

**CITY OF ARCATA
ECONOMIC DEVELOPMENT COMMITTEE AGENDA**

**City of Arcata Council Chambers
736 F Street, Arcata (City Hall)**

**December 7, 2017
Thursday at 5:00 P.M.**

Persons with disabilities may request special accommodations by contacting the City Clerk at (707) 822-5953 three working days in advance of the meeting. Assistive listening devices are available. Pursuant to Government Code section 54957.5, all writings or documents relating to any item on this agenda which have been provided to a majority of the Economic Development Committee, including those received after distribution of the Economic Development Committee's agenda packet, will be made available for public inspection in the agenda binder located in Community Development at Arcata City Hall, 736 F Street, during normal business hours.

- I. ROLL CALL.** Committee Members: Maureen Hart (Vice Chair), Jane Woodward, Craig Wruck, Rattnak Sokhom, Aaron Lieberman, Destiny Preston, and Dan Shahin.
- II. ORAL COMMUNICATIONS.** This item is provided for people to address the Economic Development Committee (Committee) or submit written communications on matters not on the agenda. The Committee cannot take action on any item not on the agenda.
- III. APPROVAL OF MINUTES.** Minutes: November 2, 2017.
- IV. BUSINESS / ACTION ITEMS.**
 - A. Introduction of new Committee Members – Dan Shahin and Destiny Preston. Estimated Time: 5 Minutes.
 - B. Election of Chair and Vice Chair (if needed). Estimated Time: 5 Minutes.
 - C. Review Draft West End Road Market Analysis. ACTION: Review and comment on the recommendations for West End Road area and Happy Valley. Estimated Time: 45 minutes.
 - D. Economic Development Committee Meeting Day and Time. ACTION: Consider revising Committee meeting day and time. Current meeting time conflicts with Arcata Chamber of Commerce – Chamber Mixer. Estimated Time: 15 minutes.
 - E. Plaza Activities Affect Economic Development. ACTION: Consider input for community meeting on a discussion about the Plaza scheduled for Monday, January 8, 2018, 6:00 p.m. in the Arcata City Council Chamber. Estimated Time: 30 minutes.
- V. CORRESPONDENCE, COMMITTEE, AND STAFF COMMUNICATIONS.**
 - A. Staff Liaison – Mateer out of the office December 27, 2017 to January 15, 2018.
 - B. Update on Community Development Department projects.
- VI. ADJOURNMENT.**

DRAFT

**CITY OF ARCATA
ECONOMIC DEVELOPMENT COMMITTEE MINUTES**

**City of Arcata Council Chambers
736 F Street, Arcata (City Hall)**

**November 2, 2017
Thursday at 5:00 P.M.**

- I. **ROLL CALL.** Committee Members: Jane Woodward, Craig Wruck, Rattnak Sokhom, and Aaron Lieberman present. Maureen Hart (Vice Chair) absent. Bryan Willkomm resigned prior to meeting.

ON A MOTION BY SOKHOM, A SECOND BY LIEBERMAN AND A 4-0 VOICE VOTE THE COMMITTEE ELECTED WOODWARD CHAIR PRO-TEM.
- II. **ORAL COMMUNICATIONS.** Lucy Salazar addressed the Committee on the social and economic issues in the Valley West neighborhood. She requested the Committee prioritize their 2018 Goal #15 to make recommendations to support the business and residential needs of the Valley West neighborhood.
- III. **APPROVAL OF MINUTES.** ON A MOTION BY SOKHOM, A SECOND BY LIEBERMAN AND A 4-0 VOICE VOTE THE COMMITTEE APPROVED THE MINUTES OF October 5, 2017 AS PRESENTED. AYES: Woodward, Sokhom, Wruck and Lieberman. NOES: NONE. ABSENT: Hart. ABSTENTIONS: NONE.
- IV. **BUSINESS / ACTION ITEMS.**
 - A. Annual Business of the Year Award. ACTION: THE PUBLIC MADE NO NEW NOMINATIONS OR COMMENTS; THEREFORE, THE COMMITTEES ACTION ON OCTOBER 3, 2017 STANDS.
 - B. Adult Cannabis Policy Review. ACTION: ON A MOTION BY SOKHOM, A SECOND BY WRUCK AND A 4-0 VOICE VOTE THE COMMITTEE ADOPTED THE SUBCOMMITTEE'S STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS ANALYSIS ON ADULT CANNABIS RETAIL SALE POLICIES FOR THE CITY OF ARCATA (ATTACHMENT A, EXHIBIT 1). AYES: Woodward, Sokhom, Wruck and Lieberman. NOES: NONE. ABSENT: Hart. ABSTENTIONS: NONE.

