



Cannabis Retail

Lewis County Planning Commission – Public Hearing

May 26, 2026

Staff Presentation Agenda

1. Background

2. Proposal Overview

- Location
- Distribution
- Building Design
- Signs

3. Public Comment

4. Questions



Background - 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



Proposal Overview

- Repeal Chapter 5.20 to remove County license requirement
- 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
- Updated terminology, replacing “marijuana” with “cannabis”



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, hospitals and places of worship



Locations



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

2 in Packwood in
the CBZ and MU
zone district



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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



Public Comment

Staff received one public comment letter retail cannabis within the Packwood Subarea plan, citing concerns related to community character, public safety, long term economic benefits, and family-oriented nature of the area.



Questions



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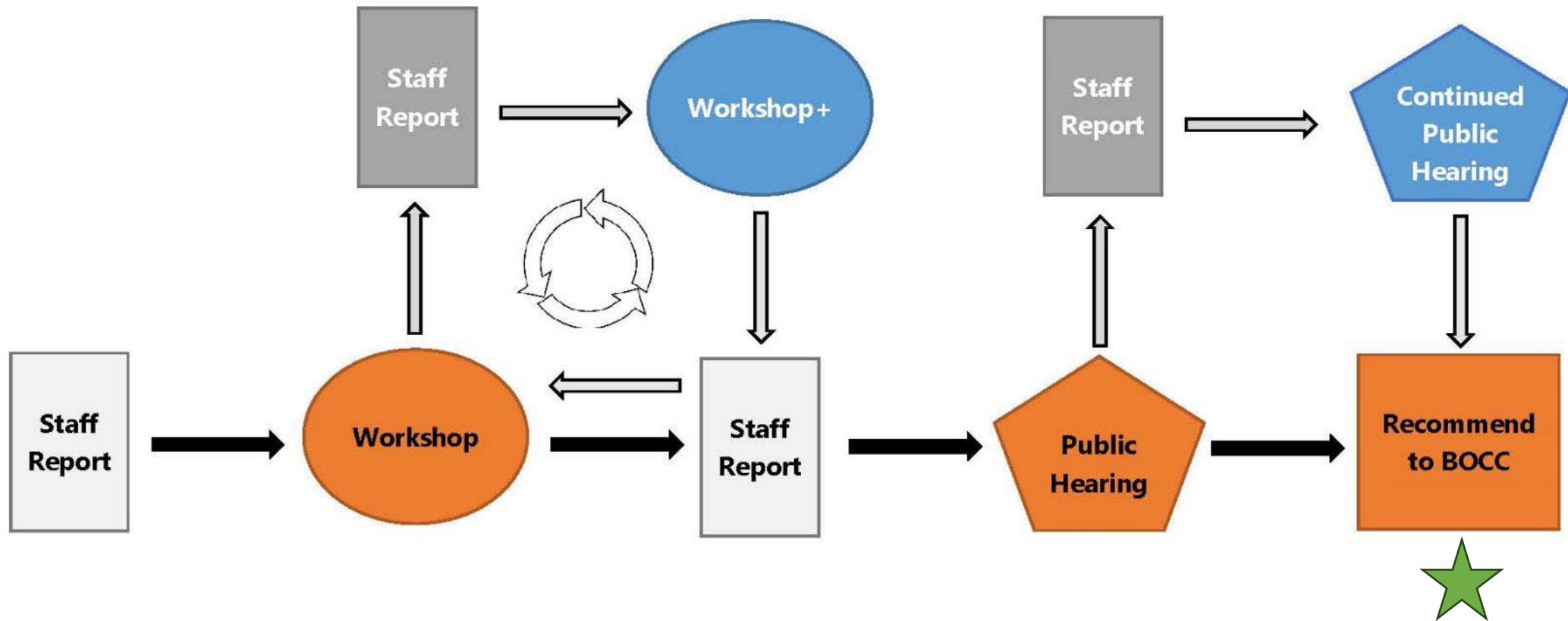
Potential Motion

- Motion to recommend approval of the proposed Cannabis Retail Code Package, as presented in Attachment A of the May 26, 2026 staff report to the Board of County Commissioners



Next Steps

PLANNING COMMISSION PROCESS FLOW CHART



Next Steps

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/>

Staff Contact – Natalie Kamieniecki, Senior Long-Range Planner

Natalie.Kamieniecki@lewiscountywa.gov

360 740 2606



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