

Tuesday: Open house at Ridgefield High School, 2630 S. Hillhurst Road.

6:30 p.m. Nov.

19: Planning Commission hearing to review the new recommendations at the Public Service Center, 1300 Franklin St., Vancouver.

10 a.m. Nov. 24: Clark County council meeting to vote on preferred alternative at the Public Service Center, 1300 Franklin St., Vancouver.

series of meetings and open houses in the coming days.

The problem is, county planning staff don't exactly know what Madore's proposed changes mean for the process, its timeline or how it could change the already delayed growth plan update, said Gordy Euler, deputy director of the county's Community Planning department. Euler said he isn't completely sure what's going to be presented at either open house next week.

"We're scratching our heads," Euler said.

And as for the hearing on Nov. 24, when the council is supposed to finally choose its preferred alternative, "we're not actually sure what they're going to do on that day," Euler said.

According to a Draft Environmental Impact Statement, there are 7,076 potentially buildable lots under current zoning rules. Madore's Alternative 4 could potentially create 12,401 lots.

Madore's assumptions, meanwhile, reduce the number of buildable lots by arguing that some lots should not be considered buildable at all, such as forest lots far from urban centers. Under Madore's

assumptions, there are only 3,076 potential buildable lots under current zoning rules, and 6,140 under Alternative 4.

Madore also created new maps for Alternative 4, but whether those changes mean the county will have to redevelop its alternatives or do a second environmental impact statement is uncertain. That will be up to county legal staff to decide, Euler said.

"We'll roll as we can and try to comply with what (Madore's) asking us to do," Euler said.

John Blom, a member of the Clark County Planning Commission, said that while Madore's theories about the planning assumptions may not necessarily be incorrect, there isn't enough time at this point to thoroughly analyze each one.

"Councilor Madore has not really shown his work," Blom said. "What's the effect of each one of these changes? How many lots does that dig up? We need to see him show his work on this."

The Comprehensive Growth Management Plan update already has been punctuated by interruptions by Madore. At the urging of Clark County Citizens United, a group of rural landowners pushing for a plan that would allow greater subdivisions of existing lots, Madore developed Alternative 4.

The plan, which Madore developed without input from county staff, would allow for smaller agricultural forest and rural lots in unincorporated Clark County, and has been criticized by local land use attorneys as potentially being in violation of the state Growth Management Act. An updated version of Alternative 4, as well as Madore's planning assumptions, were presented at the council's Oct. 20 hearing, again without input from county staff.

Blom, who said the public process of developing the comprehensive plan may be more important than the finished proposal, said he is frustrated with the continuing challenges.

"I think there's definitely some frustration about the changing target that seems to be ongoing," Blom said.

The final plan must be submitted to and approved by the state by June 30. Euler said the county must be done with the plan by April in order to meet that deadline.

Zu Razz

The draft SEIS is labeled a draft document to allow corrections to be made. There are blatant inconsistencies that demand attention. Read the staff red-lined version and their biases are evident. Where did the 90/10% urban-rural ratio come from? Was it set intentionally low to disadvantage the rural interests? Why the preponderance of non-conforming lots? Why were the rural landowners left out of the process? Isn't this problematic? All of these questions need answers. All are quite disturbing.

Reply ·  1 · 18 hrs

**Nick Ruark** ·

Vancouver, Washington

In view of the dubious ways most everything he has said and done over the last 3+ years has turned out, Councilor Madore should probably be thinking very seriously about his future - both on and off the Council.

Reply ·  1 · Nov 12, 2015 6:32pm

**Holmestead Farm** ·

Warrior Farmer at The Holmestead Farm

Why is there no uproar when county planning allows multiple apartment complexes to go up one after another after another? This increases housing by the thousands in a matter of months without an increase in EMS services. But hard working land owners want to split their acreage and people go nuts. I can have my five acres and one house only but it's ok for the county to approve 100+ single dwelling homes on a 20 acre parcel. There's actually nothing wrong with either. What we are missing is that it's the PEOPLE of Clark County that direct the government what to do, not the politicians and government employees telling us how we will live in this county. Alternative 1 was "no change" in the current plan. That's an "alternative?" Uh, how about we do nothing for reasonable growth?

