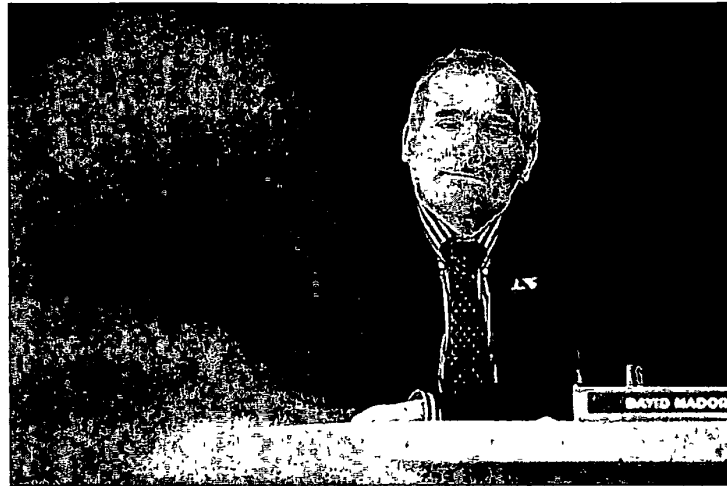


# Staff: County will miss deadline if it pursues Alternative 4

## Council set to reconsider growth plan issue Feb. 16



([http://www.columbian.com/wp-content/uploads/2016/01/1227\\_MET\\_top10madore3.jpg](http://www.columbian.com/wp-content/uploads/2016/01/1227_MET_top10madore3.jpg))

David Madore Clark County councilor

By **Katie Gillespie** (</author/katiegillespie>), Columbian County Government Reporter

Published: February 8, 2016, 6:49 PM

### Public Meeting: Clark County council

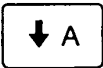
What. Clark County council meeting to revisit the zoning component of its Comprehensive Growth Management Plan.

Where Public Service Center, 1300 Franklin St , Vancouver

When. 10 a m Tuesday, Feb 16

For more information [Clark.wa.gov/thegnd](http://Clark.wa.gov/thegnd)

Clark County will not be able to submit its 20-year growth plan to the state on time if it continues to pursue the latest iteration of Councilor David Madore's zoning plan, according to a report from Clark County Community Planning



Pursuing the latest version of Alternative 4, a zoning map Madore created for the Clark County Comprehensive Growth Management Plan update without staff input, could "jeopardize the county's ability to meet its deadline," according to a staff report released Monday. That will leave the county out of compliance with the state's Growth Management Act, making it ineligible for state grants and funding.

The release of the report comes a week before the Clark County council is slated to reconsider its preferred alternative — which includes Alternative 4 and portions from the three staff-created alternatives — on Feb. 16.

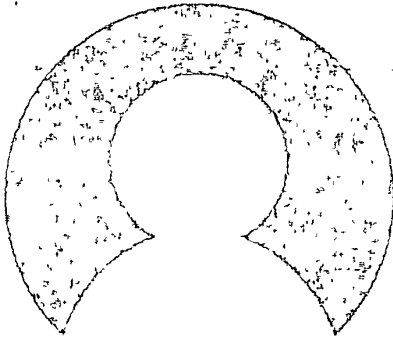
Next week's meeting could represent the end of an ongoing and often dramatic saga surrounding Clark County's comprehensive plan zoning component

In one corner is Clark County Citizens United, which claims to represent the views of thousands of rural property owners. The organization — led by its two most vocal members, President Susan Rasmussen and Executive Secretary Carol Levanen — has been fighting for Alternative 4, saying the zoning plan would restore rural property rights to landowners whose property has been locked in large lot sizes for decades.

But critics of the plan — including land use attorneys, some rural farmers, conservation groups and Clark County's cities — have decried the proposal as having too great an environmental impact on rural areas

Clark County must complete its Comprehensive Growth Management Plan update by April 30 to submit it to the state Department of Commerce

Madore, whose efforts have been praised by Rasmussen and Levanen, has dominated the comprehensive plan process for about a year. He introduced two versions of his Alternative 4, which would allow for smaller lots than currently permitted in rural areas. He's also written his own planning assumptions, which determine what lots are likely to have a home put on them, to support that alternative. Half of those eight assumptions were deemed invalid by independent consulting firm R W Thorpe and Associates. Email records show Madore selected the Mercer Island-based firm on his own to analyze the assumptions, and last year, a majority of the then- three-member council approved a \$45,000 contract with the company without accepting bids.



## **Katie Gillespie (/author/katiegillespie)**

Columbian County Government Reporter

☎ 360-735-4517

👤 @newsladykatie (<https://twitter.com/newsladykatie>)

✉ [Send an Email \(mailto:kattlin.gillespie@columbian.com\)](mailto:kattlin.gillespie@columbian.com)

2 Comments

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**Brian Rolshoven** · Wood doc at Valleyfest

I believe the earlier thinking in Clark County GMP was aroused by diesel that was north of 5 dollars per gallon. Clark C planners at that time wanted to save large parcels for food production. Everyone was scared to death in 2006 trucking would cease and food production had to be local.

Reply 9 hrs



**Fran Hammond** Vancouver, Washington

With the droughts throughout the country we should be concerned in 2016!

Reply 1 · 8 hrs



**Fran Hammond** · Vancouver, Washington

Scrap Alt 4 and go forward with the Planning Commission's recommendation! I have a hard time believing the "thousands" that CCCU claims to represent, unless it is every man, woman and child in N. Clark County. Many that I know have selected their property in that location precisely because they want the rural lifestyle, not subdivisions next door! The county cannot support the infrastructure that would be required for mass development in that rural area! Maybe CCCU should pony up the funds to lay sewer lines and water lines from the urban area and expand the treatment plants! I do personally know some that are very concerned for their wells and the impact that Alt 4 would propose to the water tables.

Reply 10 · 11 hrs

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