ON A MOTION BY SOKHOM, A SECOND BY WRUCK AND A 4-0 VOICE VOTE THE COMMITTEE RECOMMENDS THE CITY ADOPT POLICIES AND STANDARDS THAT LIMIT ADULT CANNABIS RETAIL SALES IN ALL COMMERCIAL ZONING DISTRICTS BASED ON THE COMMITTEE'S ADOPTED STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS ANALYSIS AND PUBLIC COMMENTS. AYES: Woodward, Sokhom, Wruck and Lieberman. NOES: NONE. ABSENT: Hart. ABSTENTIONS: NONE.

THE COMMITTEE RECOMMENDS STAFF FORWARD THE ADOPTED STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS ANALYSIS AND PUBLIC COMMENTS (ATTACHMENT A, EXHIBITS 1-4 TO THE POLICY REVIEW AUTHORITY.

NOTE: THE COMMITTEE RECESSED TO REVIEW THE INFORMATION ON ITEM IV.B AND RECONVENED TO CONTINUE MEETING.
- V. **CORRESPONDENCE, COMMITTEE, AND STAFF COMMUNICATIONS.**
 - A. Committee Member reappointments. COMMITTEE MEMBERS WRUCK, SOKHOM AND LIEBERMAN ALL INDICATED THEY ARE INTERESTED IN REAPPOINTMENT.
- VI. **ADJOURNMENT.** 6:35 P.M

2017	Jan	Feb	Ma	Apr	Ma	Jun	Jul	Aug	Sep	Oct	Nov	Dec
Bryan Willkomm	X	X	O	X	O	X	X	X	X	X	Resigned	
Maureen Hart	X	X	X	X	X	X	X	X	X	X	O	
Jane Woodward	X	X	X	X	X	X	X	X	X	X	X	
Craig Wruck	X	X	X	X	X	O	X	X	X	O	X	
Rattnak Sokhom	O	X	X	X	X	X	O	X	X	X	X	
Aaron Lieberman								X	X	X	X	
Vacancy												

X=Present; O=Absent; C=Cancelled; S=Special Meeting (absences do not count)

Approved by the Committee on .

On a motion by , seconded and a voice vote the Committee approved the Minutes. AYES: NOES:
ABSENT: ABSTENTIONS:

ATTEST: Joe Mateer, Senior Planner

ATTACHMENT A:

- EXHIBIT 1: CITY OF ARCATA ECONOMIC DEVELOPMENT COMMITTEE ADOPTED STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS ANALYSIS ON ADULT CANNABIS RETAIL SALE POLICIES FOR THE CITY OF ARCATA.
- EXHIBIT 2: COMMITTEE MEMBER COMMENTS ON ADULT CANNABIS RETAIL SALE POLICIES
- EXHIBIT 3: PUBLIC COMMENTS ON ADULT CANNABIS RETAIL SALE POLICIES FOR THE CITY OF ARCATA - "STRENGTHS, WEAKNESSES, OPPORTUNITIES, AND THREATS" ANALYSIS.
- EXHIBIT 4: PUBLIC MEMBER COMMENTS ON ADULT CANNABIS RETAIL SALE POLICIES.