Reply ·  3 · Nov 12, 2015 4:34pm

**The Columbian**

We ask that people comment oncolumbian.com using real names. In the future please sign your comments or we will have to remove them. Thank you, Amy Libby, Columbian Copy Desk

Reply ·  3 · Nov 12, 2015 4:38pm

**Fran Hammond** ·

Vancouver, Washington

To try to understand whether your rant is valid, do YOU have public sewer and water service? Do all of these other hard working land owners, or is the general public expected to bring those services to your properties at public expense? Growing up in rural Clark County, I do realize that wells are not always very efficient and at times of the year you may be required to conserve water. More wells and septic systems will have an impact. Those properties that develop multi-housing projects normally already have those lines or the developer is required to bring them in.

Reply ·  6 · Nov 12, 2015 5:13pm

**Zu Razz**

Fran Hammond If there is plenty of water for urban dwellers, it stands to reason there is water to accomodate folks who want to like a rural lifestyle

Reply · 19 hrs

**Angie Inwastate** ·

Chief Executive Officer at Angie4Congress WA-03

I would ask, why does the County employ a Land Use Planning department if Councilor Madore ignores their professional work and introduces plans he apparently pulls out of ... thin air?

Seriously, isn't it the duty of the County Board to ask for plans from Land Use, using their technical, educated experience and following state-mandated regulation, to produce a plan with a variety of options to choose from; with the rationale for each choice in Plain Language - so that the County Board can then discuss the prospects of how each option would affect the population here in Clark County? And then vote to determine which plan should be chosen and enacted?

Not to attempt to create such plans?

Reply ·  5 · Nov 12, 2015 2:16pm



Don Joling

Well Angie, apparently the county chair can pick and choose when to call in the professionals: "Our Board depends upon the expertise and knowledge our Planning Department and our Department of Environmental Services (DES) to effectively optimize our DOE related policies." -David Madore email to Mark McCauley from Monday, Oct 26th 2015. (<http://blogs.columbian.com/.../unprofessional-behavior.../>)

Reply ·  2 · Nov 12, 2015 7:41pm



Lynn Carman

Felida, Washington

This is nothing more than a Clark County Done Deal. All the citizens will be paying for this dearly!! Growth isn't going to be controlled and farmland saved. Just more houses to feed the Portland Job Market!! Just look at how bad traffic is headed south in the morning. I'm ashamed at what is being done!! GMA is a joke here.

Reply ·  3 · Nov 12, 2015 9:57am



Michele Wollert

I am so relieved to have John Ley's good efforts to stand up for the property rights of us citizens. Lord knows, we need his skills because he tells us so now, how many times on this thread?

Do you know another skill Mr. Ley possesses? He is very, very good at spending other people's money:

- C-TRAN legal bills fighting Ley's lawsuits: \$110,356 and the K&L Gates bills are still coming in on that. Your taxpayer dollars hard at work, folks. Oh, yes: thanks, Councilor Madore, for highlighting those invoices for us every month. They would be smaller if those frivolous lawsuits and onerous public records requests would cease. Are you ready to cut your losses yet? We are.

- David Madore's PAC which Ley was executor: \$149,000 of contributor funds spent

- Write In Liz Pike PAC for which Ley lent his face, name, and opinion for their ads: \$37,617.

All told, Ley has spent almost \$300,000 of other people's money. But he did contribute \$100 to the Liz Pike effort.

Look, John Ley is a pleasant and sincere fellow who does not give up easily on those politicians he supports. Just spare us the multiple lectures on how we need saving from ourselves. I am tired of funding the defense of his Quixotic quests.

Reply ·  13 · Nov 12, 2015 9:54am · Edited



John Ley

Camas, Washington

Michelle -- I appreciate your pointing out that the money I was asked to spend on behalf of political candidates was PRIVATE citizens money.

I suspect if we were to sit down for coffee, we would have a delightful conversation over CTran issues, concerns, and the expenditure of TAXPAYER money.

I have consistently fought the expenditure of taxpayer money on things taxpayers have REJECTED. The people rejected light rail, the people have rejected BRT. Yet we wasted \$200 million taxpayer dollars on the CRC (the \$50 million maximum contract). CTran is expending \$50 million taxpayer dollars on BRT (about \$7 million of local Clark Co. taxpayer dollars).

