



February 16, 2016  
PO Box 958  
La Center, WA. 98629

Dear Clark County Councilors,

<sup>2<sup>nd</sup></sup>  
Alternative 4 - Boom to Land Developers

I have previously testified how Alternative 4 <sup>2<sup>nd</sup></sup> is a boom to land developers by rezoning and splitting up agriculture and timber lands into smaller parcels. Large parcels are being purchased, logged, subdivided and sold for huge profits. Land values increase roughly \$100,000 every time a parcel is split up and a home site added.


There are two outspoken proponents for Alternative 4. They are Clark County Citizens United and Councilor David Madore. I wondered why they are so intent in splitting up the agriculture and timber lands so I completed some preliminary research and have discovered some red flags.

The first red flag is found on the Clark County Citizen's United facebook page. Their post on Aug 28, 2014 proudly lists their Board of Directors. Their board consists of several Realtors, developers, land owners and civil engineers along with an attorney. Clark County Assessor's web site shows that many of these board members are heavily involved in real estate transactions during the past 25 years. As a comparison, my wife and I own 50 acres of agriculture and timber lands plus several rentals and have had 8 transactions in 25 years. However those board members I checked on had 76 to 94 transactions during the same period. They appear to have a vested interest in cutting up the agriculture and timber lands for their own financial gain. (Enclosure 1)

The second red flag is that David Madore appears to be a land speculator himself. He was involved in selling 16 lots in the Valley View subdivision located near Hockinson from 1999-2004 for around \$90,000 each. These lots were then developed and are now valued at half a million dollars each. This is public information which is readily available through the Clark County Assessor's website under "Recorded Documents." (Enclosure 2)

Alternative 4 will allow developers to make large profits at the expense of the rest of the community. It will convert our county into another Southern California, Hillsboro or Seattle. We are among the many landowners who want to preserve agricultural and timber lands for our family and future generations.

Sincerely,

  
Stephen Boynton  
La Center Farms

*I have over 25 years in enforcing federal, state and local regulations and performing investigations.*

- Encl: 1. Clark County Citizen's United facebook page  
2. Recorded Document Search Results- From the County Tax Assessor's web site

Encl

Email or Phone

boyntogs@aol.com

Keep me logged in

**Clark County Citizens United, Inc.**  
is on Facebook.

To connect with Clark County Citizens United, Inc , sign up for Facebook

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## Clark County Citizens United, Inc.

Non-Profit Organization

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### PEOPLE

48 likes

### ABOUT

Main St

W York St

E Main St

(360) 667-0516

### VISITOR POSTS



Clark County Citizens United, Inc.

January 16 at 3:46pm

### THE REAL TRUTH ABOUT ALTERNATIVE 4

In 1994, Clark County downzoned all rural and resource land into zoning in a new Comprehensive Plan. Land that was in 2.5, 5, and 80 acre zones, suddenly became 5, 10, 20, 40, and 80 acre zones. Many landowners protested, to no avail. The old 1988 Plan was thrown out and the new Plan was adopted. On behalf of landowners, Clark County Citizens United, Inc. appealed to the Hearing Board, along with a record 6 and 4.

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Page 1 of 2

Clark County Citizens United, Inc

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11

Clark County Citizens United, Incorporated - Board of Directors

- \* President - Susan Rasmussen - Farm - Agriculture - 91 documents
- \* Vice President - Nick Redinger - Realtor - Developer
- \* Secretary - Carol Levanen - Dental Hygienist - Rural Land Owner - 74
- \* Treasurer - Rita Dietrich - Forestry - Farm - Rural Land Owner
- \* Jerry Olson - Civil Engineer - 76
- \* Lonnie Moss - Civil Engineer
- \* Melinda Zamora - Physician - Rural Land Owner
- \* Leah Higgins - Realtor
- \* Ben Moss - Realtor
- \* Curt Massie - Education - Rural Land Owner - 87
- \* Jim Kaski - Developer
- \* Rick Dunning - Forestry - Dunning Development pages of parents and documents
- \* Frank White - Forestry
- \* Jim Malinowski - CPU Commissioner - Rural Land Owner
- \* Dan Dupuis - Forestry
- \* Zachary McIsaac - Attorney

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Clark County Citizens United, Inc. August 18, 2014

