



Land use pre-application conferences will not be held at this time unless a virtual conference is requested by the applicant (the times listed below are tentative times if the pre-application virtual conference is held). Whether a pre-application conference is held or not, the pre-application reports will be available on the City's ePlans system the day the pre-application was scheduled to be held. Applicants, neighborhood associations and citizens are encouraged to reach out to the case manager listed below if you would like further information, comment or have questions on a proposed project.

Pre-application reports for the following projects are ready for review as of Nov. 30, 2023.

- 9 a.m. PRJ-169093/PIR-83791 Berth 13 & 14 General Mooring Svcs. Upgrades**
- Applicant** Port of Vancouver  
**Description** Upgrades to existing mooring operations  
**Location** 4229 NW Harborside Drive  
**Assessed Parcel Size** 17.5 acres  
**Zoning Designation** IH  
**Neighborhood Association** Fruit Valley  
**Case Manager** Keith Jones  
**E-mail** [Keith.jones@cityofvancouver.us](mailto:Keith.jones@cityofvancouver.us)
- 10 a.m. PRJ-PRJ-169094/PIR-83798 Happy Juice**
- Applicant** Happy Juice LLC  
**Description** Drive-through coffee/juice kiosk  
**Location** 5620 NE Gher Road  
**Assessed Parcel Size** One acre  
**Zoning Designation** CG  
**Neighborhood Association** North Image  
**Case Manager** Josie Rademacher  
**E-mail** [josie.rademacher@cityofvancouver.us](mailto:josie.rademacher@cityofvancouver.us)
- 11 a.m. PRJ-169095/PIR-83792 St. Johns Apartments**
- Applicant** Wilson Architects  
**Description** A new 4-story multi-family development with ground floor parking.  
**Location** 4700 St Johns Road  
**Assessed Parcel Size** One acre  
**Zoning Designation** DD  
**Neighborhood Association** West Minnehaha  
**Case Manager** Anthony Tortorici  
**E-mail** [Anthony.tortorici@cityofvancouver.us](mailto:Anthony.tortorici@cityofvancouver.us)
- 1:30 p.m. PRJ-169097/PIR-83806 3916 G Street**
- Applicant** Cory McNair  
**Description** A 6-unit multi-family building  
**Location** 3916 G Street  
**Assessed Parcel Size** 10,163 square feet  
**Zoning Designation** R-22  
**Neighborhood Association** Lincoln  
**Case Manager** Johnnie Hildreth  
**E-mail** [johnnie.hildreth@cityofvancouver.us](mailto:johnnie.hildreth@cityofvancouver.us)