Attachment A, Exhibit 1: City of Arcata Economic Development Committee Minutes - November 2, 2017

STRENGTHS	PROHIBIT	PROHIBIT – PLAZA AREA	LIMIT	LIMIT – NON PLAZA COMMERCIAL	FREE MARKET
<h1 style="writing-mode: vertical-rl; transform: rotate(180deg);">STRENGTHS</h1>	<ol style="list-style-type: none"> 1. Status Quo - No change, easy to implement and understand. 2. Less staff time on cannabis business licensing, 3. Protect existing businesses from increased rents or loss of business space. 4. Maintains current business diversity. 5. Protects existing dispensaries. 6. Discourages additional cannabis use in public. 7. Others – 	<ol style="list-style-type: none"> 1. Encourages ‘family-friendly’ environment for Plaza area and plaza events. 2. Discourages public smoking on Plaza. 3. Protects current non-cannabis businesses for rent increases. 	<ol style="list-style-type: none"> 1. Increase economic activity while limiting substantial rental costs of non-cannabis businesses. 2. Prevents an over-abundance of cannabis businesses. 3. Maintain business diversity. 4. Ensures access to cannabis products in mixed use neighborhoods and limit vehicle trips, and discourages driving under the influence. 5. City can vet cannabis businesses that reflect community values. 	<ol style="list-style-type: none"> 1. Increase economic activity while limiting substantial rental costs of non-cannabis businesses. 2. Prevents an over-abundance of cannabis businesses. 3. Maintain business diversity. 4. Ensures access to cannabis products in mixed use neighborhoods and limit vehicle trips, and discourages driving under the influence. 5. City can vet cannabis businesses that reflect community values. 	<ol style="list-style-type: none"> 1. Increase completion among cannabis retailers and accessory sales. 2. Increase property owner’s rental income. 3. Potential increased foot traffic, exposure to other businesses. 4. Potential gain of sales tax revenue. 5. Increase in Commercial Cannabis Activity Permit Fees. 6. Opportunity for existing Humboldt product branding. 7. Local cannabis manufacturers gain local retail markets. 8. Influx of new HSU consumers annually. 9. Disperse retail cannabis business 10. Access to Humboldt County products. 11. Only good business models will survive. 12. Loss of public recognition as a cannabis friendly culture. 13. Other -

WEAKNESSES

WEAKNESSES	PROHIBIT	PROHIBIT – PLAZA AREA	LIMIT	LIMIT – NON PLAZA COMMERCIAL	FREE MARKET
	<ol style="list-style-type: none"> 1. Loss of economic opportunity as other jurisdictions will fill void. 2. Property owners lose potential higher rents. 3. Potential loss of increased foot traffic, exposure to other businesses. 4. Potential loss of sales tax revenue. 5. Loss of Commercial Cannabis Activity Permit Fees. 6. Missed opportunity for existing Humboldt product branding. 7. Local cannabis manufacturers lose local retail markets. 8. Others – 	<ol style="list-style-type: none"> 1. Loss of Plaza area as potential hum of cannabis activity/economy (cannabis festival, etc.) 2. Loss of visibility for visitors seeking cannabis products. 	<ol style="list-style-type: none"> 1. Difficult to create fair system to select which cannabis business will receive license. 2. Discourages competition amongst cannabis retailers. 3. Potential decrease in sales tax revenue due to smaller number of cannabis businesses. 	<ol style="list-style-type: none"> 1. Difficult to create fair system to select which cannabis business will receive license. 2. Discourages competition amongst cannabis retailers. 3. Potential decrease in sales tax revenue due to smaller number of cannabis businesses. 	<ol style="list-style-type: none"> 1. New regulations, difficult to implement and understand. 2. Increase in staff time on cannabis business licensing, 3. Increased rents or loss of business space for existing businesses. 4. Maintains current business diversity. 5. Protects existing dispensaries. 6. Unintended consequences. 7. Other 8. <u>Lack of social / medical services.</u> 9. <u>Lack of public safety program.</u>