It is very important that land owners attend the Clark County open houses regarding the 2016 Land Use Plan update. They need to voice their disapproval over the lack of public notices and the omission of the rural lands in the first scheduled EIS scoping open house. The old existing resource maps are erroneous and they haven't changed since 1994. Virtually all of the rural lands were zoned into large lot zoning using these incorrect and illegal maps. CCCU was not given th See More

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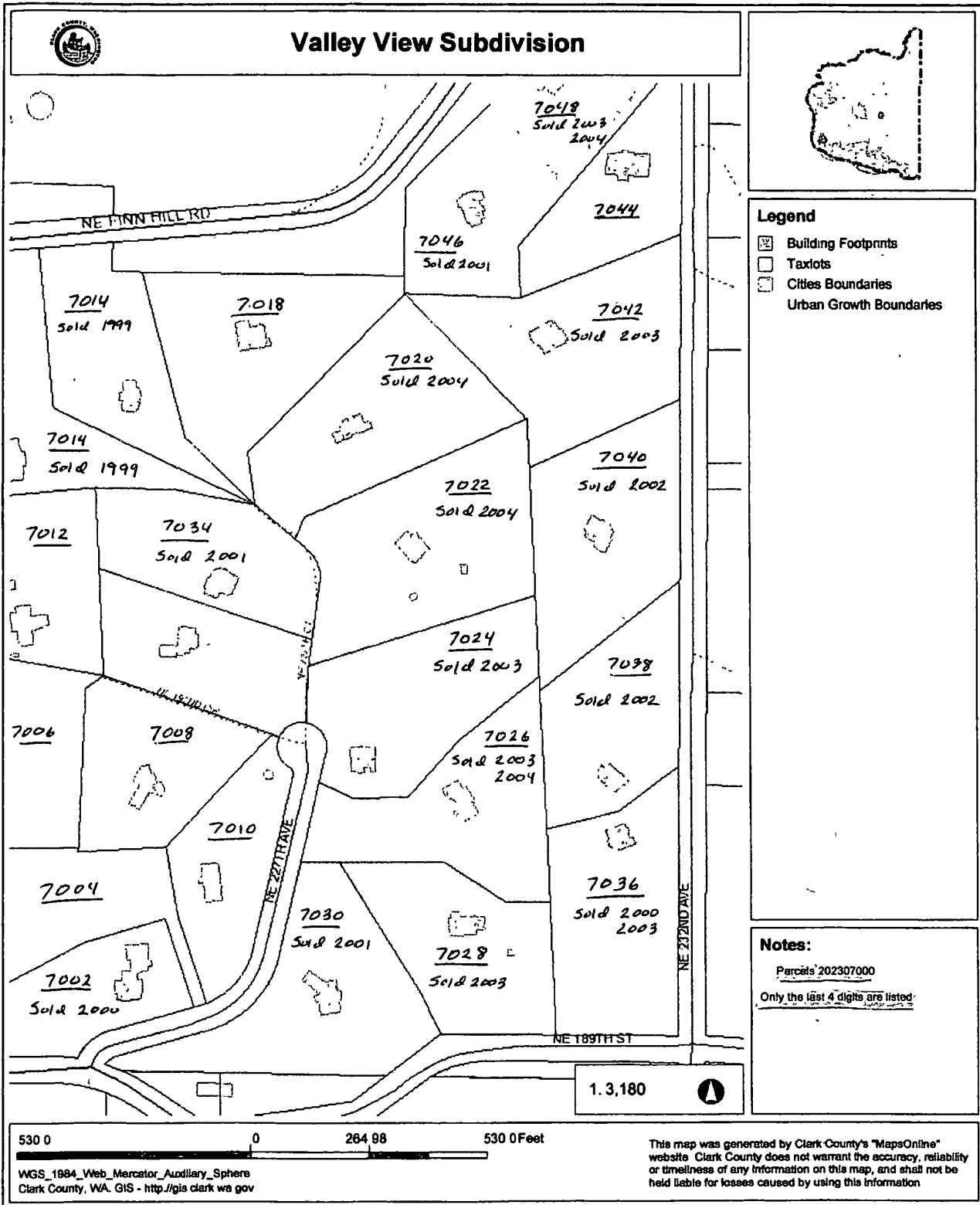


