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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 Nov. 19, 2026.

9 a.m. **PRJ-170463/PIR-86429** **Mill Residence**

Applicant	Brad Miller & Dawn Fischer
Description	Construct a 2-story single-family residence
Location	Parcel 126734000
Assessed Parcel Size	8348 Square Feet
Zoning Designation	R-4
Neighborhood Association	Old Evergreen Highway
Case Manager	Keith Jones
E-mail	keith.jones@cityofvancouver.us

10 a.m. **PRJ-170490/PIR-86454** **Vancouver Heights Parcels O&M**

Applicant	Pahlisch Commercial Inc.
Description	Approximately 70 townhomes, 3-4 bedroom units with private garages and driveway parking
Location	Parcel 37909805
Assessed Parcel Size	2.71 acres
Zoning Designation	MX
Neighborhood Association	Vancouver Heights
Case Manager	Anthony Tortorici
E-mail	anthony.tortorici@cityofvancouver.us

11 a.m. **PRJ-168312/PIR-86462** **Vancouver Waterfront Gateway**

Applicant	TVA Architects
Description	Three buildings on the Waterfront Gateway site.
Location	Parcel 49230000
Assessed Parcel Size	1.02 acres
Zoning Designation	RAC
Neighborhood Association	Esther Short
Case Manager	Keith Jones
E-mail	keith.jones@cityofvancouver.us

1:30 p.m. **PRJ-170489/PIR-86460** **7 Brew Coffee**

Applicant	Motley 7 Brew, Inc.
Description	A drive-through coffee stand
Location	2711 NE Andresen Road
Assessed Parcel Size	0.82 acres
Zoning Designation	CG
Neighborhood Association	Ogden
Case Manager	Anthony Tortorici
E-mail	anthony.tortorici@cityofvancouver.us