CTran signed the horrible "absolute and irrevocable" contract with TriMet, ceding eminent domain authority to TriMet, It contained the \$5 million penalty clause. Would you personally sign a contract with those types of provisions? I would certainly hope not.

CTran signed another \$7 million contract with CTran for the eFare ticketing system. There were "no identified savings" for CTran, as we paid TriMet to collect passenger fares for CTran. Do you think that was wise?

I believe in honoring the wishes of the citizens -- the taxpayers who write the checks to their government. I believe in getting the most for our money. And "yes" the CRC was hugely overpriced, and SW WA citizens were going to be footing the bill for many, many Oregon projects including upgrades to the Steel Bridge, the Gresham TriMet maintenance facility, a downtown Portland office building for TriMet, and many Oregon parts of the highway.

Do you think it was "fair" for SW WA citizens to be footing the bill for Oregon obligations?

But when it comes to trying to help people I support politically, yes I do believe in spending private money to get the word out. And I also try to spread the word here, by sharing facts with references (links to CVTV testimony in this case) so other citizens might hear for themselves.

Thanks!

Reply ·  1 · Nov 12, 2015 11:45am



Michele Wollert

John Ley I think your loyalty, enthusiasm and passion for the positions and politicians you support is impressive and consistent. I do not know anyone who makes a better spokesperson because, unlike most of us, you rarely resort to snark.

For sure, I agree with you that this great country allows us to choose who and what we champion and how we spend our own money (unless it is taxes, hence my frustration over spending money defending against your losing lawsuits).

Reply ·  4 · Nov 12, 2015 12:13pm



Richard Bullington ·

Aspiring Genealogist at Retired

John Ley,

I wouldn't be delightful at all to hear you spew ignorance, distortions, and self-serving ad hominem against sane, practical public servants.

Reply ·  2 · Nov 12, 2015 3:17pm



Harry Smith ·

University of Oregon

"We need to see him show his work on this." Talk about the lack of transparency (a supposed foundation of Mr. Madore's public messaging)!

Come out of that smoke-filled back room Mr. Madore and include ALL the professional county staff you have at your disposal. Otherwise, you are just being a totalitarian dictator to the citizens of our county.

Reply ·  9 · Nov 12, 2015 8:45am



Roy Valo ·

Campaign Manager at Chuck 4 Clark Council

It is possible to say all one needs to say in one single comment...

Reply ·  3 · Nov 12, 2015 8:12am



Steve Lappier ·

Ridgefield High School

My favorite meme of theirs is planning experts that went to school to learn their trade really know nothing. Their expert is a robotics engineer. Of course, that makes absolute sense. Now, wouldn't that mean that planning experts are actually robotics engineers then?

Reply ·  2 · Nov 12, 2015 8:35am



Lorretta Thomas

Steve Lappier, must we check our syllogisms to deduce if planning experts are then the major premiss to the conclusion of expert land planning, as I suspect, and not the minor premiss, as Madore insists? Yikes, who'd have thought it necessary? s/

Reply ·  2 · Nov 12, 2015 2:48pm



David Clark

One MUST keep in mind that planners want to dictate how and where people are forced to live. They all went to planner's school that told them that they know better than the people. They claim that people really want to live in high density with it's traffic congestion and high costs (YES - they are so deluded as to think that it is cheaper to tear down homes to clear the way for their Portland style apartments (and McMansions for the rich), than to build single family homes on vacant land. They also think it is cheaper to rip up the streets, remove old pipes to upgrade the water, sewer & electric services instead of digging a trench in vacant land and plopping down a pipe.

The fact is that planners are planning for Vancouver to become just like Portland - the planner's poster child - they actually come from all over the country to study how to increase congestion, make housing unaffordable and have crappy schools, Portland style. We MUST defend our community against their dictates.

The planners think we all want to live in a "20 minute neighborhood", with its unaffordable housing, limited selection of services and intolerable traffic congestion.

Here's wishing Madore success in preserving livability against the planner's vision of replicating Portland over here.

