



Clark County council delays decision on growth plan

Large crowd turns out to speak for, against Madore's Alternative 4



<http://www.columbian.com/wp-content/uploads/2016/02/council.jpg>

The Clark County council, from left, Jeanne Stewart, Julie Olson, Chair Marc Boldt, David Madore and Tom Mielke

By **Katie Gillespie** (</author/katiegillespie>), Columbian County Government Reporter
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As its April 30 deadline to submit its Comprehensive Growth Management Plan update to the state looms ever closer, the Clark County council once again delayed a decision on the zoning component of its 20-year growth plan



The council set out Tuesday morning to reconsider the preferred alternative to its growth plan, which will set zoning policy throughout unincorporated Clark County. But after hearing five hours of public testimony — in which many of the same, familiar faces reiterated what they've been saying for over a year — the council moved to continue the hearing to next week.

The packed audience was divided on the most controversial proposal at hand: Republican Councilor David Madore's Alternative 4, which was twice rejected by the county Planning Commission but approved by the council as a part of its preferred alternative.

The zoning proposal, hailed by some rural residents as restoring rural property rights limited under the Growth Management Act, would shrink the minimum allowed lot sizes in rural areas. A draft environmental impact statement analyzing an older version of Alternative 4 estimates it could create about 5,300 additional lots in Clark County, putting a strain on natural and environmental resources. In some cases, the additional development allowed under Alternative 4 could be cost-prohibitive to Clark County, according to the environmental report.

Though Madore has continued to fight for his alternative, aided by Republican Councilor Tom Mielke, his fellow councilors have signaled that they want to reconsider that proposal. Councilors Jeanne Stewart and Julie Olson, Republicans, and Chair Marc Boldt, no party preference, have questioned whether that proposal is viable.

The county cannot move forward on the remaining components of that plan — the final environmental impact statement and capital facilities plan which dictates how the county plans to pay for its growth — until a preferred alternative is selected, Community Planning Director Oliver Orjiako said.

"We are stuck," Orjiako said. "We need to move forward to complete the comp plan update."

Proponents of the plan waved signs reading "4" in bold print, cheering and clapping as supporters spoke in favor of the plan.

Carol Levanen, executive secretary of land-use group Clark County Citizens United, urged the council to adopt Alternative 4, saying it is the only alternative that complies with the Growth Management Act.

"CCCU wants to support the county on land-use decisions, but we cannot support the economic ruin of rural and resource landowners for the sake of Sunday drivers and irrational cities."

Alina McElveny, who spoke to the council with a sign reading "I support Alt 4" pinned to her chest, told the council about her goals to provide her children land on their property, a long-running timber farm in rural Clark County.

"The time is now," she said. "Being retired and aging and aware of our own mortality, we want to set up our affairs so our adult children could begin helping us manage the timber and eventually build homes or retirement cottages on their own individual properties."

Opponents of the plan included nearly all of Clark County's cities, which worry smaller parcel sizes immediately outside city borders could inhibit business growth.

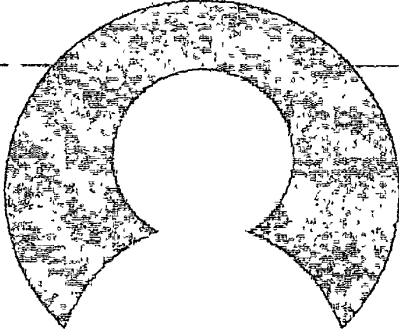
Local land-use attorney Steve Horenstein said that while he supports the desires of rural property owners, Alternative 4 will not hold up under the Growth Management Act, which requires that growth be centered in urban areas and that the county is able to pay for its planned growth. Neither can happen under Alternative 4, he said.

"I'm saddened by the path that (county council) leadership has taken them down because it's a huge distraction," he said.

Sue Marshall, owner of Baur's Corner Farm in Ridgefield, told the council she does not want her 20-acre property upzoned to 10-acre parcels, as Alternative 4 would allow.

"Further parcelization threatens a long-term viability of agriculture on some of the best soils in the state," she said.

