



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 March 6, 2025.

- |                |                                    |  |
|----------------|------------------------------------|--|
| <b>9 a.m.</b>  | <b><u>PRJ-169653/PIR-84885</u></b> | <b><u>109th Avenue Industrial</u></b>  |
|                | <b>Applicant</b>                   | Landscape Management & Services  |
|                | <b>Description</b>                 | Construct a single-story 10,800-square-foot industrial service building with associated parking and utilities                            |
|                | <b>Location</b>                    | Parcel 162628000   |
|                | <b>Assessed Parcel Size</b>        | 0.79 acres   |
|                | <b>Zoning Designation</b>          | IL   |
|                | <b>Neighborhood Association</b>    | Kevanna Park   |
|                | <b>Case Manager</b>                | Johnnie Hildreth   |
|                | <b>E-mail</b>                      | <a href="mailto:johnnie.hildreth@cityofvancouver.us">johnnie.hildreth@cityofvancouver.us</a>   |
| <b>10 a.m.</b> | <b><u>PRJ-169656/PIR-84894</u></b> | <b><u>Wooley's Landing Apartments</u></b>  |
|                | <b>Applicant</b>                   | Wilson Architects  |
|                | <b>Description</b>                 | 77 Unit apartment project consisting of 18 Studio, 18 one bedroom, and 41 two bedroom apartments   |
|                | <b>Location</b>                    | 5311 NE 72nd Avenue  |
|                | <b>Assessed Parcel Size</b>        | 3.81 acres   |
|                | <b>Zoning Designation</b>          | R-22   |
|                | <b>Neighborhood Association</b>    | East Minnehaha   |
|                | <b>Case Manager</b>                | Anthony Tortorici  |
|                | <b>E-mail</b>                      | <a href="mailto:Anthony.tortorici@cityofvancouver.us">Anthony.tortorici@cityofvancouver.us</a>   |
| <b>11 a.m.</b> | <b><u>PRJ-169654/PIR-84890</u></b> | <b><u>Dick Hannah Kia</u></b>  |
|                | <b>Applicant</b>                   | Dick Hannah Dealerships  |
|                | <b>Description</b>                 | Add approximately 4,300 square feet of new building area, exterior updates, move existing trash enclosure and widen existing drive aisle |
|                | <b>Location</b>                    | 3400 NE Auto Mall Drive  |
|                | <b>Assessed Parcel Size</b>        | 2.8 acres  |
|                | <b>Zoning Designation</b>          | CG   |
|                | <b>Neighborhood Association</b>    | Ogden  |
|                | <b>Case Manager</b>                | Kristian Corbin  |
|                | <b>E-mail</b>                      | <a href="mailto:Kristian.corbin@cityofvancouver.us">Kristian.corbin@cityofvancouver.us</a>   |

**1:30 p.m. PRJ-169655/PIR-84868**

**Latitude 45**

**Applicant** Williams & Watt Incorporated  
**Description** Convert two model units into rentable residential units.  
**Location** 1202 NE 20th Street  
**Assessed Parcel Size** 0.61 acres  
**Zoning Designation** R-22  
**Neighborhood Association** Landover-Sharmel  
**Case Manager** Krystal Sanchez  
**E-mail** [krystal.sanchez@cityofvancouver.us](mailto:krystal.sanchez@cityofvancouver.us)

**2:30 p.m. PRJ-169660/PIR-84904**

**Kepperling Bridge Repair**

**Applicant** JC Permitting LLC  
**Description** Replace existing bridge deck with new access to existing driveway  
**Location** 11737 SE Evergreen Hwy  
**Assessed Parcel Size** 3.8 acres  
**Zoning Designation** R-4  
**Neighborhood Association** Old Evergreen Highway  
**Case Manager** Kris Aponte  
**E-mail** [kristyn.aponte@cityofvancouver.us](mailto:kristyn.aponte@cityofvancouver.us)