OPPORTUNITIES

OPPORTUNITIES	PROHIBIT	PROHIBIT – PLAZA AREA	LIMIT	LIMIT – NON PLAZA COMMERCIAL	FREE MARKET
	<ol style="list-style-type: none"> 1. Create family friendly perception. 2. Increase approval of non-cannabis advocates. 3. Other - 		<ol style="list-style-type: none"> 1. Similar free market opportunities without rent increases to non-cannabis businesses. 2. More control of who receives licenses. 3. Ability to choose business models that are beneficial to community. 	<ol style="list-style-type: none"> 1. Similar free market opportunities without rent increases to non-cannabis businesses. 2. More control of who receives licenses. 3. Ability to choose business models that are beneficial to community. 	<ol style="list-style-type: none"> 1. Increase economic opportunity for new cannabis businesses. 2. Increase commercial property values. 3. Potential decrease in enforcement of illegal sales. 4. Political support – 68% voter approved Prop 64 – Adult cannabis. 5. Increase sales of accessory cannabis related products, supplies, glassware, etc. 6. Supports MMIZ policies and locally manufactured products. 7. Lower number of alcohol serving facilities. 8. Investment in structures, interior and exterior building improvements, 9. Other

THREATS

THREATS	PROHIBIT	PROHIBIT – PLAZA AREA	LIMIT	LIMIT – NON PLAZA COMMERCIAL	FREE MARKET
	<ol style="list-style-type: none"> 1. Potential increase in enforcement of illegal sales. 2. Political backlash – 68% voter approved Prop 64 – Adult cannabis. 3. Loss of public recognition as a cannabis friendly culture. 4. Potential conflicts with Arcata’s existing cannabis policies – MMIZ. 5. Decreased sales of accessory cannabis related products, supplies, glassware, etc. 6. Lose potential HSU students to other cannabis friendly communities. 7. Increase in alcohol sales and related impacts. 8. Other - 		<ol style="list-style-type: none"> 1. Potential successful cannabis business locating to other markets. 2. Complaints from entrepreneurs who do not receive licenses. 	<ol style="list-style-type: none"> 1. Potential successful cannabis business locating to other markets. 2. Complaints from entrepreneurs who do not receive licenses. 	<ol style="list-style-type: none"> 1. Create of perception unfamily friendly 2. Decrease approval of non-cannabis advocates. 3. Increase HSU student and employees for non cannabis supporters 4. Increase business speculation. 5. Loss of business diversity 6. Other

City of Arcata Economic Development Committee

Attachment A, Exhibit 2 – Committee Member Comments on Adult Cannabis Retail Sale Policies

Economic Development Committee member Maureen Hart comments.

Tourist: Arcata for a long time has had cannabis tourism. It can be seen every day. The question is how do we create a tourism that makes the square free of the negative impacts: Smoke free, family friendly, no all day - day after day loitering or living, keeping a feeling of safety.

Use the taxes to fund a homeless shelter(s) with land attached so homeless people are not pushed to public places as their only option.

Fund community policing to keep walking police that can assist people from smoking around the square (stronger assistance?). What good is smoke free when people continue to smoke (both tobacco and cannabis) unrestricted.

Do not equate restricted in negative and positive ways which it feels like is happening here in this committee, and with staff. Restricted means that the city planning department is using the skills and knowledge they have to roll out a plan that does not negatively impact or greatly lowers the negative impact on the rest of city and business services.

Yes, the majority of Arcata population voted "Yes" but that should not be simplistically interpreted as anything goes. Again, the City should use its skills, knowledge and recent success with restrictions (pattern restaurants, dispensaries, etc) to roll out a plan that can be expanded or modified as needed.

Avoid over simplifying the "Yes" vote, it should not be interpreted as anything goes.

Agree with keeping larger corporations out of this and let local businesses have a chance.

