

## LEWIS COUNTY PLANNING COMMISSION

---

Frank Corbin, Chair

### LETTER OF TRANSMITTAL

**To:** Lewis County Board of County Commissioners

**From:** Lewis County Planning Commission

**Date:** June 9, 2026

**Subject:** Transmittal to the BOCC – Amendment to Lewis County Code, Chapters 5.20, 17.10, 17.42, and 17.142

**Dear Commissioners:**

The purpose of this report is to transmit to the Board of County Commissioners (BOCC) draft amendments to the Lewis County Code. The draft amendments are found in the May 26, 2026 Planning Commission Staff Report, Attachment A, available online at <https://lewiscountywa.gov/departments/community-development/comprehensive-plan-and-development-regulation-amendments/cannabis-code-update/>.

**Overview**

The Planning Commission reviewed the proposed amendments during workshops held on April 14 and April 28, 2026, and conducted a duly noticed public hearing on May 26, 2026. During its review, the Planning Commission discussed permitted zoning districts, security standards, and separation requirements from sensitive uses.

Following discussion, the Planning Commission recommended including places of worship among the locally regulated sensitive uses requiring a 1,000-foot separation from retail cannabis establishments. To implement this recommendation, staff added a definition of "Place of Worship" to Chapter 17.10 and incorporated places of worship into the separation requirements contained in Chapter 17.142.

The Planning Commission did not recommend expanding cannabis retail to the Small Town Mixed Use (STMU) zoning district and did not recommend additional security requirements such as bollards or fixed protective barriers.

**Summary of Recommended Amendments**

The Planning Commission recommends adoption of amendments to Chapters 5.20, 17.10, 17.42, and 17.142 of the Lewis County Code, including:

- Repeal of Chapter 5.20 licensing requirements for cannabis businesses and reliance on the Washington State Liquor and Cannabis Board licensing process.
- Updates to Chapter 17.10 definitions, including replacing references to "marijuana" with "cannabis" and adding a definition for "Place of Worship."

- Amendments to Chapter 17.42 allowing cannabis retail establishments as an administratively reviewed use within Mixed Use (MU), Commercial Business District (CBZ), and Freeway Commercial (FC) zoning districts.
- Removal of all code provisions authorizing cannabis production and processing within unincorporated Lewis County.
- Renumbering and updating cannabis retail regulations in Chapter 17.142 to reflect current state law, eliminate redundant provisions, establish design standards intended to maintain compatibility with the rural character of surrounding areas, and implement local separation standards from sensitive uses.
- Addition of local separation requirements between cannabis retail establishments and hospitals, correctional and detention facilities, community centers, and places of worship.

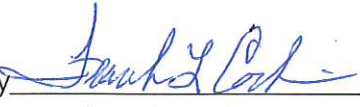
### **Findings of Fact**

The proposed amendments to Lewis County Code Chapters 5.20, 17.10, 17.42, and 17.142 are consistent with LCC 17.12.110 (2) the Lewis County Comprehensive Plan. The amendments update county regulations related to cannabis uses, including definitions, licensing requirements, permitted uses, and development standards. The Planning Commission finds that the proposed amendments provide a consistent regulatory framework for the administration of cannabis-related land uses in unincorporated Lewis County and satisfy the criteria for adoption of development regulation amendments.

### **Recommendation**

Based on the above findings, the Lewis County Planning Commission recommends that the Board of County Commissioners adopt an ordinance amending Lewis County Code Chapters 5.20, 17.10, 17.42, and 17.142 as shown in Attachment A – Code and Commentary, including provisions allowing retail cannabis establishments in designated commercial zones, removing provisions for cannabis production and processing, and implementing local standards governing cannabis retail uses.

Being duly authorized to transmit the recommendations on behalf of the Lewis County Planning Commission, I hereby respectfully submit these recommendations and supporting documents to the Lewis County Board of County Commissioners.

Submitted by  Date 6-11-26  
 Frank Corbin, Chair  
 Lewis County Planning Commission