



Cannabis Retail Draft Standards

**Lewis County Board of County Commissioners
Workshop**

August 12, 2026

Staff Presentation Agenda

- 1. Background**
- 2. Budget Overview**
- 3. Outreach**
- 4. Proposal Overview**
 - Location
 - Distribution
 - Building Design
 - Signs



Process

- BOCC Request
 - Draft code to allow cannabis retail
 - Do not include cannabis production
- Planning Commission
 - Workshop – April 14 & 28
 - Public Hearing – May 26
 - Testimony
 - Recommendation
- Board of County Commissioners
 - Workshop – August 12
 - Reviews Planning Commission recommendation
 - Asks staff questions
 - Public Hearing – August 18
 - Testimony
 - Deliberates and makes **final decision**



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



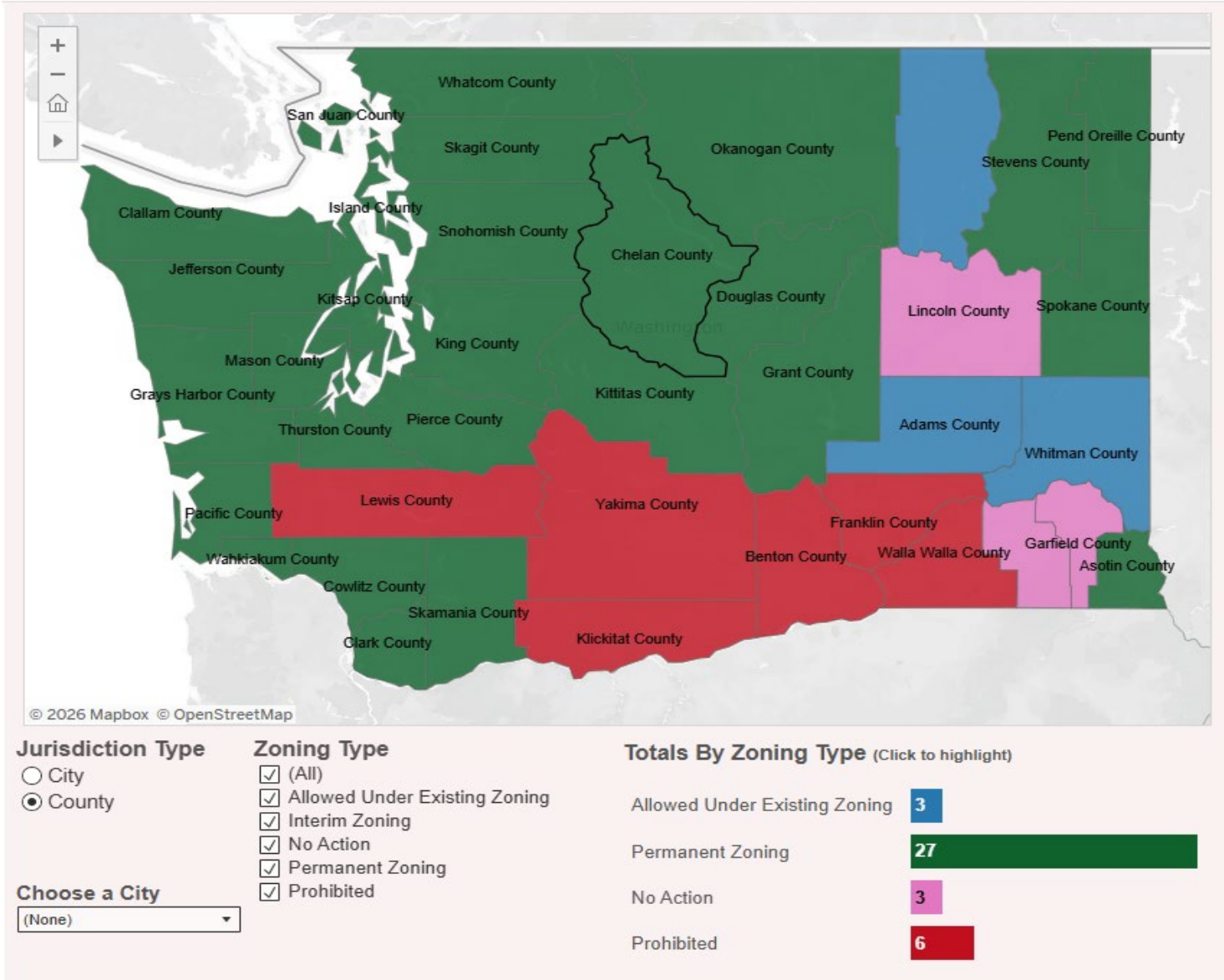
Cannabis Revenue

- 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

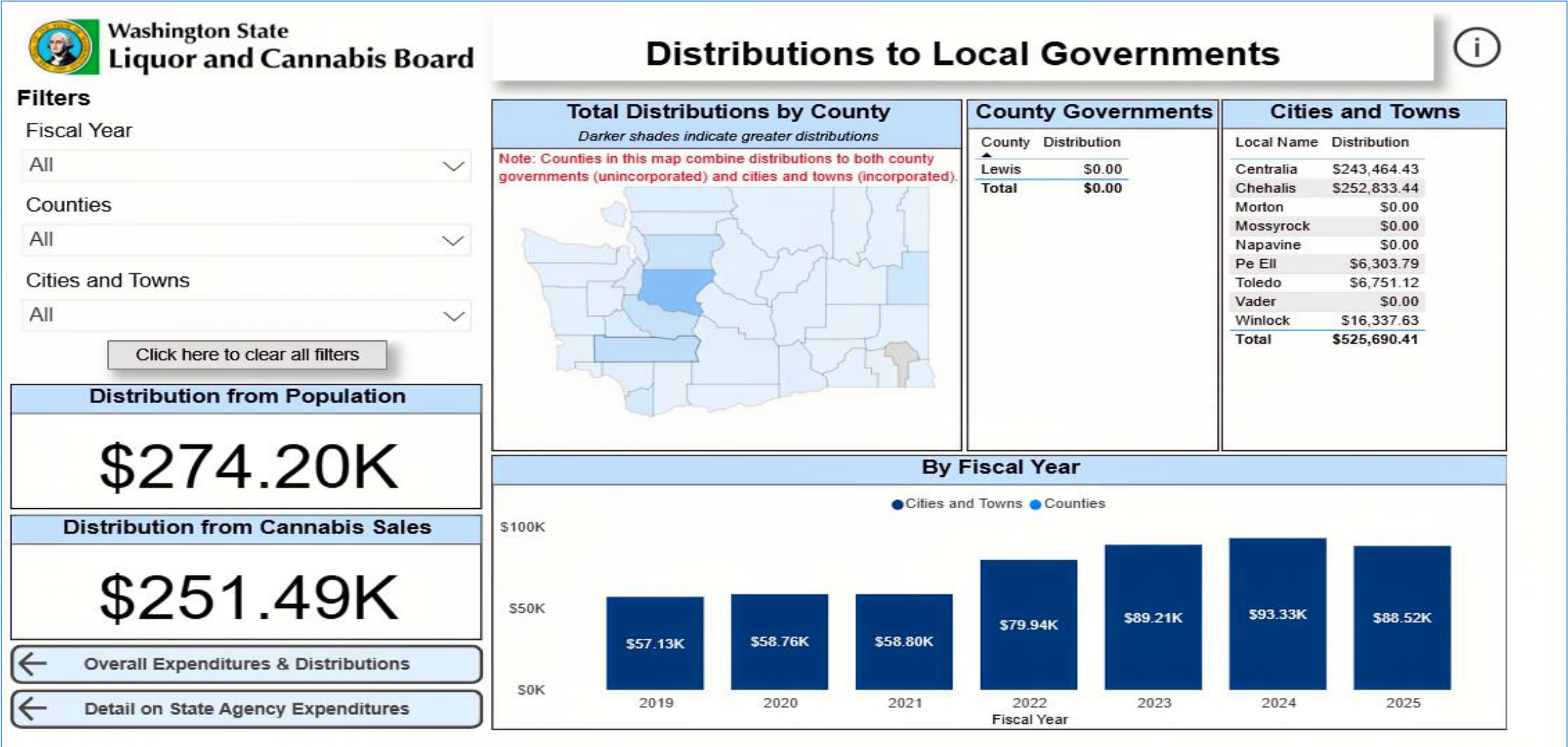
Source: https://leg.wa.gov/jlarc/reports/2023/cannabisRevenues/f_01/default.html#part1



