 - Applicant vetting: ownership, finances, and background checks
 - Location review: buffers and local jurisdiction compliance
 - Security and premises requirements (surveillance, access control)
 - Operational compliance: tracking, recordkeeping, and state rules



No Production or Processing

- Strike production and processing from code
- Remove cannabis production and processing from allowed uses
- Retain retail cannabis use only



Change Marijuana to Cannabis

- Updated terminology consistent with the WSLCB
- Consolidated definitions under "cannabis"
- Retail sales only, no production or processing



Location



2 in Packwood in the CBZ and MU zone district

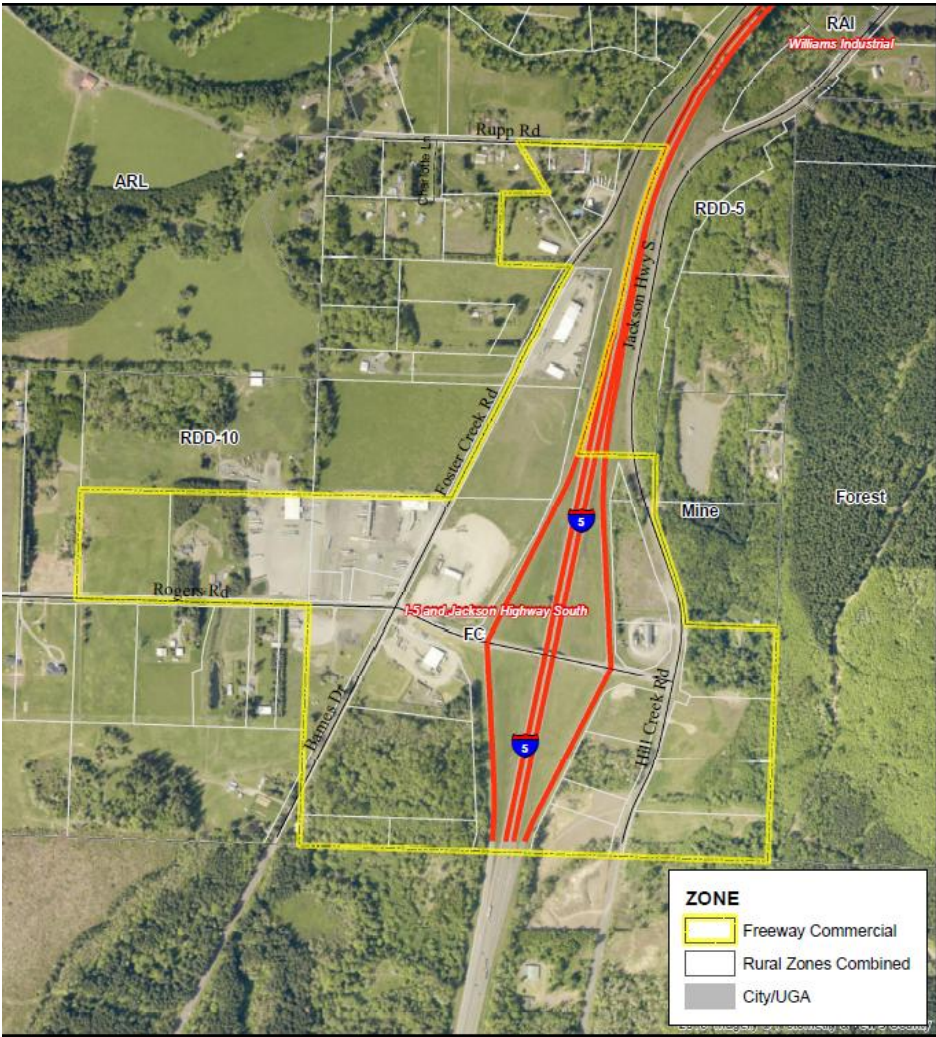