Restrict number of places for cannabis so it does not displace all our other businesses. Keep the diversity of businesses and keep the rents from going up so high that no other businesses can pay the rents and Arcata becomes a bar and cannabis business square. Again, we can not go back on the alcohol businesses, but we can restrict the number of cannabis businesses to help keep a business diversity, and to help ensure the success of the businesses.

Attachment A, Exhibit 3 – Public Member Comments on
Adult Cannabis Retail Sale Policies

Public Comments:

- a. Public member's (prefers anonymity) - "Strengths, Weaknesses, Opportunities, and Threats analysis.

PLAZA DISTRICT--Strengths

Internal (helpful attributes of organization; within City's control)

Economic Impacts:

Zoned for Commercial Central (red)

Increase in tax revenue

Creation of jobs/retail opportunities

Diversify retail options

Close proximity to restaurants; movie theaters; bookstores; city library; shopping;
art galleries; music/record store; entertainment; wellness therapy centers; yoga
studios; baseball stadium; CVS/Safeway

Attract canna-tourism to Plaza

Arcata Main Street business expressed support in Com. Stakeholder's meeting

Close proximity to police department

Close proximity to existing headshops: possible increased influx of new consumers;
staff familiar with anecdotal information, consumption methods, etc.

Two existing medical cannabis retail businesses have been successful & have positively
contributed to City's sales tax

Consider portion of City tax revenue earmarked for Plaza improvements/enforcement

Additional Impacts:

Development of new City regulations: Customize all CCAP's/RFP's to ensure quality;

Provide incentives to sell sustainably-grown/locally manufactured products;

Prohibit cannabis business chains/corporations

Opportunity to create policy re: indoor air quality ordinances

Provides locals/tourists legal access to lab-tested cannabis without a doctor's
recommendation

Quality flower, manufacturing, etc. locally available/less expensive

Centrally-located within the City: access Plaza by bus, biking, walking

Walkable community area

Park available to appropriately relax/hang out, play instruments

Possible conversion of existing vape lounge

Implies location integration: not isolating industry

68% of Arcatans voted yes for Prop 64

Implies that City is responsive to majority of voters' will

Implies acceptance of current national political trends

Locals: many may be experienced consumers due to familiarity with medical cannabis

Reinforces (at a local level) Arcata's progressive/inclusive/cannabis-positive reputation

PLAZA DISTRICT--Weaknesses

Internal (harmful attributes of organization; within City's control)

Economic Impacts:

Possible increase in police/emergency services involvement due to inexperienced consumers/tourists' accidental THC over-consumption

Police resources already limited & stretched, esp on the Plaza

Close proximity to **density** of alcohol establishments: impulse alcohol purchases/easy access

City may feel pressure to eliminate CCAP's/RFP's in response to business/political expectations of permit expediency

Too visible within the center of the City

Additional Impacts:

Increased foot-traffic concerns re: driving impairment

Signage concerns: clear guidelines needed to avoid (subjectively) tacky signage/storefronts, i.e. inflatable advertising balloons; large neon cannabis leaves

Business name concerns: create guidelines to possibly avoid (subjectively) tacky names, i.e. "Pot on the Plaza" or "Plaza Puff-n-Stuff," etc.

Reinforces (at a local level) Arcata's progressive/inclusive/cannabis-positive reputation

PLAZA DISTRICT--Opportunities

External (helpful attributes of environment; NOT within City's control)

Economic Impacts:

Creation of living wage salaries

Hiring of local contractors, plumbers, skilled workers

Increase in real estate market & property taxes

Niche market of cannabis boutiques

Promote innovation: carbon footprint issues; greenhouse emissions balancing methods; alternative renewable energy options

Additional Impacts:

New job force has potential to access location by bus, bike, walking

Plaza permitted events: improved family-friendly atmosphere due to possible decrease in alcohol sales/consumption; possible decrease in negative alcohol-related behaviors

