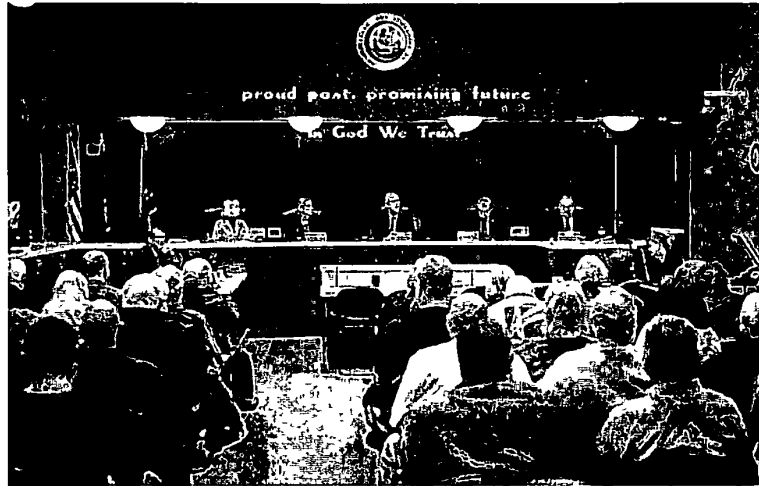


# Consultant: County growth plan work by Madore has flaws

## Firm was hired to analyze planning assumptions



[http://www.columbian.com/wp-content/uploads/2016/01/773917\\_01-06-County-council.jpg](http://www.columbian.com/wp-content/uploads/2016/01/773917_01-06-County-council.jpg)

The new Clark County Council for 2016 sits down for its first meeting of the year on Jan 5

By and **Katie Gillespie** (</author/katiegillespie>), Columbian County Government Reporter  
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A consulting firm hired by Clark County found flaws in planning assumptions Councilor David Madore wrote for the county's 20-year growth plan, and said half of his assumptions are invalid



Mercer Island-based R W Thorpe and Associates — which email records show Madore reached out to on his own to analyze the planning assumptions he wrote — reported to the board during a Wednesday work session that four of the eight assumptions the councilor wrote for the Comprehensive Growth Management Plan update are invalid. Two are partially invalid and two are valid. The Clark County council approved a \$45,000 contract with the land-use firm in December to analyze the assumptions.

At the urging of Community Planning Director Oliver Orjako, who called the report's findings significant, Council Chairman Marc Boldt, Councilor Jeanne Stewart and Councilor Julie Olson called for a hearing on Feb. 16 to reconsider the county's preferred alternative. They also pushed back a hearing previously scheduled for next week to make corrections to Madore's Alternative 4 to that February meeting.

"I think this report represents some caution against (Alternative 4)," Orjiako said, adding that moving forward with Alternative 4 given the new information will make it difficult for the county to meet its June 30 deadline for the state Commerce Department to approve the plan

Alternative 4 would allow for smaller lot sizes in rural areas, potentially leading to significant development in unincorporated Clark County

The planning assumptions, which dictate policy on what lots are likely to develop, provided the framework for the latest version of Madore's zoning alternative

Under previous assumptions, there are 7,073 potentially buildable lots under current zoning rules. Madore's Alternative 4 could potentially create about 12,401 lots.

Madore argued in his assumptions that thousands of lots shouldn't be considered buildable at all, identifying only about 3,076 potential buildable lots under current zoning rules and 6,140 under his alternative

In general, the more lots created by a zoning alternative, the more adverse impacts it could have on the surrounding environment such as water, soil and wildlife

Despite it twice being rejected by the Planning Commission, Madore and Councilor Tom Mielke voted over Stewart's objection to approve Madore's planning assumptions and Alternative 4 as part of its preferred zoning plan in November. The preferred alternative also includes requests from some of Clark County's small cities to bring land into their urban growth boundaries, as well as some corrections to inconsistencies in Clark County's maps

On Wednesday, Madore argued that representatives from R W Thorpe and Associates did not "show their work" in their report, which provided examples of county code, state law and other counties' growth plans to justify their findings

"I would request that you apply valid logic," Madore said

Deputy Prosecutor Christine Cook pointed out that the firm is made up of experts in the field of land planning.

"This is the conclusion that they've come up with," Cook said. "I think it would be very difficult going forward to now say, 'We don't like that answer, so we're going to look for another one.'"

