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 1st Avenue
Spokane, WA 99201
509.979.5989
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

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

Revised 6/29/2020

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
Neighborhood Association/Contact: NE Hazel Dell Neighborhood Association
Doug Ballou, President
360.573.3314
E-mail: 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.
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, email is strongly preferred. You must include the name or case number in your correspondence.

Email: amy.wooten@clark.wa.gov

Date of this notice: July 9, 2020