Possible decrease in chronic **late night** negative alcohol-related behaviors, esp along north side of Plaza

Current state legislators favor cannabis business success

National legalization possible in near future

Fed gov't reschedules/deschedules cannabis on Controlled Substances Act list

Potential for possible decrease in opioid abuse/littered drug paraphernalia

Data collection/analysis research more readily available for HSU student projects

Educated public: potential for additional educational resources readily available (vaping, edibles, books, brochures, etc.) in new establishments

Potential to dispel outdated/inaccurate cannabis stigma

Highlights Arcata (on a state/national level) as a progressive/inclusive/cannabis-positive community

PLAZA DISTRICT--Threats

External (harmful attributes of environment; NOT within City's control)

Economic Impacts:

Property owners tempted to substantially increase rents
Unsustainable/unstable increase in real estate values
Banking issues: unable to secure loans; defaults; foreclosures
Plaza permitted events: decrease in alcohol consumption/sales due to increase in illegal cannabis consumption
Parents may feel uncomfortable with the perceived "family friendly" Plaza's close proximity to cannabis images: branding, signage, leaves
Possibly displeasing to farmer's market patrons
Projected oversaturation of flower product
Sales prediction/tax revenue expectations unrealized
Economic downturn could significantly reduce cannabis sales
Potential increase in criminal activity due to all-cash transactions
Possibly displeasing to parents visiting/touring with their HSU kids

Additional Impacts:

Possible increases in odor; illegal consumption; loitering
Increase driving impairment when consumers inhale/ingest & drive
Driving required to access nature: community forest, marsh, ocean
Potential increase in complaints: residents & business owners
Potential for federal gov't enforcement
Instability of societal support; public support may falter
Possible increase of "black market" sellers who target buyers (entering/exiting establishments)
Highlights Arcata (on a state/national level) as a progressive/inclusive/cannabis-positive community

C/N/VW DISTRICTS--Strengths

Internal (helpful attributes of organization; within City's control)

Economic Impacts:

Increase in tax revenue

Creation of jobs/retail opportunities

Diversify retail options

Two existing medical cannabis retail businesses have been successful & have positively contributed to City's sales tax

Additional Impacts:

Development of new City regulations: Customize all CCAP's/RFP's to ensure quality;

Provide incentives to sell sustainably-grown/locally manufactured products;

Prohibit cannabis business chains/corporations

Opportunity to create policy re: indoor air quality ordinances

Provides locals/tourists legal access to lab-tested cannabis w/o a doctor's rec.

Quality flower, manufacturing, etc. locally available/less expensive

68% of Arcatans voted yes for Prop 64

Implies that City is responsive to majority of voters' will

Implies acceptance of current national political trends

Locals: many may be experienced consumers due to familiarity with medical cannabis

Reinforces (at a local level) Arcata's progressive/inclusive/cannabis-positive reputation

CREAMERY: (include above attributes)

Zoned for Industrial Limited (purple)

Attract canna-tourism to historical area

Close proximity to Plaza

Close proximity to other retail (Holly Yoshi; Cider Co.; Kinetic Lab; etc.)

Close proximity to entertainment/workshops/studio (Arcata Playhouse, Redwood Raks)

Walkable community area

NORTHTOWN: (include above attributes)

Zoned for Commercial Central & Commercial General (red & orange)

Close proximity to restaurants, entertainment, video store, tattoo studios, etc.

Close proximity for HSU adult students

Walkable community area

VALLEY WEST: (include above attributes)

Zoned for Industrial Limited & Commercial General (purple & orange)

Existing smoke shop: possible increased influx of new consumers; staff familiar with anecdotal information, consumption methods, etc.