The Clark County council is slated to deliberate on its preferred alternative at 10 a.m. Tuesday at the Public Service Center, 1300 Franklin St., Vancouver



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8 Comments

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Carolyn Crain · Western Business College, Portland, OR

At the end of the hearing today I had a private moment of conversation with Councilman David Madore. I asked him to stop referring to the three councilors he most frequently seems to be in opposition to as the "new liberal majority" because it was divisive and we need to be unifying. He responded to me that they needed defined. I told him "Not by You" Then tonight he did it again on Facebook.

David Madore

3 hrs ·


When ill will is the rule.


It is so sad to see the dysfunction and open hostility of the new liberal majority on our county council. They call it the "spirit of the charter", literally."

I am so sadden by this. He appears unable to comprehend that he is only defining himself by his actions. The others which are not engaging in this behavior are not being defined by his behavior

actions. The others which are not engaging in this behavior are not being denied by his behavior. I am calling on this to stop. Use some etiquette or some class even just a smidgeon of it. This looks bitter and angry. It looks mean. It is an obvious manipulation of people's mindset like the behavior and actions used by many notoriously bad people in history. He is wrong to continue this. Councilman Madore please please stop.

Reply 11 hrs


 **J.r. Smith** · University of North Texas
Are you surprised? I can't wait for him to be gone

Reply  1 11 hrs



Fran Hammond · Vancouver, Washington

Thrilled to see the Prosecuting Attorney's office clearly put Ms. Rasmussens' claims about the county being out of compliance to rest! Hopefully she will STOP at least the one lie! The explanations of the Poyfair ruling and related county actions were clearly stated! Thank you, Chris Cooke! Great job, Oliver O. and staff, too!

Reply  3 13 hrs



John Ley · Camas, Washington

My comments to the councilors today.


Affordable Farming

Councilors, we hear a great deal these days about "affordable housing". One portion of the Growth Management Act is about providing enough land for cities to expand their boundaries and add land for growth. Without increasing the "supply" of buildable land for homes, businesses, and infrastructure, a city becomes UNaffordable for citizens.


Since 1994 our county population has almost doubled, from 280,000 to over 450,000.

Cities in our county are requesting additional land be added to their city limits, so they can grow. They also adj... See More

Reply 15 hrs

 **Betty Sue Morris** · Vancouver, Washington
John, you realize of course that agricultural uses are allowed in all county zones right now?? So you could actually raise crops and sell them on a 6,000 sq. ft. lot.

Reply  2 15 hrs

 **John Ley** · Camas, Washington
Betty Sue Morris -- so if you'll allow AG zoning on a 6,000 sq. ft. lot, please let us know! Chickens, goats, lambs, maybe a cow or horse too, right?

Reply 14 hrs

 **Betty Sue Morris** · Vancouver, Washington



John Ley You may look it up in the county code. There are certainly chickens in my neighborhood and a goat as well. I don't know of any cows but there have certainly been horses. There are certainly homeowner provisions that may limit agricultural activities, but those are private regulations. Now it's quite possible the code has changed since I left office. But ag was allowed in all zones in 2008.

Reply · 2 hrs



Jeffrey Gibbons

So for those of you reading this (and paying attention) perhaps you could comment about how you feel a particular property should be zoned... A friend owns a 54.4 acre parcel in battleground. The parcel is bisected by a road with city water and power. With the current zoning the property cannot be subdivided for new homes but it is "mapped" under alt 4 as allowable to be broken up into 10 acre parcels. The other alternatives will not allow subdivision. Do you think this is a good example of a property that should be allowed to be subdivided? Or if not, why not? Side note. this parcel is currently serviced by a gravel road. If the property would be allowed to be broken up this person I suspect) would be willing to pave to county road standards up to the property. This would also help property owners farther down the road...

Reply · 2 17 hrs



Betty Sue Morris · Vancouver, Washington

I can give a comment on your post but I need a little more information. You said the 54.4 acre parcel is in Battle Ground. Is it inside their city limits, their urban growth boundary, or is it just in the postal area? And what is it currently zoned?