Marijuana Zoning in Cities and Counties Across Washington by MRSC

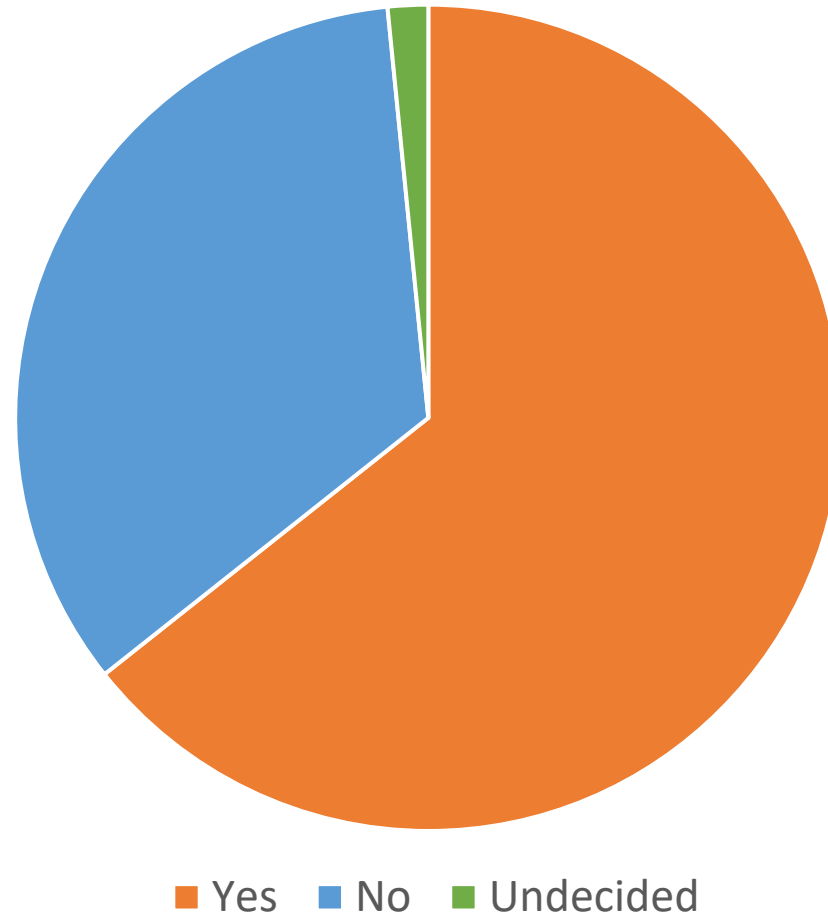


Cannabis Local Distribution



Survey

Should cannabis retail be allowed in Lewis County



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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



Outreach

- Sherrif Office response
- Public Health Advisory Committee response



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

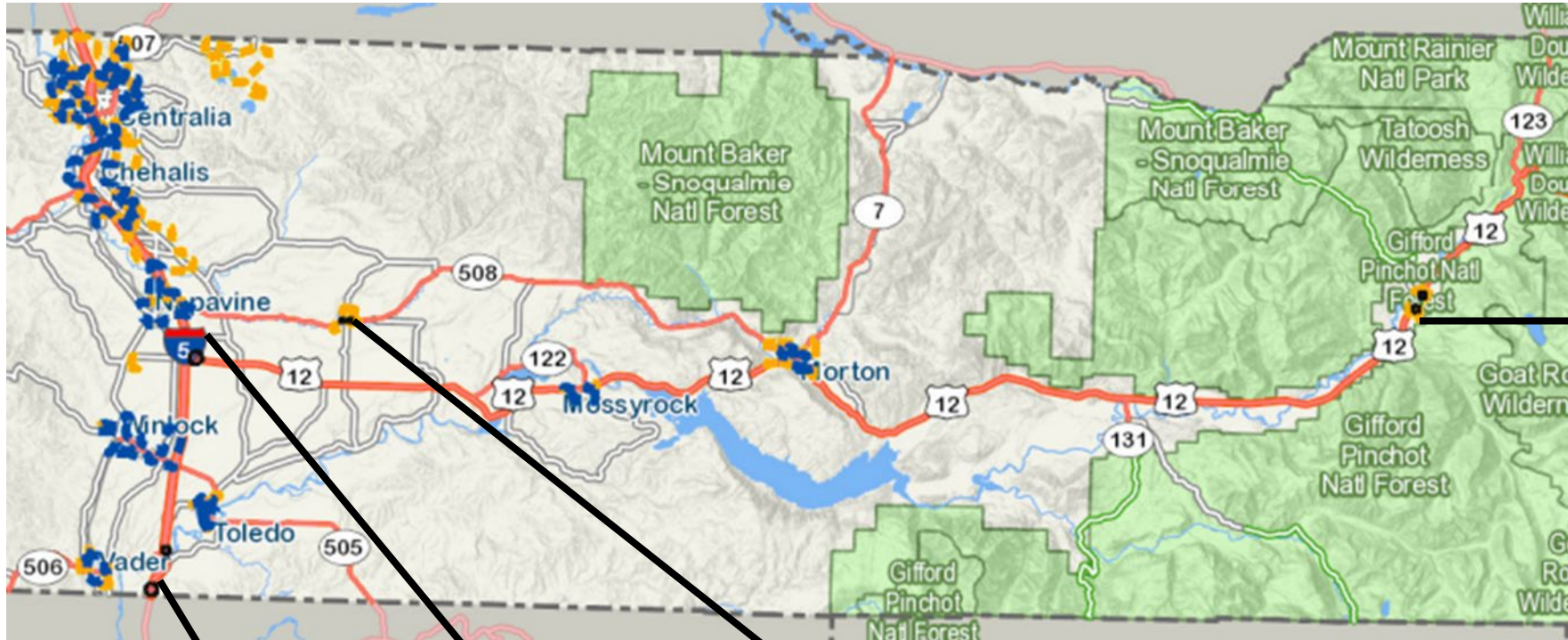


Change Marijuana to Cannabis

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



Location



2 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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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+)
 - Community centers
 - Detention/correction facilities
 - Hospitals
 - Places of worship



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 typical 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



Staff Recommendation

Staff recommend approval of the Planning Commission recommendation to allow cannabis retail pursuant to Ordinance 1379 exhibit X-X.





Project Webpage

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

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