Close proximity to restaurants, hotels/motels

Close proximity to regional bus routes

C/N/VW DISTRICTS--Weaknesses

Internal (harmful attributes of organization; within City's control)

Economic Impacts:

Possible increase in police/emergency services involvement due to inexperienced consumers/tourists' accidental THC over-consumption

Police resources already limited & stretched

Close proximity to alcohol establishments: impulse alcohol purchases/easy access

City may feel pressure to eliminate CCAP's/RFP's in response to business/political expectations of permit expediency

Additional Impacts:

Signage concerns: clear guidelines needed to avoid (subjectively) tacky signage/storefronts, i.e. inflatable advertising balloons; large neon cannabis leaves

Business name concerns: create guidelines to possibly avoid (subjectively) tacky names, i.e. "Creamery Kush," "Northtown Nugs," "Valley West Weed," etc.

Reinforces (at a local level) Arcata's progressive/inclusive/cannabis-positive reputation

CREAMERY: *(include above attributes)*

Increase in police enforcement: **more concentrated/visibility** of accidental THC over-consumption

Possibly displeasing to the patrons of Saturday Market (permitted from June-Sept)

Increased foot-traffic concerns re: driving impairment

NORTHTOWN: *(include above attributes)*

VALLEY WEST: *(include above attributes)*

Density of residential homes (could lower property values)

Close proximity to HSU student body

C/N/VW DISTRICTS--Opportunities

External (helpful attributes of environment; NOT within City's control)

Economic Impacts:

Creation of living wage salaries

Hiring of local contractors, plumbers, skilled workers

Increase in real estate market & property taxes

Niche market of cannabis boutiques

Possible decrease in alcohol sales due to increase in cannabis sales

Promote innovation: carbon footprint issues; greenhouse emissions balancing methods; alternative renewable energy options

Additional Impacts:

Possible decrease in negative alcohol-related behaviors throughout City

Current state legislators favor cannabis business success

National legalization possible in near future

Fed gov't reschedules/deschedules cannabis on Controlled Substances Act list

Potential for possible decrease in opioid abuse/littered drug paraphernalia

Data collection/analysis research more readily available for HSU student projects

Educated public: potential for additional educational resources readily available (vaping, edibles, books, brochures, etc.) in new establishments

Potential to dispel outdated/inaccurate cannabis stigma

Highlights Arcata (on a state/national level) as a progressive/inclusive/cannabis-positive community

CREAMERY: *(include above attributes)*

More businesses own their property (eliminating substantial rent increases)

NORTHTOWN: *(include above attributes)*

VALLEY WEST: *(include above attributes)*

C/N/VW DISTRICTS-- Threats

External (harmful attributes of environment; NOT within City's control)

Economic Impacts:

Property owners tempted to substantially increase rents
Unsustainable/unstable increase in real estate values
Banking issues: unable to secure loans; defaults; foreclosures
Projected oversaturation of flower product
Sales prediction/tax revenue expectations unrealized
Economic downturn could significantly reduce cannabis sales
Potential increase in criminal activity due to all-cash transactions
Possible decrease in alcohol sales due to increase in cannabis sales
Possibly displeasing to parents visiting/touring with their HSU kids

Additional Impacts:

Possible increase of odor; illegal consumption; loitering, dispersed throughout the City
Increase driving impairment when consumers inhale/ingest & drive
Driving required to access nature: community forest, marsh, ocean
Potential increase in complaints: residents & business owners
Potential for federal gov't enforcement
Instability of societal support; public support may falter
Possible increase of "black market" sellers who target buyers (entering/exiting establishments)
Highlights Arcata (on a state/national level) as a progressive/inclusive/cannabis-positive community

CREAMERY: (include above attributes)

Owners of Creamery may object
Owners of "anchor" establishments (Holly Yoshi, Fed Ex, Greenway Partners) may object
Redwood Raks summer camp program: staff/parents may object
Possible increase in **density**: odor; illegal consumption; loitering
May conflict with CD's online vision statement
Parents may feel uncomfortable w/ proximity of cannabis images: branding, signage

NORTHTOWN DISTRICT: (include above attributes)

Frequent turnover rate for businesses
Majority of business owners rent (?)