Reply ·  2 · Nov 12, 2015 3:13am



Angie Inwastate ·

Chief Executive Officer at Angie4Congress WA-03

I don't think you have any concept of what it costs for "digging a trench in vacant land and plopping down a pipe". I only know because of involvement in selling some vacant land here in Clark County over 20 years ago. Check with Planning and Zoning on the cost of laying just 200 feet of new sewer line, from a residence to a street connection.

The Planning department has guidelines from the State of Washington's Growth Management Act (<http://www.commerce.wa.gov/.../Growt.../Pages/LawsRules.aspx>). They don't just decide what sort of population density future growth of housing and retail land development must follow based on a whim of some sort - which, it appears its how Councilor Madore makes his.

If you've lived in this area a long time, then I expect that you enjoy the quality of our natural resources and the availability of experiencing our natural wonders from the Columbia River

to the Gifford Pinchot national forest. Do you think that allowing unmitigated sprawl of larger residential housing instead of more dense housing is good for our grandchildren's future ability to enjoy what we do today? Because the cost of development of infrastructure to feed those wide-spread larger lots lies on the County Government - which will cost all of us more in property taxes. It also leads to higher maintenance costs to keep up all of that underground concrete and sewage pumps.

I'm just wondering if you've thought about all of these connected issues on the subject of growth management, and their associated costs to all of us?

Reply ·  5 · Nov 12, 2015 2:29pm



Richard Bullington ·

Aspiring Genealogist at Retired

Angie Inwastate,

Oh, he's thought about them. But they don't matter because "Waaaahhhhh-Waaaaahhhh, my house costs more because of some frog!"

Reply ·  2 · Nov 12, 2015 3:20pm



David Clark

Angie Inwastate, Dont worry - our natural wonders from the Columbia River to the Gifford Pinchot national forest are not going away because some people live in their own houses instead of crappy apartments. Won't be much difference in public services in houses instead of crappy apartments either. And the people will have a better life in a house.

Reply · 15 hrs



John Ley ·

Camas, Washington

One of the planning assumptions called into question, was about rural nonconforming lots. The 20 year plan "assumption" was that 100% or "all" remaining buildable lots would be available and used.

But looking at the data table below, it's clear we have "stalled out" just below 4,400 lots. (Less than 100 homes being built per year on these lots; & only 9 lots this year in the midst of a "building boom".) Why? State or federal laws regarding wet lands, or rules for rural septic systems, or wildlife considerations & others. But clearly, it's highly unlikely that "all" the remaining 4,393 lots will be built on, in the next 20 years.

Therefore it would be "reasonable" to subtract 4,000 or more from the "inventory" of buildable lots/land, and to therefore provide for it elsewhere in the growth plan.

It was an educational afternoon!

<https://www.facebook.com/photo.php?fbid=10207935048884729&set=a.1115999150820.2018586.1552223651&type=3&theater>

Reply ·  1 · Nov 11, 2015 11:47pm · Edited



Chris Gilson ·

Vancouver, Washington

I wasn't here in 94 when the first GMA was put in place, but my understanding is that there was a rush of development the year leading up to its implementation. I think we should expect the same thing to happen if alternative 4 is put into place.

There is a pent up demand for development that was put on hold. I'm sure that there is also a fear that a future GMA would reverse the change. Because of this the a comparison between the last several years of rural development will not give an accurate picture if Alt 4 is adopted.

Reply ·  1 · Nov 12, 2015 2:10pm



John Blom ·

Vancouver, Washington

It's a 20 year plan, and over the last 20 years 14,000 of the 18,000 lots (over 75%) have been built. You can't cherry pick the last 5 years to determine a 20 year plan. Rising lot prices will make it economically feasible for some of these lots to be improved, especially when you look at a 20 year time frame which GPA does. 100% is not likely, but 0% is far from reasonable.

Reply ·  2 · Nov 12, 2015 11:18pm



Richard Bullington ·

Aspiring Genealogist at Retired

I'm somewhat sympathetic to the complaints of people who bought rural land long ago and now want to sub-divide it for income while continuing to live on a portion of it.

But only somewhat. Essentially they wish to profit personally from the creation of a burden for every other taxpayer in the entire county. No, one parcel being sub-divided probably won't require the re-building of a road or sewer line. But one hundred might, depending on the existing nature of the infrastructure serving the area in which they are found.

