



P.O. Box 1995 • Vancouver, WA 98668-1995
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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 Aug. 20, 2026.

9 a.m.	<u>PRJ-170327/PIR-86153</u>	<u>Fielding Detached ADU and Lot Split</u>
	Applicant	Wolf Industries
	Description	Proposed two-lot short subdivision residential infill development.
	Location	2613 NE 96th Avenue
	Assessed Parcel Size	17,860 square feet
	Zoning Designation	R-6
	Neighborhood Association	Oakbrook
	Case Manager	Mark Person
	E-mail	mark.person@cityofvancouver.us
10 a.m.	<u>PRJ-170338/PIR-86005</u>	<u>Goretoy Residence</u>
	Applicant	Vitaliy Goretoy
	Description	Divide one acre parcel into two lots and build a single-family residence; the current single-family residence will remain.
	Location	13807 NE 45th Street
	Assessed Parcel Size	43,560 square feet
	Zoning Designation	R-4
	Neighborhood Association	Burnt Bridge Creek
	Case Manager	Johnnie Hildreth
	E-mail	johnnie.hildreth@cityofvancouver.us

11 a.m. PRJ-169294/PIR-86177 CCS Site Plan
Applicant Ruslan Nikolaychuk
Description A church with associated parking
Location Parcel 986027995
Assessed Parcel Size 10.91 acres
Zoning Designation CG
Case Manager Anthony Tortorici
E-mail anthony.tortorici@cityofvancouver.us

2:30 p.m. PRJ-170340/PIR-86176 Union Station
Applicant Hurley Development
Description A drive-thru restaurant
Location 311 NE 192nd Avenue
Assessed Parcel Size 1.27 acres
Zoning Designation CC
Case Manager Kristian Corbin
E-mail kristian.corbin@cityofvancouver.us

3:30 p.m. PRJ-170399/PIR-86175 SE Middle Way Short Plat
Applicant Yuriy Izotov
Description A 3-lot infill short plat; Lot 1 has existing home, Lots 2 and 3 are proposed.
Location 7900 SE Middle Way
Assessed Parcel Size 0.60 acres
Zoning Designation R-6
Neighborhood Association Father Blanchet Park
Case Manager Mark Person
E-mail mark.person@cityofvancouver.us