

## Notice of Type II Application – Marijuana Retail Facility

The Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code, Section 40.510.020 and applicable code sections as listed below.

### Closing date for public comments: July 24, 2020

**Project Name:** Pot Zone

**Case Number:** OLR-2020-00072

**Request:** The applicant is requesting approval to operate a retail cannabis store on a .41-acre parcel located in a GC (General Commercial) zoning district within the Highway 99 Overlay.

**Address:** 7701 NE Highway 99

**Parcel number:** Lot 156 (148059) located in the northeast quarter of Section 10 and the northwest quarter of Section 11; Township 2 North; Range 1 East of the Willamette Meridian.

**Applicant/Contact:** Team Crème LLC  
dba Pot Zone of Vancouver  
1728 W 1<sup>st</sup> Avenue  
Spokane, WA 99201  
509.979.5989  
[chef\\_louie@msn.com](mailto:chef_louie@msn.com)

**Property Owners:** Hung Susanna S Trustee  
710 Columbia Street #414  
Vancouver, WA 98660  
Randy Jones  
7701 NE Highway 99  
Vancouver, WA 98665

**Staff contact:** Amy Wooten, Planner III  
564.397-5683  
[amy.wooten@clark.wa.gov](mailto:amy.wooten@clark.wa.gov)

**Zone designation:** GC (Commercial General) within the Highway 99 Overlay

Revised 6/29/2020



Community Development  
1300 Franklin Street, Vancouver, Washington  
Phone: 564.397.2375 Fax: 360.397.2011  
[www.clark.wa.gov/development](http://www.clark.wa.gov/development)



For an alternate format,  
contact the Clark County  
ADA Compliance Office.  
Phone: 564.397.2322  
Relay: 711 or 800.833.6384  
E-mail: [ADA@clark.wa.gov](mailto:ADA@clark.wa.gov)

**Neighborhood Association/Contact:** NE Hazel Dell Neighborhood Association  
Doug Ballou, President  
360.573.3314  
E-mail: [dougballou@comcast.net](mailto:dougballou@comcast.net)

### **Approval Standards/Applicable Laws**

On May 6, 2020, the Clark County Council adopted Interim Ordinance No. 2020-05-03 which allows marijuana retail facilities in a GC (General Commercial) zone on legally established lots (CCC 40.520.0010) subject to the Special Use Standards in CCC 40.260.115. This ordinance became effective May 16, 2020 and is viewable at this address:

<https://www.clark.wa.gov/community-planning/marijuana-regulations>

CCC 40.260.115 contains development standards and the following locational criteria for such facilities:

1. Not allowed within 500 feet of the following facilities, as defined in WAC 314-55-010 or Clark County Code:
  - Recreation center or facility, including the Clark County Events Center;
  - Child care center;
  - Public park;
  - Public transit center;
  - Library;
  - Any game arcade where admission is not restricted to persons aged twenty-one (21) or older; or
  - Churches and religious facilities.
2. Not allowed within 1,000 feet of the following facilities, as defined in WAC 314-55-010 or Clark County Code:
  - Elementary or secondary school;
  - Public playground;

Applications for retailing facilities shall be considered using a Type II review process pursuant to Section 40.510.020 which requires public notice.

**Application Date: May 29, 2020**  
**Fully Complete Date: June 19, 2020**

### **Timelines/Process**

Decisions on Marijuana Retailer Facility applications will be made any time following closure of the public comment period up to 78 calendar days from the Fully Complete Review date noted above, unless placed on hold for submittal of additional information. Information regarding this application can be obtained by calling 564.397.5683, visiting the Clark County Permit Center, 1300 Franklin Street, Vancouver, Washington 98660, or checking the status online at [www.clark.wa.gov/development](http://www.clark.wa.gov/development).

**Public Comment**

Comments received by the closing date noted below will be considered in the staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

An accurate mailing address for those mailing comments must be included or they will *not* qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

**In Person:** The Community Development Department is located in the Public Service Center, first and third floors, 1300 Franklin Street, Vancouver, Washington 98660. In an abundance of caution due to the public health threat posed by COVID-19, the associated statewide and local orders, and social distancing guidelines, Clark County Community Development is closed to in-person customers at this time. If you have questions, please call 564-397-4483.

**Mail:** Attn: Amy Wooten  
Department of Community Development  
P.O. Box 9810  
Vancouver, WA. 98666-9810

Due to remote working conditions necessitated by COVID-19 public health threat, e-mail is strongly preferred. You must include the name or case number in your correspondence.