That's the nub of the problem from an economic and tax-policy standpoint: the property owner's gain results in the lessening of the wealth of every other property owner in the taxing jurisdiction. Not a lot, of course, but over time it matters.

From the standpoint of the environment and future generations it's much more a a mistake. There isn't that much land on which berries and grapes can be grown without irrigation where the land isn't already fully exploited. North Clark County is one of them, and as California slowly dries out and burns up, the nation will need all the temperate zone, low-insect areas it can cultivate.

Reply ·  6 · Nov 11, 2015 11:18pm



David Clark

Richard Bullington --- " Essentially they wish to profit personally from the creation of a burden for every other taxpayer in the entire county"

ME --- Interesting rationalization for theft of someone's land value.

How would you justify your position if the land owners paid 100% of the cost?

Reply · Nov 12, 2015 3:16am



David Clark

Richard Bullington --- "From the standpoint of the environment and future generations it's much more a a mistake. There isn't that much land on which berries and grapes can be grown without irrigation where the land isn't already fully exploited.

ME— This sounds pretty speculative - please cite a credible source for this claim.

Richard Bullington --- "...California slowly dries out and burns up"

ME – Why would you think that California is about to burn up?

Or did you neglect to fact check Al Gore's lies about climate?

Reply · Nov 12, 2015 3:30am



Ketcham Kate

I hope you submit this comment to the official record by posting it at comp.plan@clark.wa.gov.

Reply ·  4 · Nov 12, 2015 8:22am



Don Joling

David Clark ---"Why would you think that California is about to burn up? Or did you neglect to

fact check Al Gore's lies about climate?"

ME-- What does Gore have to do with the fact that there is more water being consumed in California than there's water available? It's pretty obvious that that is what Mr. Burlington is referring to in his post. Water is a finite resource, as was evidenced by the building moratorium in Battleground in the 90's.

(posting style: David ClarkTM: All Rights Reserved)

Reply ·  4 Nov 12, 2015 8.43am



Richard Bullington
Aspiring Genealogist at Retired

David Clark,

Um, er, ah it's November 12th and there has not been a freeze in Clark County below about 1,000 feet yet this winter season; the crab apple trees we planted for the birds still have almost all their leaves Crazy.

Now of course "weather" isn't climate, but the signs that the various climatic zones are moving northward is all around us.

Here's one: about twenty years ago the first-ever Great Egret to visit Ridgefield Wildlife Refuge was spotted; now they overwinter there. Last week a Costa's Hummingbird was photographed at a feeder in Anchorage kept filled by a hummer lover who noticed that it was still being used. The bird will be trapped and transported back to California as have two others who over-stayed their welcome in the past four years.

True, these are definitely dumb Costa's Hummingbirds, but historically their range ended in southern Vancouver Island. For some reason those birds just kept on flying north because they didn't encounter the previous indicators their ancestors interpreted as "this isn't where we belong". And if you're a 3.5" Costa's Hummingbird, "flying north" is a lot of work.

The huge kills from spruce bark beetles throughout central British Columbia are the result of ever-warmer and shorter winters there. The beetles historically have been controlled by reliable sub-zero temperatures, but no longer.

Fifteen years ago climatologists predicted that by 2050 floating ice in the Arctic Ocean would be gone all the way to the pole in summer. Now the prediction is 2025 or so.

Of the fifteen years where the arithmetic mean average from all reporting stations with data back to 1880 of the hourly observed temperature averaged over the year for each station is greatest fourteen have been in the past decade. The one out of fifteen in the Twentieth Century was 1998 (almost this Century) and measurements that year were amplified by a strong El Nino.

You are right that the "experts" have been wrong on many specific details they've forecast. But in nearly every instance they've been "wrong" because the warming trend has been GREATER than they predicted. Sadly for us and other life on Earth, the geological "sinks" of Carbon in the system that regulates the percentage CO2 in the atmosphere are filled with "positive feedback" loops that mean Carbon sequestered in those sinks is released ever more rapidly as temperatures rise. And that's not "positive" as in "a good thing"; it's "positive" as in "self-amplifying".

Now you're going to go all blah-blah about scientists being corrupt and producing slanted results so they get increased funding from...from...from...

Damn, who IS it who funds these corrupt scientists? The slimy dudes in oil? Not likely. Mr. Peabody with his coal train hauling away the West Virginia mountains? Nope.

