



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 Feb. 5, 2026.

9 a.m.	PRJ-170090/PIR-85643	18th Street Apartments
	Applicant	Hillsboro Properties LLC
	Description	New multi-family development on vacant parcel
	Location	16500 SE 18th Street
	Assessed Parcel Size	1.37 acres
	Zoning Designation	CC
	Neighborhood Association	Fisher's Landing East
	Case Manager	Anthony Tortorici
	E-mail	Anthony.tortorici@cityofvancouver.us
1:30 p.m.	PRJ-170111/PIR-85699	Bertsch Parcel
	Applicant	Daybreak Homes, Inc.
	Description	Options to build a single-family with a cottage, ADU or Duplex.
	Location	Parcel 109601000
	Assessed Parcel Size	8,712 square feet
	Zoning Designation	R-9
	Neighborhood Association	Burnt Bridge Creek
	Case Manager	Mark Person
	E-mail	mark.person@cityofvancouver.us
2:30 p.m.	PRJ-170112/PIR-85635	American Family Insurance Mixed Use
	Applicant	American Family Insurance
	Description	Address changes in use to mixed-use
	Location	5317 NE Saint James Road
	Assessed Parcel Size	7,840 square feet
	Zoning Designation	CC
	Neighborhood Association	West Minnehaha
	Case Manager	Keith Jones
	E-mail	keith.jones@cityofvancouver.us