VALLEY WEST: (include above attributes)

Possible increase in **density** of daily loiterers, panhandlers
Possible increase in **density** of perceived mentally ill transients
Potential for objections/complaints due to residential density

Attachment A, Exhibit 4 – Public Member Comments on
Adult Cannabis Retail Sale Policies

a. Public member Bryan Willkomm –

- i. Plaza's negative perception is caused by alcohol sales;
- ii. Limiting alcohol would have positive impact;
- iii. Private security on the Plaza would be ineffective because they have no authority;
- iv. State license fees for retail cannabis businesses can be up to \$300,000;
- v. State may not be ready to issue cannabis permits by January 2018;
- vi. City should consider on-site cannabis consumption polices;
- vii. Second floor (non-street level) cannabis consumption areas would limit street level odor impacts;
- viii. Tourists need a place to consume. Hotels add fees to room rents when customers smoke in rooms;
- ix. Recommend retail cannabis sales areas also have food and water at locations;
- x. City should consider education funds for a safe and responsible cannabis consumption campaign;
- xi. Use a "Request for Proposal or Qualifications" to vet and screen compatible cannabis retail businesses; and
- xii. Consider specific solid waste impacts from required State packaging regulations and preventing underage access to cannabis waste products.

b. Public member's (prefers anonymity) –

- i. Berkley and Santa Cruz have temporary policies to allow dispensaries to obtain dual permit for medical and non-medical cannabis while long term cannabis policies are adopted;
- ii. Eureka: accepts up to 2 cannabis sales permit applications every six months; up to four permits a year; applications reviewed by City Staff and City Council; city can self-impose limits or stop gap measures as needed; permits can allow on-site consumption.
- iii. Recommend Arcata take a slow approach to non-medical cannabis sales and limit the number of cannabis sales locations.
- iv. City should be selective on who they chose to operate a cannabis sales business.
- v. Consider a cannabis education program to provide information for safe and informed choices. See CA Dept of Health "Let's Talk Cannabis" program.
- vi. Be cautious, don't allow the tacky looking businesses that cropped up in southern Oregon.
- vii. Prohibit corporate or chain cannabis businesses.

Meetings & Liaisons for City Council, Commissions & Committees

<i>Committee/Commission</i>	<i>Meeting Day</i>	<i>Time</i>	<i>Location</i>	<i>Staff Liaison</i>	<i>Department</i>
Arcata Foundation	Call of the Chair		TBA	Janet Luzzi	Finance
Boards of Permit & Handicapped Appeals	As Necessary		TBA	Chad Pasquini	Community Development
City Council	1st and 3rd Wednesday	6:00 p.m.	Council Chamber	Karen Diemer	City Manager's Office
Economic Development Committee	1st Thursday	5:00 p.m.	Council Chamber	Joe Mateer	Community Development
Energy Committee	3rd Monday	5:30 p.m.	Council Chamber	Julie Neander	Environmental Services
Forest Management Committee	2nd Thursday	7:00 a.m.	Council Chamber	Mark Andre	Environmental Services
Historic Landmarks Committee	3rd Thursday	4:00 p.m.	Council Chamber	Alyson Hunter	Community Development
Open Space & Ag Committee	2nd Monday	6:00 p.m.	Council Chamber	Mark Andre	Environmental Services
Parks & Recreation Committee	2nd Wednesday	6:00 p.m.	Council Chamber	Julie Neander	Environmental Services
Planning Commission	2nd and 4th Tuesday	6:00 p.m.	Council Chamber	Alyson Hunter	Community Development
Transactions & Use Tax Committee	Call of Chair		TBA	Janet Luzzi	Finance
Transportation Safety Committee	3rd Tuesday	4:30 p.m.	Council Chamber	Netra Khatri	Engineering
Wetlands and Creeks Committee	3rd Tuesday	6:00 p.m.	Arcata Library Conference Rm.	Julie Neander	Environmental Services