What you folks in the climate denial clan fail to explain is who is paying for the monumental

scientific conspiracy in your fevered brains.

That's because nobody is. The "scientific consensus" is a consensus because the observations are public record and conclusions are subject to skeptical questioning and open debate. The only "climatologists" who dissent are the "House Boys" toiling away for the fossil fuel industries.

Here is a link to Wikipedia with all the footnotes and references you'll need to spend the rest of your life educating yourself about the reality of Anthropogenic Global Warming:

https://en.wikipedia.org/wiki/Global_warming...

Reply ·  6 · Nov 12, 2015 10:26am · Edited



Richard Bullington ·

Aspiring Genealogist at Retired

Don Joling,

Thanks for the supportive words. Yes, it's water and it's also the climatic zones moving north I mentioned just above. The last 100 years have been significantly wetter in California than the thousand year average as measured by tree rings. So part of it is simple reversion to the mean, but it's being brutally exacerbated by warmer temperatures.

Central and Southern California are becoming Baja while western Washington and Oregon are becoming Northern California. Nice for us personally, but not for food production and terrible for the rivers and forests of the Northwest.

Reply ·  2 · Nov 12, 2015 10:32am



Steve Lappier ·

Ridgefield High School

Richard Bullington - I could fish at the 6,000 foot level in the central Sierra in January the last 3 years. That's friggin' scary.

Reply ·  2 · Nov 12, 2015 10:57am



David Clark

Richard Bullington, thanks for acknowledging that climate is reverting to the mean instead of claiming it is man caused.

As to water shortages, California has plenty of water, but the geeenies and no-growwthrs have prevent expansion of water infrastructure for decades as the population has grown. This is the path Washington is following and already has increased the cost of housing. The result will be the same - shortages and unaffordable housing.

Reply · Nov 12, 2015 1:47pm · Edited



Steve Lappier ·

Ridgefield High School

David Clark - Who'd you get your water in California info from? Rush Limbaugh? Good grief, drought has been going on for 5 years, there has been no snow-pac for five years - you know when it melts it becomes water that fills up EMPTY reservoirs. No need to build new ones, need snow.

Reply ·  4 · Nov 12, 2015 2:55pm



Richard Bullington ·

Aspiring Genealogist at Retired

David Clark,

Boy you sure do twist what people say when you're flacking for the petro-polluters. I said some of the current lack of water results from reversion to the mean OF A THOUSAND YEARS duration. The northern migration of climate zones which is making cyclical drought

far worse is entirely the result of civilization. The Earth's axis hasn't tilted; the sun's output has been constant within one-third of one percent for the past seventy five years that it's been closely monitored; and average volcanic emissions have remained steady since the mid-1800's. Yes, of course there are the occasional catastrophic eruptions, but between them everything settles back to the same .03% CO₂ plus/minus .004%. At least, it did until the 1940's. Since then regardless that there have been to Tambora or Krakatoa sized eruptions, it's Up,Up and Awayyyyyyy!

Have you ever been to Baja California? If not, you'll have to take it on faith that there isn't much there except cactus, sand and stone. When they built the Southern Pacific railroad down through the Central Valley of California in the 1880's that was pretty much how one would describe the land (less cactus but some). Through irrigation and a century of abnormally generous rainfall, the Valley has been transformed into one of the world's absolutely essential growing areas.

But it's failing now and its problems will only get worse.

Do I regret that civilization has come this far by exploiting fossil fuels? Of course not; what's done is done and I've benefited along with billions of other humans. But I know that the incredible technological advances of the past two centuries are at bottom because our culture has pissed away a 120 million year old savings account in just 150 years.

Sure, individual creativity was essential to the discoveries which led to the ability to exploit the resources and all the other amazing developments of the modern world. But without the ready exploitation of unimaginably valuable irreplaceable resources, we would still be living in villages.

Now that the exploitation of those resources has raised human culture to a level of technological sophistication which allows us largely to migrate away from them, we should do so for three reasons.

First, they ARE finite. It's true that "Drill, Baby, Drill" has given us new abilities to exploit tight shale formations, but we have known about them for EIGHTY years. And geologists also know that there are no more glory holes after them.