2 Retail locations in FC zone district

1 Retail location at HWY12 FC zone district

1 or possibly 2 in Onalaska CBZ and MU zone district



South County Freeway Commercial

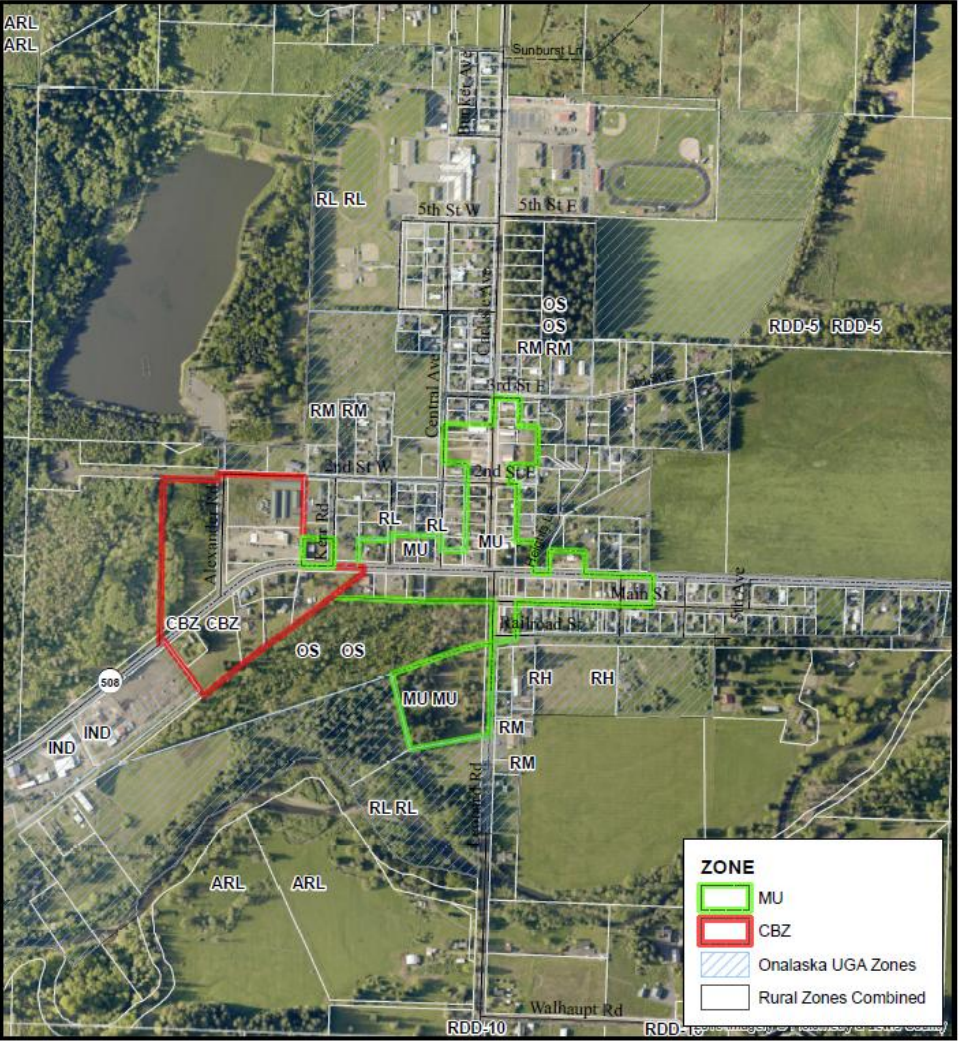


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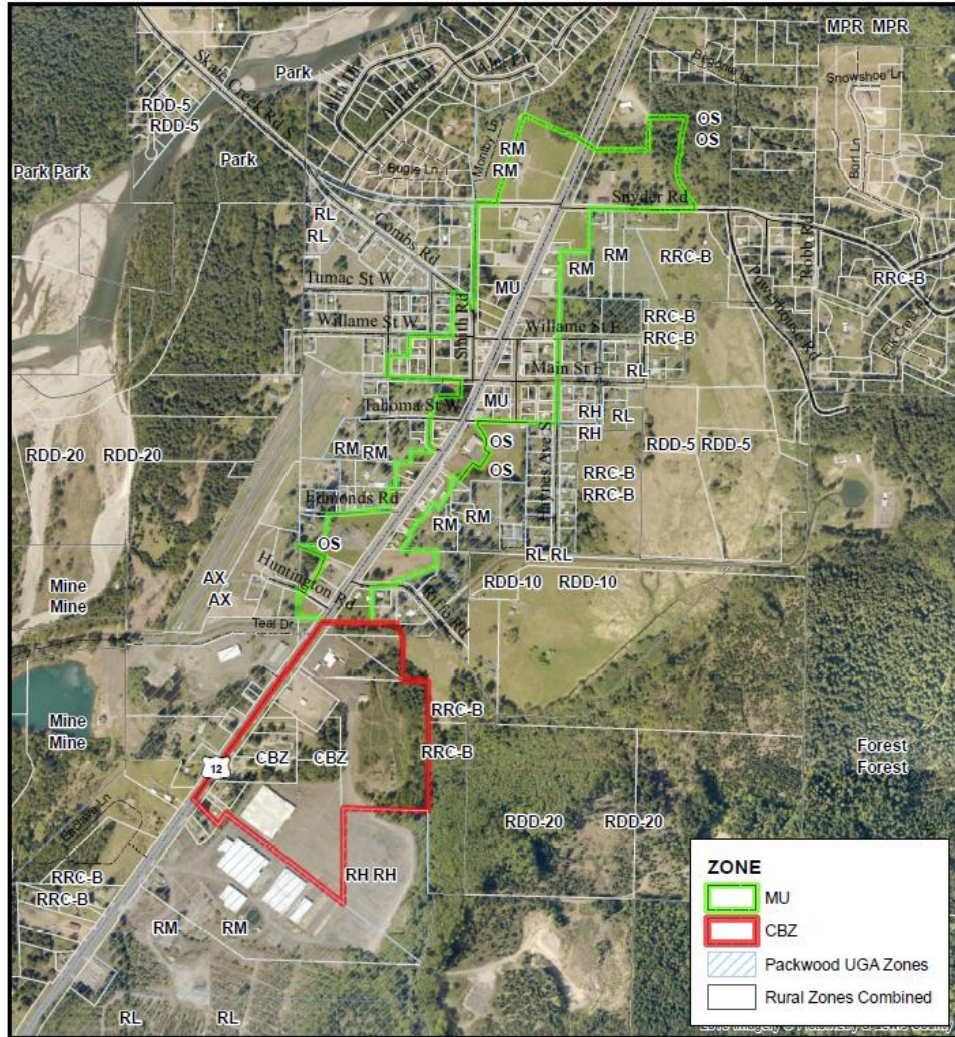
15 & Highway 12



Onalaska



Packwood



April 28, 2026

1,000 ft Separation

- State buffer separation already in effect:
 - Elementary & secondary schools
 - Playgrounds
 - Recreation centers & facilities
 - Child care centers
 - Public parks
 - Public transit centers
 - Libraries
 - Game arcades (admission restricted to 21+)
- Code adds buffering from community centers, detention / correctional facilities, and hospitals



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



Building Design

- Neutral colors only (white, gray, brown; low-intensity)
- No bright, neon, or reflective finishes
- Non-reflective glass; no visibility into interior
- Use screening (e.g., frosted glass, film) as needed
- Windows must meet safety codes
- Lighting must follow county standards



Signs

- Exterior signage limited to 2 signs, max 1,600 sq. in. each (3,200 sq. in. total)
- Sign content limited to business name and basic lawful description
- No slang, youth-appealing terms, or cannabis imagery allowed
- Window decals allowed if compliant with standards
- Offsite signage is prohibited



