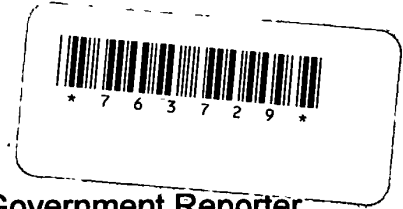


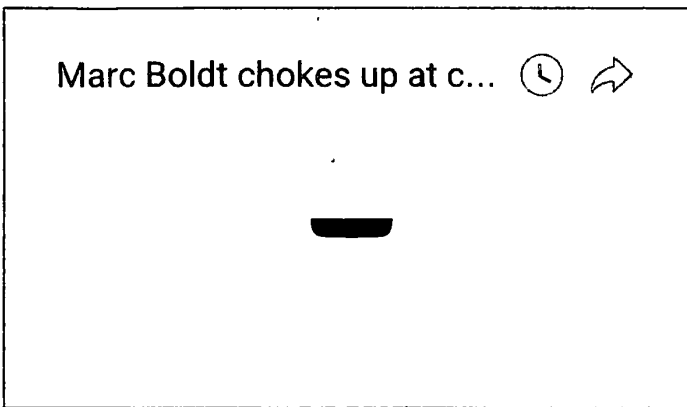
County council scraps Madore's land-use plan

New preferred alternative uses components of other plans



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

Published: February 23, 2016, 8:00 PM



At nearly 1 a.m. Tuesday morning, just hours before the Clark County council would vote to dismantle his land-use proposal, Councilor David Madore took to Facebook.



In a 450-word diatribe on his Facebook page, the Republican councilor accused county planning staff of having an "anti-rural growth agenda," of using "covert software" and of manipulating records to "grossly inflate" the number of developable lots in rural Clark County for the county's 20-year growth plan

When the Republican councilor revisited the accusations during the council's four-hour hearing Tuesday, it was clear that Community Planning Director Oliver Orjiako had had

enough

"Do not, sir, falsely accuse planning staff of denial or covertly presenting information," the normally soft-spoken planner retorted, speaking over Madore's attempts to interrupt. "I have worked here for over 20 years. I have been honest. I have very, very talented staff. No one has ever misled any commissioners."

The interaction was a brief snapshot of more than a year's worth of drama between Madore and county staff over the preferred alternative to the Comprehensive Growth Management Plan update, which will spell out how Clark County's cities and unincorporated areas accommodate future population growth and employment.

That drama ultimately ended when the council threw out all components of Madore's Alternative 4 by a series of votes, each time with Chair Marc Boldt, no party preference, and Republican Councilors Jeanne Stewart and Julie Olson in the majority. Madore and Republican Councilor Tom Mielke unsuccessfully cast votes in favor of Alternative 4, which would have permitted subdivision of rural, forest and agriculture lots beyond what is currently allowed.

The board instead created a preferred alternative made up of proposals developed by the county's planning staff. The council did, however, approve components of staff-created Alternative 2 that also allow for smaller agriculture, forest and rural lots in unincorporated Clark County, despite the Planning Commission twice rejecting those proposals.

Though Alternative 2 does not allow for as much subdivision as Alternative 4, the draft environmental impact statement still indicates those proposals could have significant impact on natural resources in unincorporated Clark County.

But the specifics of the zoning proposal have become secondary to more than a year's worth of politicking and debate, sometimes emotional, over the future of rural lands. Tuesday was not the first time Madore criticized county staff over the plan and accused them of having an agenda against rural landowners.

The tension between Madore and county staff even drove Boldt to begin crying.

"As we move on, I would wish that we would come together and stop being so mean to each other," he said, choking through tears.

Boldt later said he was reacting to Madore's "constant beating" of Orjiako, as well as Deputy Prosecutors Chris Cook and Chris Home and other staff members.

"I've known enough planners and I have my differences, but I would never, ever even think about saying the things that David Madore has said about (county staff)," Boldt said later.

Stewart and Olson also made impassioned testimony against Alternative 4. Stewart, who voted against including the proposal in the preferred alternative last year, said Clark County must comply with state law, and if it wants to help rural landowners, must work to change that law.

"If we believe those state laws impede healthy, logical and progressive growth in this county, then we need to get our lobbyists working on those," she said

Olson echoed Stewart, criticizing the argument that being for or against Alternative 4 somehow equated to being for or against private property rights. The councilors can still support private property rights, but must follow growth management laws

"To couch it in, we're for or against private property rights, it's just not reasonable," Olson said

Even prior to the official vote, Madore told Alternative 4 supporters not to let the proposal die without fighting

"If you defend your private property rights, if you do not accept them being taken away from you, defend them," Madore urged the crowd "Because I believe you will win again."