**Email:** [amy.wooten@clark.wa.gov](mailto:amy.wooten@clark.wa.gov)

**Date of this notice: July 9, 2020**

Applicant's name: Team Cr me LLC

mailing address: 1728 W 1st Ave, Spokane, WA 99201

phone number: 509-979-5989

Name of marijuana business: POT ZONE

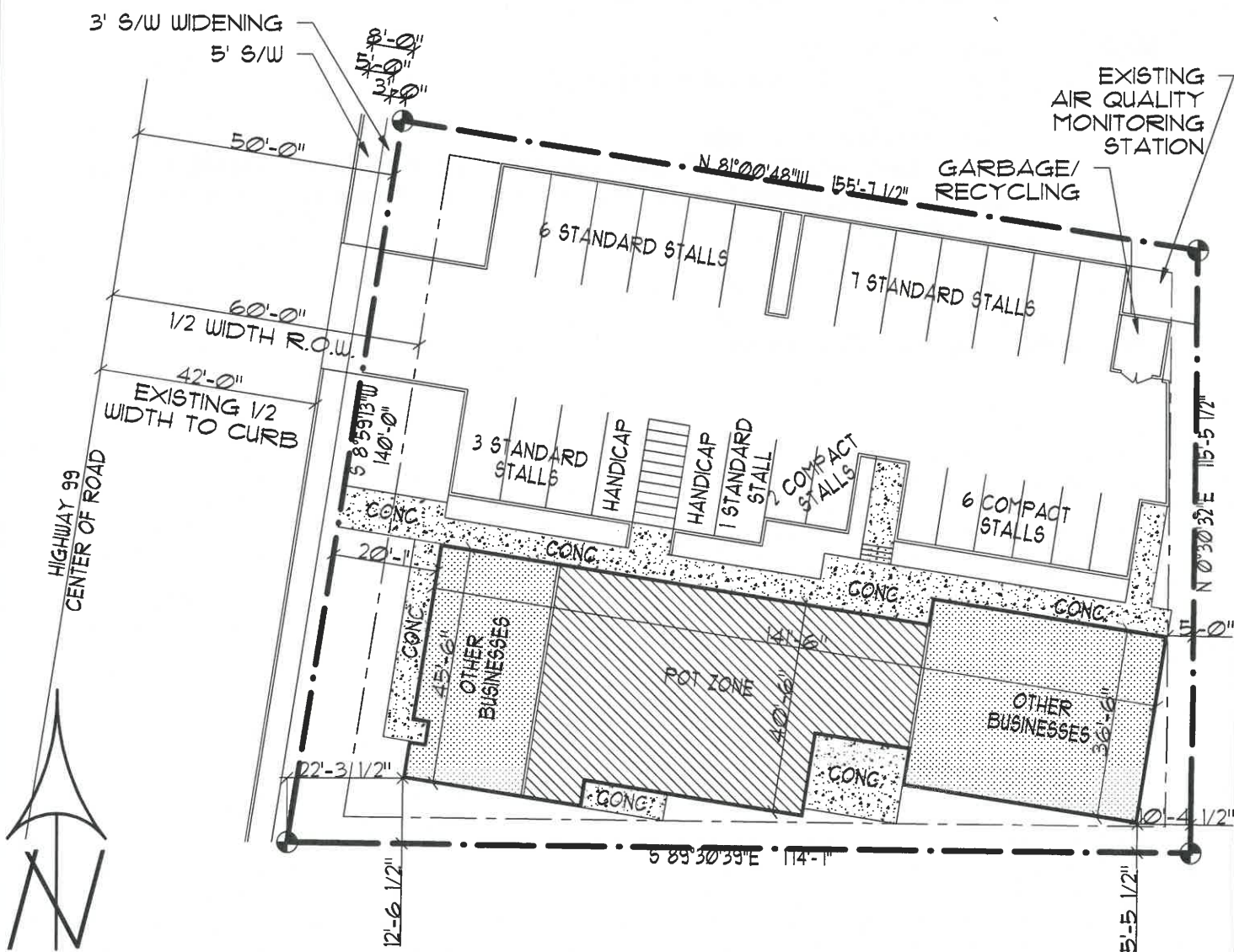
Owner's name: Hung Susanna S Trustee

mailing address: 710 Columbia St. #414, Vancouver, WA 98660

Contact person's name: Louie Flores

mailing address: 1728 W 1st Ave, Spokane, WA 99201

phone number: 509-979-5989