Cannabis Retail Code Presentation

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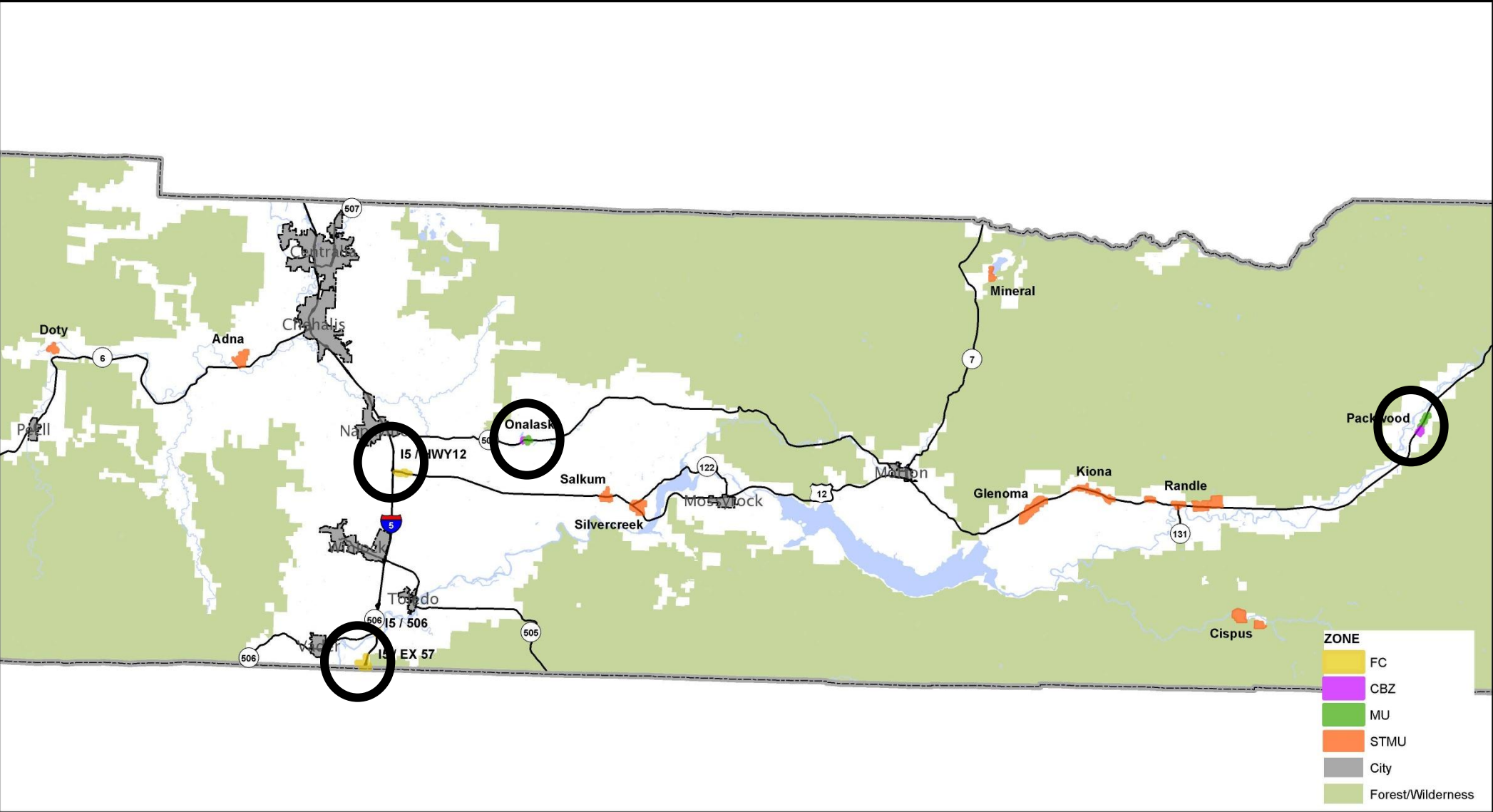
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- Separation – consider places of worship
- Building Design – consider bollards

