CITY OF
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Land Use Hearings
Conducted by Stephanie Marshall, Hearing Examiner
Nov. 17, 2026, 6 p.m.

Public testimony is open virtually to anyone wishing to testify on items on the agenda.

One week prior to the date of the scheduled land use hearing, information on how to gain access to the online hearing will be available here: https://www.cityofvancouver.us/business/planning-development-and-zoning/hearing-examiner/. Each person who wishes to testify will be asked to provide their name and address for the record and may be limited to three minutes of testimony.

1. **Call to Order**
2. **Public Hearings**

A. PRJ-164354/LUP-86150 Harmony Terrace

Applicant	Grayrock Resources
Location	901 NE 172nd Avenue
Request	A 117 single-family lot subdivision that will be developed in up to two phases through a Type III land use application vested to a development agreement. Site access will be provided from future NE 179th Ave. and NE 13th St. The subject site is southwest of the intersection of NE 179th Ave. and NE 13th St.
Case Manager	Kristian Corbin

B. PRJ-169628/LUP-86091 The Heights District

Applicant	First Forty Feet
Location	5411 SE Mill Plain Boulevard
Request	A 13-parcel subdivision consisting of a combination of blocks, lots, and tracts to accommodate the larger city-led Heights District redevelopment effort, which is intended to transform the former Tower Mall site into a walkable, mixed-use neighborhood.
Case Manager	Anthony Tortorici

3. **Adjourn**

Coverage of this hearing is being cablecast live on Clark/Vancouver Television Channel 21 Comcast Cable Television System. For replay dates and times, please check newspaper listings or telephone 360-487-8703.