Reply · 3 17 hrs · Edited



Sam Atkinson · Chambersburg Area Senior High School

Christian "el duce" Berrigan did not like my sign, "NO MORE CC GOP CORRUPTION". Said I can't prove it. He also denied Benton's Job had anything to do with the CC GOP. I guess it came up Before departing He asked me to explain what a Sociopath was. My sign was not approved by el duce, my clown nose privileges will be revoked.

Reply · 6 20 hrs Edited



Christian Berrigan · Works at Self-Employed

So to set the record straight, I never asked him for proof of anything. At some point in the conversation as he was calling me a sociopath but could not tell me why he thought that, I did ask him if we should agree on a definition of the term first.

Here's the best of my recollection. Walking into the county building there's a guy outside with a sign that says 'no more cc gop corruption'. By this I assumed he meant the Clark County Republican Party (CCRP), so I asked him what he thought the local CCRP had done which was corrupt. He reiterated that they were corrupt, and began to demonstrate with great repetition the affinity he has for calling people "el duce" by which I believe he meant 'Il Duce'.

I asked him again what he thought the CCRP had done that was corrupt, at which point in between el duce's he asked me if I was a veteran. I told him that I was not, and he let me know that he was, at which point I thanked him for his service and shook his hand.

He then proclaimed that through his 35 years as a nurse he had earned the right to be on the sidewalk with his sign, to which I replied with some dramatic effect, that he was BORN with that right and wasn't that an awesome thing!

At this point or thereabout he told me to go talk to someone else. I explained that the CCRP was an organization that I care about, and if he was going to be publicly accusing them of corruption I would like to know why -- and that the very nature of his actions are designed to be provocative and elicit a response from the general public in a public place

So I asked him again why he thought the CCRP was corrupt, at which point he showed me a characature of Benton on the other side of his sign. So I asked him if he had any information to indicate the CCRP had anything to do with the hiring of Don Benton (of course individual people who are republican did defend his hiring after the fact, and rightfully so as I understand by all empirical measures he has done a very good job).

He then declared that I was corrupt. So I asked him what he thought I had done that would make me corrupt, and he repeated the charge. I told him since I have no idea what I would have done that was corrupt, perhaps we needed to agree to a definition of the term.

He then declared that I was a sociopath. So I asked him what about me made him believe I was a sociopath, and he repeated the charge. I asked him if we should agree on a definition of the term, and yes, I guess in that context I did ask him what he thought it meant.

Upon noticing that all of my questions had gone unanswered, and that the conversation was unlikely to ever break that perfect record, I momentarily endured a bit more of his love of the term "el duce". Having demonstrated that nothing resembling honest discussion would ever ensue, I entered the building.

Reply ·  5 18 hrs



Sam Atkinson · Chambersburg Area Senior High School

Christian Berrigan That bulling thing you do? Love it. Never seen better in Jails. .My lesson, Never ever engage a sociopath.

Reply · 17 hrs



Mike Yancey · Clark College -- Vancouver, Washington

Christian Berrigan Are you appointed or can the voters get rid of you when the King goes

Reply ·  4 16 hrs



Kevin VanGelder · Software Engineer at Infinite Red, Inc



Mike Yancey All Clark County Republican Party board members are elected by the Republican PCOs of Clark County which are elected by Republicans in their respective precincts. David Madore has no say in how the CCRP nor the CCRCC runs.

Reply · 2 · 15 hrs



Kevin VanGelder · Software Engineer at Infinite Red, Inc.

Sam, how many CCRCC meetings have you attended? Also, please do give some specific examples of your claimed corruption of the CCRP if you wish your claim to be taken seriously.

Reply · 2 · 15 hrs



John Burke · Vancouver, Washington

Sam Atkinson If Christian's report of your encounter is (more or less) accurate, then he was not engaged in "bullying" Instead, he was attempting to engage you in a reasoned dialogue, which you evaded through unjustified name-calling ("el duce" [sic], "corrupt", "sociopath") and diversion (your reference to your status as a veteran).