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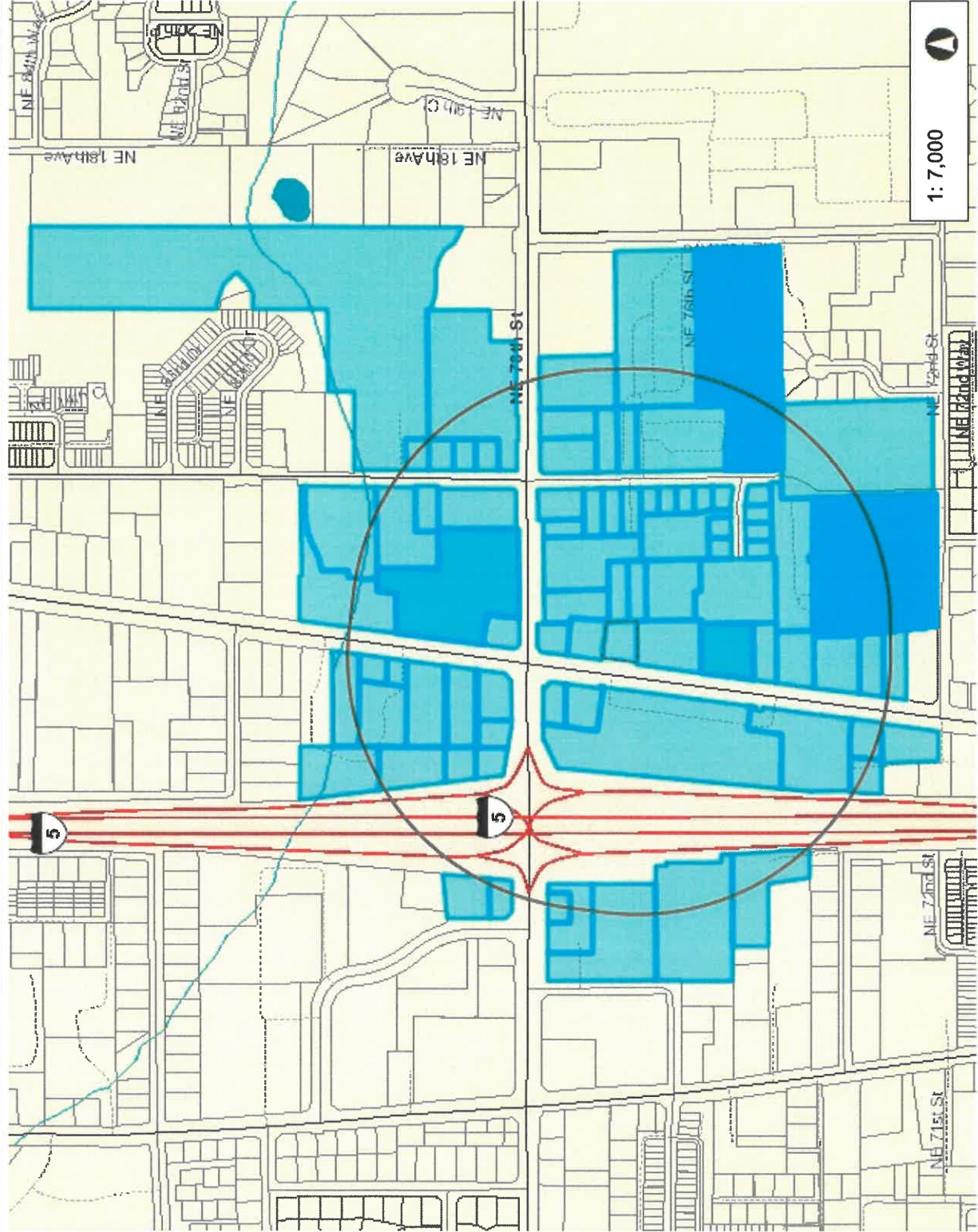
SCALE:  
1" = 30'  
6/11/2020

PARCEL#148059000  
7701 NE HIGHWAY 99  
RANDY JONES





# Pot Zone 1000' List

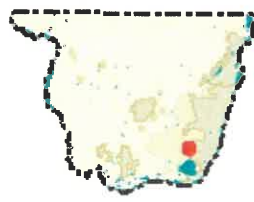


1: 7,000



### Legend

-  Taxlots
-  Cities Boundaries
-  Urban Growth Boundaries



**Notes:**  
Parcels within 1000 foot radius of the project.

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

1,166.7  
0 583.33 1,166.7 Feet  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
Clark County, WA - <http://gis.clark.wa.gov>