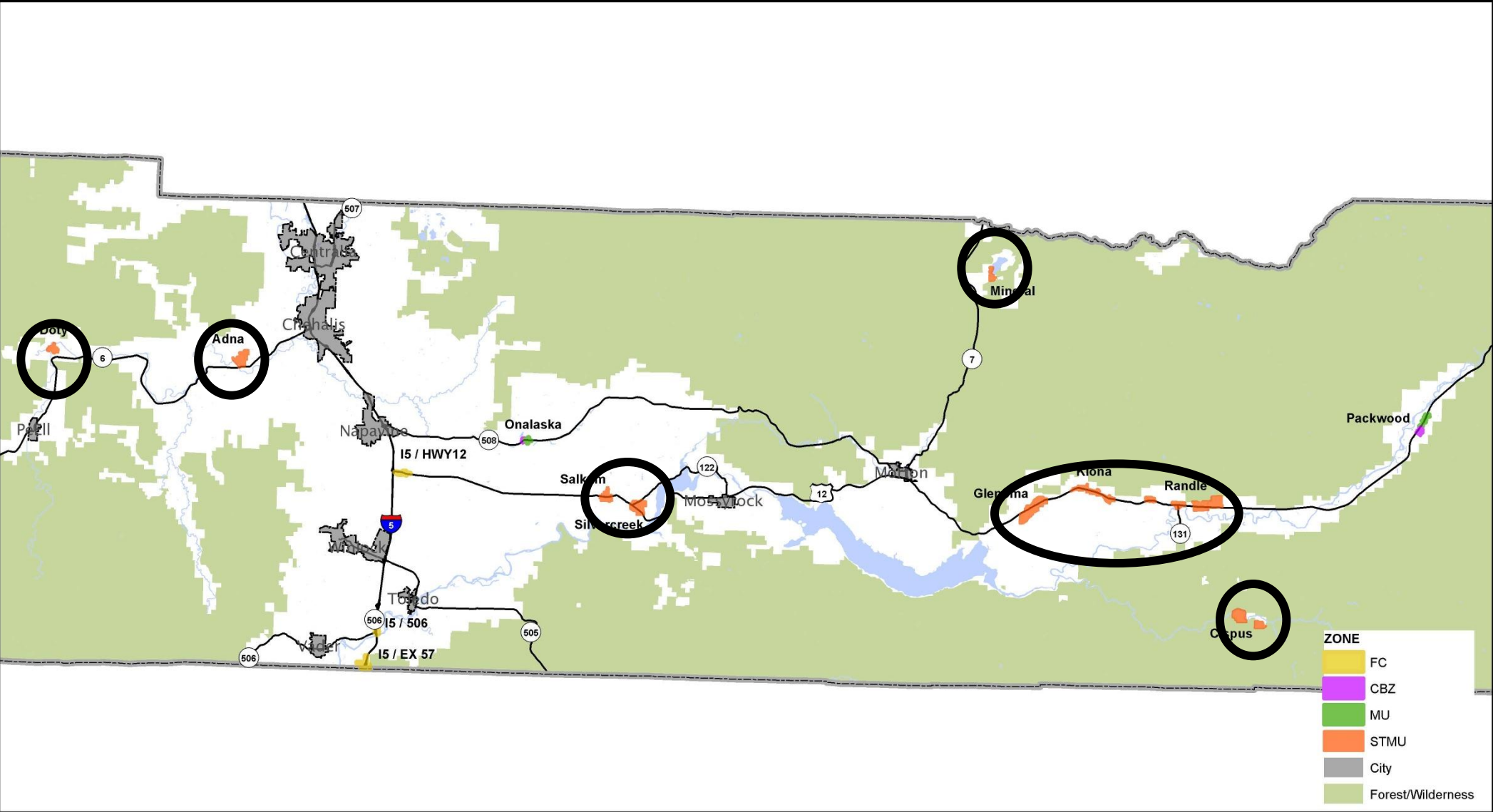
3. Next Steps



Small Town Mixed Use



Small Town Mixed Use



Places of Worship

- Add **places of worship** to the list of protected uses
- Apply the same buffer distance requirements as other sensitive sites



Bollards, Bike Racks, Etc.

