



PLANNING AND BUILDING DEPARTMENT

PLANNING DIVISION

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TO: Board of Supervisors AGENDA: January 13, 2025

FROM: Evan Mattes, Senior Planner DATE: December 19, 2025

RE: Commercial Cannabis Chapter 130.41 Amendment Resolution of Intention (ROI)

The purpose of the memorandum is to provide detailed information regarding applicability of special setbacks to different commercial cannabis uses and the incorporation of setback relief into approved, denied and processing Commercial Cannabis Use Permits (CCUP). Table 1 includes the list of applicable cannabis uses and the applicable setbacks outlined within Zoning Ordinance Chapter 130.41 (Commercial Cannabis). Setbacks for outdoor/mixed light cultivation include a 300-foot wetland setback, an 800-foot setback from property lines and a 1,500-foot setback from identified sensitive uses (schools, school bus stop) measured property line to property line. All other cannabis uses including retail store front, retail delivery, laboratory, manufacturing and indoor cultivation have a 1,500-foot setback from identified sensitive uses (ex. schools, school bus stop) and a 500-foot setback from residential zones and uses both measured property line to property line.

Table 1: Commercial Cannabis Use Setbacks				
Cannabis Use	300-ft Wetland Setback	800-ft property line or public right-of-way setback	1,500-ft school, school bus stop, etc. setback ¹	500-ft residential zone/use setback ¹
Retail Store Front			X	X
Retail Delivery			X	X
Laboratory			X	X
Manufacturing			X	X
Indoor Cultivation			X	X
Outdoor/Mixed Light Cultivation	X	X	X	
¹ Setback measured property line to property line				

Table 2 on page 3 of this staff memo includes a summary of the CCUPs that have been processed by the Planning and Building Department, Cannabis Division. As of the date of this memo, 25 CCUPs have been submitted for processing. Requests for setback reductions have been included in the majority of the CCUPs and have been a source of contention and a focus point for discussion during project processing and public hearings. Also, setback relief has been a factor during consideration of actions taken by the Planning Commission or taken by the Board of Supervisors during appeal of Planning Commission decisions.

Of the 25 submitted CCUPs nine (9) are retail storefronts, of which eight (8) have been approved with seven (7) requesting setback relief. One (1) application is still in process and is requesting setback relief. No appeals have been filed on retail storefront decisions.

One (1) delivery/distribution only CCUP application has been processed and approved. This CCUP requested and was granted a setback relief from an identified sensitive use. No appeal was filed.

Fourteen (14) CCUP applications for outdoor/mixed light cannabis cultivation have been submitted for processing. Five (5) CCUPs have been approved, two (2) have been denied, two (2) are currently on hold for future processing, one (1) was withdrawn, and four (4) are still in process. Twelve (12) of the cultivation applications have requested setback relief of at least one (1) of the required setbacks, including three (3) of the five (5) approved projects, both of the denied projects, and all of the remaining projects that are on hold or in process. A total of eight (8) appeals of Planning Commission decisions have been filed on outdoor/mixed light cultivation permits for the Board's consideration, with two (2) projects having (2) two appeals processed concurrently.

No applications have been received for cannabis laboratories, manufacturing or indoor cultivation.

Table 2: Commercial Cannabis Use Permit Applications						
Project Number	Status	Project Type	800-ft property line or public right-of-way setback	1,500-ft school bus stop, etc. setback	500-ft residential zone/use setback	Appeal Received
CCUP19-0001	Approved	Retail Storefront		X	X	
CCUP19-0002	Approved	Retail Storefront		X	X	
CCUP19-0003	Approved	Retail Storefront		X	X	
CCUP19-0004	Approved	Retail Storefront		X	X	
CCUP19-0005	Approved	Retail Storefront		X	X	
CCUP19-0006	Approved	Retail Storefront		X	X	
CCUP19-0007	Processing	Retail Storefront		X	X	
CCUP19-0008	Approved	Retail Storefront				
CCUP20-0001	Approved	Outdoor/Mixed Light Cultivation				
CCUP20-0002	On Hold	Outdoor/Mixed Light Cultivation	X	X		
CCUP20-0003	Approved	Outdoor/Mixed Light Cultivation	X			
CCUP20-0004	Denied	Outdoor/Mixed Light Cultivation		X		XX
CCUP20-0005	Approved	Outdoor/Mixed Light Cultivation	X			
CCUP21-0001	Approved	Retail Storefront		X	X	
CCUP21-0002	Approved	Outdoor/Mixed Light Cultivation	X	X		XX
CCUP21-0003	Withdrawn	Outdoor/Mixed Light Cultivation	X			
CCUP21-0004	On Hold	Outdoor/Mixed Light Cultivation	X			X
CCUP21-0005	Approved	Delivery/Distribution		X		
CCUP21-0006	Processing	Outdoor/Mixed Light Cultivation	X	X		
CCUP21-0007	Denied	Outdoor/Mixed Light Cultivation	X	X		X
CCUP21-0008	Approved	Outdoor/Mixed Light Cultivation				XX
CCUP22-0001	Processing	Outdoor/Mixed Light Cultivation	X	X		
CCUP22-0002	Processing	Outdoor/Mixed Light Cultivation	X	X		
CCUP22-0003	Processing	Outdoor/Mixed Light Cultivation	X	X		