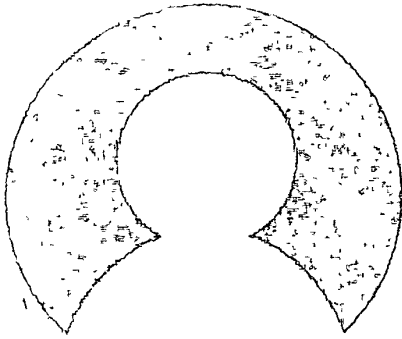
Madore also said that just because the consulting firm found challenges in his planning assumptions, that does not automatically make the county's previous assumptions correct. He echoed previous claims that the county's assumptions were never vetted for accuracy

"The assumptions were not adopted," Madore said. "I think you will recognize that not only were they not adopted, they were not known. We just assumed the numbers were the numbers and the facts were the facts."

But Cook told Madore that it's incorrect to say the planning assumptions have not been vetted. The Western Washington Growth Management Hearings Board has found Clark County's current comprehensive plan, which is built on those assumptions, to comply with state law

Furthermore, the county council held three work sessions on the planning assumptions in early 2014 and adopted those assumptions in June 2014, Orjiako confirmed after the work session. The board amended the planning assumptions last April to add 15,000 new people to the county's population

There remain some significant items on the county's growth plan to-do list. Seattle-based firm Environmental Science Associates still has to complete the final environmental impact statement on the preferred alternative — a project further delayed by Wednesday's decision — and the county has to develop the capital facilities plan, which explains what infrastructure the county has to build to accommodate the plan and how it plans to pay for it



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14 Comments

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**Thom Rasmussen** · Salmon Creek, Washington

Now, if they can just allow the growth boundry in LaCenter to include up to the reservation property, they can hook up sewer to the city and all will be good.

Reply 23 mins



**Thom Rasmussen** Salmon Creek, Washington

"The assumptions were not adopted," Madore said. "I think you will recognize that not only were they not adopted, they were not known. We just assumed the numbers were the numbers and the facts were the facts."

And then, of course, YOU assumed YOU knew what YOU were talking about. See what happens when YOU assume?

Reply 30 mins



**Tom Gibson** Camas, Washington

I can see why Stewart wants to sit as far away as possible. The stupidity seems to be contagious.

Reply 26 mins



**David Clark**

"In general, the more lots created by a zoning alternative, the more adverse impacts it could have on the surrounding environment such as water, soil and wildlife."

on the surrounding environment such as water, soil and wildlife.

ME --- Your forgot to complete the sentence ", but more lots mean more affordable housing as housing prices are affected by the availability of land - more buildable land, the more affordable housing becomes Conversely fewer lots means higher housing costs."

Jason Furman, chairman of the White House Council of Economic Advisers, said "Restricted supply leads to higher prices and less affordability. We see the association in the relationship between land use regulations and affordability in several dozen U.S. metro areas" <https://www.whitehouse.gov/> /20151120\_barriers\_shared . <http://blogs.wsj.com/> ./why-white-house-economists ./ <http://www.nytimes.com/> ./opinion/that-hissing-sound.html

MAILER HEADLINE: J&J, Boldt vote against affordable housing.

That goes well with:

MAILER HEADLINE: J&J, Boldt vote against tax reduction.

MAILER HEADLINE: J&J, Boldt vote for light rail.

MAILER HEADLINE: J&J, Boldt vote for bridge tolls

MAILER HEADLINE: J&J, Boldt vote against more toll free river crossings

MAILER HEADLINE: J&J, Boldt vote for more regulations.

Reply 4 hrs Edited



**Loren Lee**

David Clark ..in the spirit of full disclosure, why don't you share with other Clark County citizens how much you personally stand to profit from Madore's Alt #4 as a developer?

Reply .39 mins Edited



**Tom Gibson** Camas, Washington

David Madore could have saved taxpayers a lot of money if he had asked the same questions of the professionals already on staff. Instead he insulted staff yet again and went answer shopping, apparently assuming that if he was paying he would be delivered the answers he wanted.

There is no transparency with this guy and his judgment is so poor it's hard to believe he started his business by himself. He is just too big of a fool

Reply 5 7 hrs



**Nick Ruark** Vancouver, Washington

Clark County 1 - Councilor Madore 0

Reply 7 10 hrs



**Stuart L. Riley** Vancouver, Washington

Thanks to the Fantastic Three, I think the county has won more rounds than just one

Reply 3 10 hrs



**Fran Hammond** Vancouver, Washington

The real piece of work continues to spew "show us your work" In other words, do as I say, not as I



do. Time to rescind Alt 4 and save us both the time and the money Go with the Planning Commission recommendations and be done with it!

