

**MINUTES  
CLARK COUNTY BOARD OF COMMISSIONERS  
SEPTEMBER 8, 2009, 10:00 A.M.**

The Board convened in the Commissioners' Hearing Room, 6th Floor, Public Service Center, 1300 Franklin Street, Vancouver, Washington. Commissioners Mielke and Boldt, Chair, present. Commissioner Stuart absent.

**PLEDGE OF ALLEGIANCE**

The Commissioners led the Pledge of Allegiance.

**PUBLIC COMMENT**

None

**CONSENT AGENDA**

**Discussion**

There was no discussion regarding items 1 through 12.

**ACTION:** Moved by Mielke to **APPROVE** consent agenda items 1 through 12. Commissioners Boldt and Mielke voted aye. Motion carried.

**PUBLIC HEARING: PADDEN EMPLOYMENT CENTER DEVELOPMENT AGREEMENT**

**Item Description:** Consider a proposed development agreement for the site plan and subdivision known as Padden Employment Center for the purpose of extending the effect of the development approvals for a period of five years. The project is located generally at intersection of NE 88<sup>th</sup> Street and Andreson Road.

**Department:** Community Development

**Staff Contact:** Marty Snell, Director, Community Development

**Summary:**

Randy Printz, Attorney, Landerholm Memovich Lansverk, 805 Broadway, explained that the project was started by Providence and Hinton as a collaborative process to figure out ways to create substantial employment in the area just north of Costco, as well as construct approximately \$4 to \$5 million worth of offsite transportation improvements, which would create capacity for the project and additional capacity for future projects. He said the agreement recognizes that in addition to the 5 years of vesting that the project already has because of its existing land use approvals, the county would also provide an additional 5 years vesting for those rules. In addition, no one would get the additional 5 years vesting until Providence closes on the property with Hinton Development and until the transportation improvements are built. However, if Providence were to seek a change in the use of the property to non-medical or -dental related, the vesting would go away.

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Commissioner Mielke said he was excited about the project and expressed appreciation for the effort that went into it.

Commissioner Boldt wanted to know what would happen if the City of Vancouver annexed—would it go with the land?

Chris Horne, Prosecuting Attorney, responded that the agreement would run with the land and, therefore, be binding with the City of Vancouver. He clarified that the 10-year period would begin the day all necessary permits are obtained. Also, in the event Providence decided not to go forward, the agreement wouldn't go away but the board would have the authority to terminate the agreement.

**Comments from the public:**

None

**ACTION:** Moved by Mielke to **APPROVE** CD 09-97 – Padden Employment Center Development Agreement. Commissioners Boldt and Mielke voted aye. Motion carried.


**COMMISSIONER COMMUNICATIONS**

- Boldt said he was saddened to hear about Tony Bacon's passing. He also wished Commissioner Stuart well on his honeymoon.
- Commissioner Mielke commented that he recently had the opportunity to visit his 90-year-old mother in Spokane.

Hearing adjourned

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Marc Boldt, Chair

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Steve Stuart, Commissioner

  
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Tom Mielke, Commissioner

ATTEST:

  
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Clerk of the Board

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