- Consider incorporating standards or guidance for exterior security features (e.g., bollards, bike racks, similar protective measures)
- Intended to help deter smash-and-grab incidents and improve site safety



Other Topics or Questions



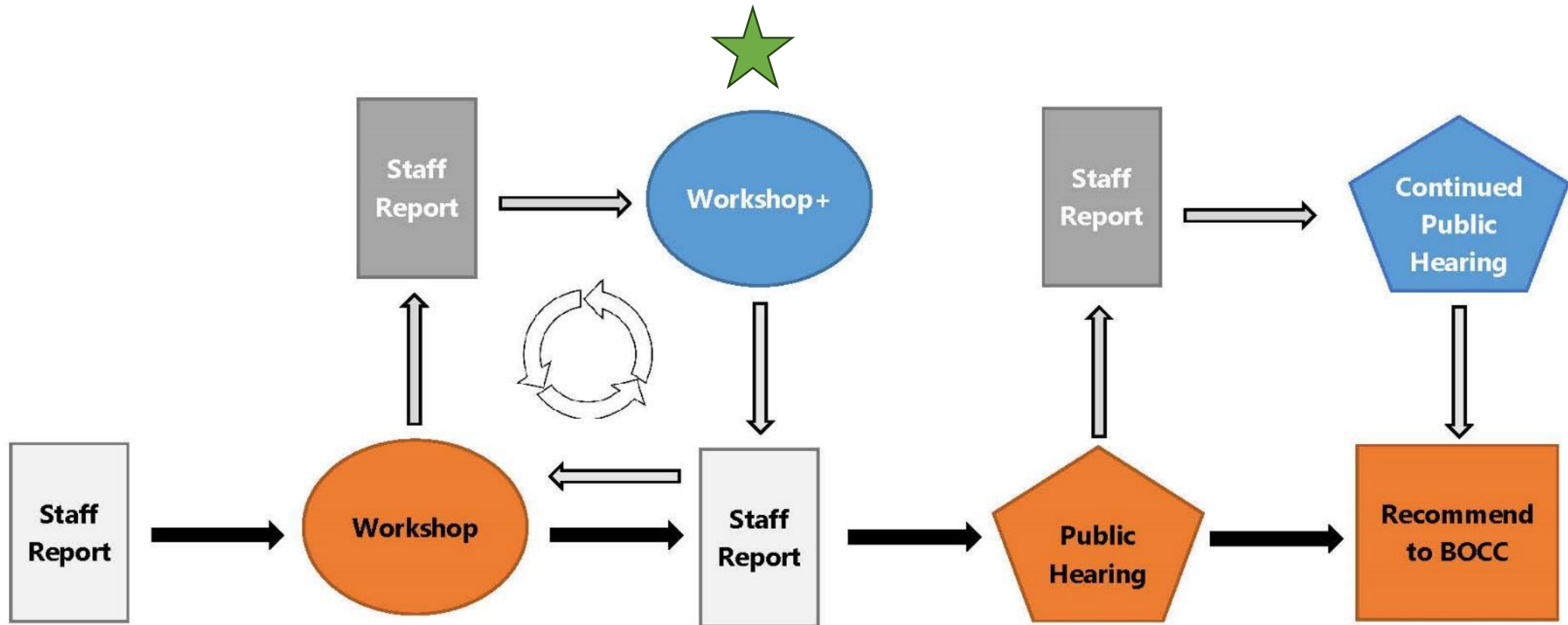
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Lewis County Planning Commission - Workshop

30

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 7-May 22***
 - Verbal testimony at hearing May 26

TENTATIVE

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





Project Webpage

<https://lewiscountywa.gov/departments/community-development/comprehensive-plan-and-development-regulation-amendments/cannabis-code-update/>

Planning Commission Calendar and Agenda

<https://lewiscountywa.gov/departments/community-development/events/>

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