Reply 11 · 10 hrs



### Michele Wollert

Public records show that David Madore contacted RW Thorpe on his own, and manipulated a noncompetetive contract with them. Due to their Freedom Foundation work, Madore apparently thought they would slip easily into his pocket and prove his assumptions on Alt 4, which he crafted on his own as a safeguard against alleged evil "social engineering" found in all other GMA update options.

Listen to him argue with the experts today here: <https://www.clark.wa.gov/all/files/the-grid/011316WS.mp3>

Reply 13 · 10 hrs Edited



### Fran Hammond · Vancouver, Washington

Since Madore personally contacted this firm without collaboration, let him pony up the \$45K out of his own pocket! He has exhibited that he loves to spend money on politicking!

Reply 1 · 8 hrs



### Stuart L. Riley · Vancouver, Washington

It just keeps getting worser and worser for poor 'ol Madore. The more the new council members dig, the more skeletons they uncover.

Reply 8 · 11 hrs



### Don Joling

You know what would be impressive? Given both our planning department and an outside consultant have come to basically the same conclusion? If Mr Madore stepped back and said "well, maybe I wasn't right about this", then set about working with the rest of the councilers and the staff that are experts in their field. I'd bet that there are quite a number of lots, and ideas he has that could be added. Not all of them probably, but some You know, how democracy is supposed to work. both sides meet in the middle, instead of "my way or the highway".

Reply 10 · 11 hrs Edited



### Chris Prothero · Columbia Basin College


It would be, but Rasmussen and her cronies wouldn't be happy with that. CCCU would stamp their collective feet in a fit of rage that they can't line their pockets with more rural development. Perhaps it's time to ask county legal to investigate this for what it is...attempting to defraud.

Reply 5 · 10 hrs



### Don Joling


Chris Prothero You know my tounge was planted firmly in cheek when I typed that, right?

Reply  4 10 hrs



**Susan Strizver** · Cal Poly Pomona


A consulting firm, not an consulting firm!

Reply  1 · 11 hrs



**Stuart L. Riley** · Vancouver, Washington


Hey! Grammar Nazi is my job!

Reply  1 11 hrs Edited



**Susan Strizver** · Cal Poly Pomona

Stuart L Riley ha! Glad to know there is someone else on the job!

Reply  1 11 hrs



**Carolyn Crain** · Western Business College, Portland, OR


So can we now have the ALT 5 I have been asking for? A bit of Madore's Alt 4 modified to keep some larger plot sizes for the future growth and Alt 3 with a sprinkle of seasoning for the needs of the cities considerable growth in our county?

Reply 11 hrs



**Fran Hammond** · Vancouver, Washington

Wouldn't an "Alt 5" cause starting over, basically? Do you really think we have either the time or the money to do that?

Reply  4 10 hrs



**Carolyn Crain** · Western Business College, Portland, OR

Fran Hammond I think if you simply modify alt 3 to reflect the city requests and correct some of the known northern county properties which were authorized but are not in current compliance you can do it without too much extra cash right here in the department and get it done on time These guys like Oliver are professionals. They can crank it out.

Reply 9 hrs



**Hector Hinojosa**

Carolyn Crain , it's too late, I predict the current plan will have to be continued. Mr. Madore wasted precious time appeasing the land speculators of CCCU.

Reply  3 7 hrs



**Carolyn Crain** · Western Business College, Portland, OR

Hector Hinojosa Oh man I so hope you are wrong

Reply 7 hrs



**Bridget Schwarz** · Ridgefield, Washington

Carolyn Crain Not realistic Oliver's staff will not have a Preferred Alternative until February 16 (if then). Then ESA finished the DSEIS addendum Then work on the Capital Facilities


Plan begins Hector has it right. Adopt Alternative 1 with the proviso that work begins again to start over.

Reply  1 6 hrs



**John Laird** · Works at Retired Journalist

David Madore no doubt longs for the good ol' days - ah, yes - back when the only approval he needed was Tom Mielke's. Welcome to the real world of collaborative, non-dictatorial, fact-based governing, David. Get used to it.

Reply  18 11 hrs




**Stuart L. Riley** Vancouver, Washington

Madore: "Tom! Say you approve!"

Mielke: "Okay I approve."

Madore: "Good boy! Now, go fetch my slippers."

Mielke: "Arf!"

Reply  13 11 hrs



**Hector Hinojosa**

The validity of Mr Madore's assumptions have been questionable from the first release of the Alt 4 plan. It's been a teeth grinding experience to deal with his steadfast belief that he is always right. Even now that lawyers and experts are telling him he is wrong (which us little folks have been doing for 2 years) he is in denial. Exasperating does not even begin to describe my feeling about Mr. Madore's know it all attitude

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