Clark County Citizens United, Inc added a new photo August 10, 2014

Page 2 of 2

- Sandy Bissell
- Cole Johnson
- Loren Flindt
- Lita Hulsey
- Dennis Sharon Martin
- Collette Stricker
- Dawn Seaver 1h
- Lisa Shimer 43m
- Kathleen Parry 9m
- Janice Pearson 4h
- Patty Chisholm 5h
- Steve McCarty 12h
- Amanda Sparrowgrove 1d
- Joanna Nicole Yorke 11m
- Jim Kinney 5h
- Cathy Garrick Barsley 6m
- Josh Curtis Johnston 11h
- Chuck Green 16m
- Laurel Rea-Bullion 24m

Encl 2



Encl 1

## Recorded Documents Search Results

Search Criteria:

Grantor or Grantee madore david

New Search

<u>Document</u>	<u>Title (type)</u>	<u>Parcel(s)</u>	<u>Excise</u>	<u>Date Recorded</u>	<i>(Seller)</i> <u>Grantor(s)</u>	<i>(Buyer)</i> <u>Grantee(s)</u>
<u>4992196</u>	D	207907000	696202	Jul 12, 2013	WEATHERL FAMILY LLC,	ERNSTER-MATTHEW J, ERNSTER LEANNE M, MADORE DAVID TRUSTEE, MADORE DONNA TRUSTEE,
<u>4829250</u>	D	171912078	674630	Feb 10, 2012	MADORE DAVID M TRUSTEE, MADORE DONNA J TRUSTEE,	MADORE DAVID M, MADORE DONNA J,
<u>4590066</u>	D	171912078	640973	Aug 03, 2009	MADORE DAVID M, MADORE DONNA J,	MADORE FAMILY TRUST,
<u>3886116</u>	D	202307026		Sep 24, 2004	CHRISTIE DONALD H TRUSTEE, MADORE DAVID M, MADORE DONNA J,	ROACH DAVID P, ROACH MARIA D,
<u>3800840</u>	D	202307022	537846	Mar 16, 2004	CHRISTIE DONALD H TRUSTEE, MADORE DAVID M TRUSTEE, MADORE DONNA J TRUSTEE;	STENERSEN JASON L, STENERSEN KATHERYN,
<u>3798290</u>	D	202307020	523193	Mar 09, 2004	CHRISTIE DONALD H TRUSTEE, MADORE DAVID M TRUSTEE, MADORE DONNA TRUSTEE,	RIGGS DUANE D, RIGGS MICHELLE T,
<u>3784130</u>	D	202307048	518225	Feb 03, 2004	MADORE DAVID M TRUSTEE, MADORE DONNA J TRUSTEE,	STENERSON LEROY A, STENERSON LYNETTE J,
<u>3685636</u>	CONT	202307042	523880	Jul 30, 2003	CHRISTIE DONALD H TRUSTEE, MADORE DAVID M TRUSTEE, MADORE DONNA J TRUSTEE,	FRICE JEFFERY S, FRICE HOPE A,
<u>3677331</u>	MAGR	202307020		Jul 21, 2003	CHRISTIE DONALD H, MADORE DAVID M, MADORE DONNA J,	CHRISTIE DONALD H, MADORE DAVID M, MADORE DONNA J,
<u>3677330</u>	CONT	202307020	523193	Jul 21, 2003	CHRISTIE DONALD H TRUSTEE, MADORE DAVID M TRUSTEE, MADORE DONNA J TRUSTEE,	RIGGS DUANE D, RIGGS MICHELLE T,
<u>3677847</u>	D	202307028	523220	Jul 21, 2003	CHRISTIE DONALD H TRUSTEE, MADORE DAVID M TRUSTEE, MADORE DONNA J TRUSTEE,	PACIFIC LIFESTYLE HOMES INC,
<u>3676709</u>	CONT	202307042	523119	Jul 18, 2003	CHRISTIE DONALD	FRICE JEFFREY S,