Second, they have far better uses than blowing them off as transportation fuels. Here's a thought experiment. Imagine all the people from the future who would like to have a few barrels of crude oil from which to make fertilizer to grow the crops they will consume over their lifetimes lined up outside the New York Mercantile Exchange with buckos in their hands to buy oil for sequestration until they're born.

How much do you think a BBL of Bakken Frack would bring? A thousand dollars? A hundred thousand? A million? Every barrel you burn is stealing from unborn humans. I thought you saints of the Repugnant Right CARED about the unborn. I guess it's just the already conceived unborn who you can use to enslave women whom you notice, right?

And finally IT WILL SAVE US ALL MONEY! Sure, the initial capital investment is significant, but there is little ongoing operating cost for alternative energy. And, fortunately, at this very time in history a transformation is taking place in the automotive industry which will provide us with exactly the infrastructure we need to make renewable energy work: batteries. Lots of batteries sitting all night in thousands, hundreds of thousands, millions of garages taking trickle charges from wind farms. Sitting in parking lots all day at their owners workplaces taking trickle charges from solar farms, using some to get home and then feeding the grid for the evening usage peak.

Well, not ALL of us. The K[r]o[t]ch Brothers who fund so many of the raving lunatics to whom you listen will take it in the shorts. Couldn't happen to a nicer pair of guys.

Reply ·  8 · Nov 12, 2015 3:16pm

**Terry Whipps Conner** ·

Owner at Owner of Fishers Landing Hypnotherapy

Richard Bullington, Sir, you have reached hero status in my eyes. I LOVE your comments and intellect.

Reply · 1 · Nov 12, 2015 9:51pm

**Kyle Greenwood**

John Ley workin' overtime tonight...

Reply · 2 · Nov 11, 2015 10:55pm

**John Ley** ·

Camas, Washington

What do you think of Jo Lyn's comments? Or Don Mclsaac's comments? Should we try to address the concerns of rural land owners?

Reply · 1 · Nov 11, 2015 11:15pm

**Kyle Greenwood**

What do you think of the comments of the experts - you know, people with exoerience on such matters - on the Clark County staff? I know who I'd listen to. But keep hustlin', John.

Reply · 8 · Nov 11, 2015 11:22pm

**David Clark**

Kyle Greenwood, planning staff are only experts in dictating that people live lives chosen by planners. They are fascists.

See:http://www.debunkingportland.com/planners_are_fascists.html

Reply · 1 · Nov 12, 2015 3:18am

**Steve Lappier** ·

Ridgefield High School

David Clark - Fascists? I'll bet some of 'em are Republicans too! What a nasty thing to say about people you don't know.

Reply · 7 · Nov 12, 2015 7:54am

**Sandy Edmonson** ·

Mt. Tahoma High School

David Clark: "Fascists" who "are only experts in dictating that people live lives chosen by planners"? Wow. Until I saw the word planners I thought you were talking about Madore.

Reply · 2 · Nov 12, 2015 9:46am

**David Clark**

Steve Lappier -- " What a nasty thing to say about people you don't know."

ME -- I have crossed swords with a number of planners and find that the linked article is accurate. Hopefully you read the interview with the former top planner from Portland and Metro he actually used the word fascist.

I'll repeat: planners are wrong about most things they claim.

Planners routinely steal the value of people's real property.

Planners generally believe that preserving vacant land is more important than people's prosperity.

Planners are generally economically ignorant.

Planners seldom check to see if pre... See More

Reply · Nov 12, 2015 1:59pm



Steve Lappier ·
Ridgefield High School

David Clark - Oh of course they're idiots. Do you know anybody that's not? Give it up.

Reply · 1 · Nov 12, 2015 2:57pm



John Ley ·
Camas, Washington

We must seek to have our county's zoning map actually match the reality on the ground, especially for our rural land owners.

My comments regarding a solution at Tuesay's County Council meeting.

http://www.cvtv.org/vid_link/16907?start=2862&stop=3092

Reply · Nov 11, 2015 10:49pm



Lynn Carman ·
Felida, Washington

Mr. Ley, X-Commissioners in the past felt it wasn't the County's problem to fix errors that happened in the past when folks bought without doing their homework on lands that didn't comply.

