

Table 1: Preliminary Evaluation of Cannabis Uses

	PROS	CONS	COST / REVENUE IMPLICATIONS
Expanded Personal Cultivation(outdoor/more)	-Reduces need for retail cannabis businesses -Reduces cost of use and increases individual control -Outdoor uses less power & has fewer building risks	-Potential impacts to adjacent residents, especially odor -Safety/security concerns -Black market risk. Is more than 6 plants needed?	-No tax or grant revenue -Enforcement costs depend on complaints. Outdoor may generate more complaints.
Commercial Outdoor Cultivation	-Abundance of available agricultural land in County -Valuable crop; may benefit agricultural economy -Agricultural jobs -Suitable climate in County -Reduction of black market -Ability for cannabis used in County to be locally grown	-Odor Impacts -Visual impacts (security fencing) -Security Concerns (valuable crop, potential cash on hand may induce criminal activity) -Pesticide / water use (different than other crops?) -Regulation could be complex	-Tax & grant receipts possible. Amount could vary drastically depending on the amount of cultivation permitted in County and what types of taxes are in place. -Cost to regulate could be high if permitting is widespread and if illegal grow was pursued aggressively.
Commercial Indoor Cultivation	-Less visible and potentially more secure than outdoor -Year-round harvest (more revenue) -Increases demand for industrial buildings	-Security concerns (valuable crop / cash on hand) -Odor impacts (perhaps more controllable than outdoor) -High energy usage (mitigate w/requirement for solar?) -Drinking water might be used (Adequate supply? Best use?) -Wastewater? Challenge for sanitary districts? -Pesticide use (indoor use a greater risk for workers?)	- Similar to outdoor cultivation, though it seems likely the scale of outdoor cultivation could be potentially be much larger than indoor, meaning indoor may have a lower ceiling on overall enforcement costs. The difference in terms of revenue is less clear as indoor may be far more lucrative per acre and the risk of tax requirements driving activity to the black market may be higher with outdoor.
Manufacturing	-County has substantial industrial land and this use may be compatible with other industrial uses -Potential to generate significant economic activity/jobs -Modest space requirements (relative to cultivation) -Local permitting would provide improved health and safety oversight and might help curb illegal uses	-Safety hazards (some processes use volatile compounds) -Health/Safety concerns of products -Zoning and Health Ordinance may be required -Security concerns similar to other uses	-Tax & grant receipts possible. Amount would vary depending on the amount of manufacturing permitted in County and what types of taxes are in place. Potential high revenue per acre / per business. -Health and safety enforcement could have significant cost.
Testing Facility	-Emerging industry, similar benefits to manufacturing but with perhaps less economic potential & fewer risks. -Contributes to safety of cannabis industry	-Safety/hazard issues -Security concerns	-Similar to manufacturing, but probably with less revenue potential and less enforcement cost.
Distribution*	-Modest impacts to neighboring properties -County has suitable, centrally located industrial land -Warehousing and trucking jobs	-Security concerns (valuable crop / cash on hand)	-Similar to manufacturing and testing, but probably with intermediate revenue potential and less enforcement cost.
Retail Sales	-Product made available locally. Easier / closer access. -Completes County supply chain -Potential to generate significant economic activity and retail jobs -Local permitting of retail would provide improved health/safety oversight and might help curb illegal uses	-Safety / security concerns (cash on hand / valuable product) -High profile / high traffic -Unsavory image/many neighborhoods may not want -May stimulate greater use, abuse & related societal impacts. -Zoning and Health ordinances may be required	-Tax & grant receipts possible. Amount could vary drastically depending on the amount of retail permitted in County and what types of taxes are in place. -Cost to regulate could be high if permitting is widespread and if crime / community impacts are serious. Higher treatment costs.
Retail Delivery** Business	-Similar to retail sales but with less neighborhood impact/ stigma	-Similar to retail sales but impacts more distributed -Harder to enforce age limitations	- Similar to retail sales. Possible to recoup taxes that may otherwise be received only by those jurisdictions that do allow.
Micro-business***	-Encourages local “Artisan” or “Boutique” small business -Complete integration of business	-Impact to neighboring properties -Zoning and Health ordinances may be required -Increased cannabis exposure	-Due to the nature of “microbusinesses” the potential tax receipts generated by this type of use would be limited -Similar to retail/cultivation, cost to regulate could be high if widespread.

* “Distribution” as used in AUMA is a facility where wholesale cannabis is received and distributed to retail cannabis outlets such as dispensaries. Under AUMA, retail sale of cannabis is not permitted with a “distributors” license.

** While the County does have the ability to prohibit or restrict the establishment of delivery businesses in the unincorporated area that deliver cannabis to customers, staff does not believe the County would have the practical ability to enforce a prohibition on actual deliveries (for instance, from a business legally established in a neighboring jurisdiction to an unincorporated area).

*** “Micro-business” under AUMA is a small retailer with a farm not exceeding 10,000 square feet and could be compared to a farm stand where products grown on a property are available for retail sale at the same property.