Page 2 of 5

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					H TRUSTEE, MADORE DAVID M TRUSTEE, MADORE DONNA J TRUSTEE,	FRICE HOPE A,
<u>3642451</u>	MAGR	202307026		May 22, 2003	MADORE DAVID M TRUSTEE, MADORE DONNA J TRUSTEE, CHRISTIE DONALD H TRUSTEE,	MADORE DAVID M TRUSTEE, MADORE DONNAJ TRUSTEE, CHRISTIE DOBALD H TRUSTEE,
<u>3642452</u>	CONT	202307026	519295	May 22, 2003	CHRISTIE DONALD H TRUSTEE, MADORE DAVID M TRUSTEE, MADORE DONNA J TRUSTEE,	ROACH DAVID P, ROACH MARIA D,
<u>3633073</u>	CONT	202307048	518225	May 06, 2003	CHRISTIE DONALD H TRUSTEE, MADORE DAVID M TRUSTEE, MADORE DONNA J TRUSTEE,	STENERSON LEROY A, STENERSON LYNETTE J,
<u>3598308</u>	D	202307026	314533	Mar 06, 2003	CHRISTIE DONALD H TRUSTEE, MADORE DAVID M TRUSTEE, MADORE DONNA J TRUSTEE,	WOOD ROBERT G, WOOD NANCY A,
<u>3567864</u>	D	202307024	511257	Jan 07, 2003	CHRISTIE DONALD H TRUSTEE, MADORE DAVID M TRUSTEE, MADORE DONNA J TRUSTEE,	WOOD ROBERT G, WOOD NANCY A,
<u>3566869</u>	D	202307036	460483	Jan 06, 2003	CHRISTIE DONALD H TRUSTEE, MADORE DAVID M TRUSTEE, MADORE DONNA J TRUSTEE,	GROSS KENNETH W, GROSS STEFANIE E,
<u>3527664</u>	D	202307038	506729	Oct 17, 2002	CHRISTIE DONALD H TRUSTEE, MADORE DAVID M TRUSTEE, MADORE DONNA J TRUSTEE,	TAYLOR LOY D, TAYLOR BONNIE K,
<u>3452803</u>	D	202307040	496911	Apr 17, 2002	CHRISTIE DONALD H TRUSTEE, MADORE DAVID M TRUSTEE, MADORE DONNA J TRUSTEE,	CLAYBURN JODY L, CLAYBURN AMY N,
<u>3370079</u>	D	202307046	486708	Sep 19, 2001	CHRISTIE DONALD H TRUSTEE, MADORE DAVID M TRUSTEE, MADORE DONNA J TRUSTEE,	ANDERSON DANIEL E, ANDERSON KARIN L,
<u>3349312</u>	D	202307034	483789	Jul 26, 2001	CHRISTIE DONALD H TRUSTEE, MADORE DAVID M TRUSTEE, MADORE DONNA J TRUSTEE,	HILDEBRAND MATTHEW RAY, HILDEBRAND TIFFANY A,
<u>3299655</u>	D	202307-030	477007	Mar 16, 2001	CHRISTIE DONALD	JACKSON WILLIAM,

<u>3247608</u>	D	202307016	452477	Aug 30, 2000	H TRUSTEE, MADORE DAVID M TRUSTEE, MADORE DONNA J TRUSTEE, CHRISTIE DOANLD H TRUSTEE, MADORE DAVID M, MADORE DONNA J,	JACKSON MARTHA, BRATT STEVEN L, BRATT NANCY M,
<u>3199553</u>	CONT	202307036	460483	Mar 06, 2000	CHRISTIE DONALED H TRUSTEE, MADORE DAVID M TRUSTEE, MADORE DONNA J TRUSTEE,	GROSS KENNETH W, GROSS STEFANIE E,
<u>3194930</u>	D	202307002	459722	Feb 16, 2000	CHRISTIE DONALD H TRUSTEE, MADORE DAVID M TRUSTEE, MADORE DONNA J TRUSTEE,	DYKE DARRYL J CONSTRUCTION INC,
<u>3175798</u>	D	202307014	457098	Dec 07, 1999	CHRISTIE DONALD H TRUSTEE, MADORE DAVID M TRUSTEE, MADORE DONNA J TRUSTEE,	SITOWSKI ELLA L,
<u>3144031</u>	CONT	202307016	452477	Aug 24, 1999	CHRISTIE DONALD H TRUSTEE, MADORE DAVID M TRUSTEE, MADORE DONNA J,	BRATT STEVEN L, ONEILL NANCY M,
<u>9807060074</u>	D		432296	Jul 06, 1998	CHRISTIE DONALD H TRUSTEE, MADORE DAVID M TRUSTEE, MADORE DONNA J TRUSTEE,	NIEBOER GARY B, MCGUIRE-NIEBOER HEIDI M,
<u>9805220369</u>	D		429924	May 22, 1998	MADORE DAVID M CO TRUSTEE, MADORE DONNA J CO TRUSTEE, CHRISTIE DONALD H TRUSTEE,	MARLOW MARC A,
<u>9805220371</u>	DT			May 22, 1998	MARLOW MARC A,	MADORE DAVID, MADORE DONNA CO TRUSTEE, CHRISTIE DOANLD H, FIRST AMERICAN TITLE CO,
<u>9803020051</u>	DT			Mar 02, 1998	ALBRIGHT L BEN, ALBRIGHT CHRISTINA L,	MADORE DAVID M CO TRUSTEE, MADORE DONNA J CO TRUSTEE, CHRISTIE DONALD H TRUSTEE, FIRST AMERICAN TITLE CO,
<u>9803020050</u>	D		425729	Mar 02, 1998	MADORE DAVID M CO TRUSTEE, MADORE DONNA J	ALBRIGHT L BEN, ALBRIGHT CHRISTINA L,