There is a process of changing one's zoning but it's not being used, folks are skipping the process and going straight to the Council, whom are cowtowing to them because they feel they will get their vote. The Council should be doing what is in the best interest of all citizens not just the rural folks. Ya want all the roadways to fail in the rural area like they are doing in the urban areas? This is not planning, it's giving to those that scream the loudest and not controlling the growth.

Reply · 6 · Nov 12, 2015 9:55am



John Ley ·
Camas, Washington

I met local citizen Jo Lyn Cornelsen at Monday's GMA Planning Commission workshop. Tuesday she came and spoke during citizen communications, about how bad the current GMA zoning map is, and the horrible impact lack of property rights has had on her and her husband.

"It seems that the only rights we have as land owners, is to pay the mortgage and pay the taxes."

Take a listen to her story for just 4 minutes. This is NOT how "good government" should be "serving" it's people. We can do better for Jo Lyn Cornelsen and other rural land owners.

http://www.cvtv.org/vid_link/16907?start=2510&stop=2764

Reply · 1 · Nov 11, 2015 10:41pm



John Ley ·
Camas, Washington

Councilor Tom Mielke gave a great summation this afternoon -- "we've been kicking the can down the road for 20 years. . ." regarding ignoring the concerns of rural land owners.

Here are his words at the Monday GMA Planning meeting:

http://www.cvtv.org/vid_link/16939?start=10266&stop=10352

Reply · 1 · Nov 11, 2015 10:35pm



Lynn Carman ·
Felida, Washington

Mr. Ley, whom is voting for these folks but the rural folks. Earlier this year there was a

statement made about wanting to allow for Mega Mansions to be built in the rural area and having the land available for those CA folks making their way north. But I remember the comments made by a Commissioner on the first go around of GMA, "Once the stupid CA folks figure out what we have done to them they would of spent their money and move back leaving it open for some other stupid CA person to take their place."

Reply · Nov 12, 2015 9:49am



John Ley ·

Camas, Washington

Some of you may be wondering -- "what's the problem" with regards to our County 20-year GMA plan and the current zoning.

Councilor David Madore was approached by representatives of Clark County Citizens United, Inc., who said "the zoning map doesn't reflect reality". Far too many lots are "nonconforming".

Here's Councilor Madore's 90 second summary explanation on Monday.

http://www.cvtv.org/vid_link/16939?start=6600&stop=6686

Reply · Nov 11, 2015 10:34pm



John Ley ·

Camas, Washington

Susan Rasmussen of Clark County Citizens United, Inc. shares some excellent history and background regarding the 1994 GMA plan and zoning map, and how we have ignored rural landowners for too long. She also quotes Judge Poyfair decision on how the 1994 map violated rural land owners rights under the GMA.

http://www.cvtv.org/vid_link/16907?start=4808&stop=5118

Reply · Nov 11, 2015 10:28pm · Edited



Brian Vires ·

Clark College -- Vancouver, Washington

What's it like to wake up each day as someone's waterboy?

Reply · 7 · Nov 11, 2015 10:36pm



John Ley ·

Camas, Washington

Brian Vires -- it's a joy and an honor to fight for people's property rights, like Jo Lyn, and Susan, and Carol.

Reply · Nov 11, 2015 10:51pm



Gary Hollmer

Brian always brightens the exchange with snarkiness!

Reply · Nov 12, 2015 7:56am



Loren Lee

Brian Vires...good observation. Perhaps ole Johnnie Ley will share what being "Madorsed" will mean for his political aspirations. I contend his obsequiousness isn't attractive and makes him virtually unelectable. Of course...during the next local CCGOP reshuffle...look for ole Johnnie to be appointed to fill an elected office.

Reply · 4 · Nov 12, 2015 1:42pm · Edited



John Ley ·

Camas, Washington

11/16/2015

Future of Clark County growth plan still clouded | The Columbian

At the Monday afternoon Clark County GMA Planning workshop, Don McIsaac spoke on behalf of Clark County Citizens United, Inc.

"For the past 20 years, the door's been rusted shut, when it comes to addressing the concerns of rural land owners."

http://www.cvtv.org/vid_link/16939?start=9053&stop=9391

Reply · Nov 11, 2015 10 21pm