You give no rational, objective justification for your accusations -- only a self-righteous attitude which you feel sufficient to release you from having to prove what you're saying While it is a good thing that you have served your country, such service does not give you license to behave in the willful manner described here

The discourse which Christian reports, combined with what you have provided here so far, indicates that you are the bully, the fascist, the corrupter, and the sociopath, -- not he! Dare I say it, yet again, this is classic psychological projection.

You are, of course, free to provide your own account of this encounter. Indeed, I would urge you to do so for two reasons:
(1) If (?) you can show good cause why your charges are justified, it would be in your interest to do so, so as to not look like such a jerk -- as you do now,
(2) Since I don't think you can really show such good cause, your attempt to do so will merely underscore what an jerk you are. This would also be illuminating, in a sad sort of way -- especially for you, if you had the wit and the modesty to perceive this (which, sadder still, you probably don't) Otherwise, you would behave differently, wouldn't you?

Reply · 2 · 15 hrs Edited



Christian Berrigan · Works at Self-Employed

John Burke I never ask for proof of any kind and still havent. I would be satisfied just to know what actions or perceived actions are the genesis of the accusation

Reply · 2 · 15 hrs



Sam Atkinson · Chambersburg Area Senior High School

Don't get me wrong I'm not judging. I'm a student of behaviors. It's amazing this type of personality has captured this much power. It's a complement.

I tried to disengage over and over. Sociopaths just have to have the last word. I'm not going to school you on the subject. I'm not going to go on as they tend to be dangerous when confronted.

I don't have to define corruption the voters will.

Reply · 15 hrs



Sam Atkinson · Chambersburg Area Senior High School

Kevin VanGelder sure but first please explain the "Crime Train".

Reply · 14 hrs



Kevin VanGelder · Software Engineer at Infinité Red, Inc.

Sam Atkinson "Crime train" refers to the proven fact that adding light rail has direct correlations to the amount of crime in the area. But what does that have to do with the CCRP or your perceived corruption? If you want to know about corruption relating to light rail, look no further than Mayor Tim Leavitt who stands to financially benefit from the engineering costs of installing light rail.

Reply · 1 · 12 hrs



John Burke · Vancouver, Washington

Sam Atkinson wrote (in his reply to me): "I'm not judging."

Except that you are judging! Not that there anything wrong with that. Judgement is necessary for understanding.

However, for judgements to lead to understanding, they must have validity -- they must be based upon evidence and/or logic. Validity is also assisted when those who engage in judgment take responsibility for the judgments they make.

Your judgements have neither of these essential attributes. You provide no evidence or logic to back up the judgments you make. Then, when that is pointed out to you, rather than p.. See More

Reply · 10 hrs · Edited



Sam Atkinson · Chambersburg Area Senior High School

John Burke . Well John I'm happy after a Google search you have become an expert on Wiki defined sociopathic behavior. If I'd know it was that simple... PS try the same thing on "Non-Judgmental mindfulness" and rewrite..

PS the musings among Psychiatric Nurses is our difference from the patients is we have the keys.

Reply · 1 · 3 hrs · Edited



Roy Valo · Campaign Manager at Committee to Elect Sharon Wylie

Alt 4 is just terrible.

Reply 4 · 22 hrs



Silas J. Matson · Software Engineer at Infinite Red, Inc

Do please explain your reasoning

Reply 5 · 21 hrs



John Burke · Vancouver, Washington

Roy: I'm with Silas -- please do explain why you think Alt 4 is "just terrible".

Alt 4 is certainly flawed. However, shouldn't the property rights of rural landowner be better protected?

That so many turned out to rally in defense of Alt 4 _at least_ indicates a widespread perception that current land use policy does not adequately protect rural property rights. Please demonstrate for us that this is wrong -- if you can?

Reply 4 · 15 hrs



Lynn Carman · Felida, Washington

I sure feel for the reporters and folks sitting in this circus. Pass me the popcorn, please. Status Quo is the

right route if they are not going to take a serious look at GMA ... roadways are already failing due to the density and they want more development? Where's the jobs???

Reply 4 · 22 hrs Edited



Stan Hatfield

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