<u>9712290747</u> D	422869	Dec 29, 1997	CO TRUSTEE, CHRISTIE DONALD H TRUSTEE, CHRISTIE DONALD H TRUSTEE, MADORE DAVID M, MADORE DONNA J CO-TR;	MADORE FRANCIS E, MADORE LUCILLE E,
<u>9711180059</u> D	421150	Nov 18, 1997	MADORE DAVID M, MADORE DONNA TRUSTEE, CHRISTIE DONALD H TRUSTEE,	BUCHNER RAYMOND M, BUCHNER DOROTHY C,
<u>9709080034</u> D	417777	Sep 08, 1997	CHRISTIE DONALD H TRUSTEE, MADORE DAVID M CO-TRUSTEE, MADORE DONNA J CO-TRUSTEE,	AROLA DALE W, AROLA DARLENE A,
<u>9708150352</u> COV		Aug 15, 1997	MADORE DAVID,	VALLEYVIEW,
<u>9707010333</u> REC		Jul 01, 1997	REINMILLER GEORGE C TRUSTEE,	MADORE DAVID, MADORE DONNA JEAN,
<u>9706060242</u> PLAT		Jun 06, 1997	CHRISTIE DONALD H TRUSTEE, MADORE DAVID M CO-TRUSTEE, MADORE DONNA J CO-TRUSTEE,	VALLEY VIEW SUBDIVISION,
<u>9611220373</u> D	405617	Nov 22, 1996	CHRISTIE DONALD H TRUSTEE, MADORE DAVID M, MADORE DONNA J TRSTE,	AROLA DALE W, AROLA DARLENE A,
<u>9305100116</u> D	350339	May 10, 1993	MADORE DAVID M CO-TRUSTEE, MADORE DONNA J CO-TRUSTEE,	MADORE DAVID, MADORE DONNA JEAN,
<u>9305100117</u> DT		May 10, 1993	MADORE DAVID M, MADORE DONNA JEAN,	DIRECTORS MORTGAGE LOAN CORP, FIRST AMERICAN TITLE CO,
<u>9301190132</u> D	346110	Jan 19, 1993	FRASIER BOB CONSTRUCTION INC,	MADORE DAVID M CO-TRUSTEE, MADORE DONNA J CO-TRUSTEE,



## Schroader, Kathy

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**From:** Tilton, Rebecca  
**Sent:** Wednesday, February 24, 2016 11:59 AM  
**To:** Orjiako, Oliver, Schroader, Kathy  
**Subject:** Comp Plan Comments  
**Attachments:** Sydney Reisbick\_02-16-16 Comp Plan Comments pdf, Levanen\_Carol\_021816CompPlanComments pdf, Hammon\_021616CompPlanComments pdf, West\_Thomas\_021616CompPlanComments pdf, Eustis\_021616CompPlanComments pdf, Koktas\_021616CompPlanComments pdf, Kokta, Theresa\_021616CompPlanComments pdf, Jensen\_Lee\_021616CompPlanComments pdf, Zavanelli-Morgan\_Barbara\_021616CompPlanComments pdf, Morgan\_James\_021616CompPlanComments pdf, Ek\_Nathan\_021616CompPlanComments pdf, Light\_Megan\_021616CompPlanComments pdf, Boynton\_Steve\_021616CompPlanComments pdf, Levanen\_Carol\_022316CompPlanComments pdf

Hello,

For your records, please see the attached written testimony received on Feb 16, Feb 18, & Feb 23, 2016

Thank you!  
Rebecca

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Board of County Councilors  
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