And Alternative 4's biggest proponents, members of Clark County Citizens United, indicated that they plan to do just that. The group's executive secretary, Carol Levanen, who called the meeting a "kangaroo court," and the group's president, Susan Rasmussen, said they'll continue to testify on the matter until the plan is submitted to the state. They said they might seek legal counsel to challenge the council's growth plan.

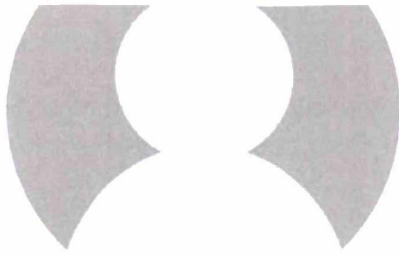
"It's flat-out discrimination against a segment of society," Rasmussen said

Even with the preferred alternative selected, the county still has several major steps to go through — including the capital facilities plan and final environmental review of the proposal — before the growth plan is submitted to the state. The county's deadline to complete the plan is April 30 in order to comply with the state's June 30 deadline.

The council heard five hours (<http://www.columbian.com/news/2016/feb/16/clark-county-council-to-reconsider-zoning-plan/>) of public testimony last week and continued deliberation for its preferred alternative this morning.

Katie Gillespie (/author/katiegillespie)





Columbian County Government Reporter

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23 Comments

Sort by Newest



Add a comment...



Denise Lukins · Vancouver, Washington

Quite frankly, I'm a little suspicious of all these claims that there is a huge shortage of lots. I heard the same thing in 2007 and next thing I know, I'm going to economic forecast breakfasts and economists are telling us that we are 10% over built in housing. Doesn't anybody else remember the recession? The other thing that economists talked about during the recession was how homebuilding should not be the primary industry for Clark County if we wanted to have a strong economic future. Well, here we go again. Finally, Madore himself has said that it's impossible to farm on small acreage. And yet, now we talking about creating 2 to 5 acre lots so young people can farm? What a joke.

Reply · 6 mins



David Clark

Government planners are almost all smart growth zealots who want to dictate how people live instead of planning for the way people want to live. They generally promote living in high density apartments instead of homes (they ignore the fact that high density makes housing unaffordable), they want to get rid of cars and force people into slow, expensive, inconvenient mass transit. To see Vancouver's future planned by government planners, just look at Portland - Portland is the deluded planners dream world - unaffordable housing, severe traffic congestion, high crime and crappy schools because they took school & police money to give to cronies to build high density.

Reply · 👍 1 · 2 hrs



John M. Kowalski · Camas, Washington

Pay for the infrastructure or button it.

Reply · 👍 3 · 1 hr


Michele Wollert

Fomenting distrust in government is a political strategy that works, especially on voters who gobble up what politicians feed them without question. This distrust of everything and everyone associated with government has given Donald Trump his puzzling success on the national level, but it is backfiring on the local level, thankfully, with Madore. Clark County voters aren't impressed with Madore's misinformation and character assassination campaign and will reject him if he decides to run for office again.

Reply · 2 · 2 hrs


David Clark

Michele Wollert --"Fomenting distrust in government is a political strategy that works"
ME -- Well deserved since government routinely lies to the citizens, acts against their best interest and ignores them.

Reply · 1 · 2 hrs


Thom Rasmussen · Salmon Creek, Washington

David Clark "Well deserved since government routinely lies to the citizens, acts against their best interest and ignores them."

ME--- you know your bromance mate is in the government, right? Can you say "ironic"?

Reply · 1 · 1 hr


Ed Rutledge · Salem, Oregon

Donald Trump "... loves the poorly educated." He said it - not any of us out here watching the clown show.

Reply · 2 · 58 mins


Chris Prothero · Columbia Basin College

David Clark Remind me...why did Madore do all of his work behind closed doors and insist he didn't need to "show his work" when asked? Reverse math...start with the desired outcome and work backwards. Talk about lies...

Reply · 24 mins


John Laird · Works at Retired Journalist

Oliver Orijako deserves a huge "Attaboy!" for standing up for county employees who have suffered continual brow-beating and micro-managing by David Madore for more than a year. As for Madore, please tell us, sir, about any productive coalitions you have helped build with any of the people's public agencies or with any of the people's elected officials. And Liz doesn't count.

Reply · 2 · 7 hrs


Bret Bucher · Real Estate Broker at Realty Pro, Inc

John when the columbian files Chapter 13, I assure you, your job is History!

Reply · 1 · 4 hrs

**David Clark**

John Laird---"Oliver Orijako deserves a huge "Attaboy!" for standing up for county employees..."

ME---Correcting your false statement: Oliver Orijako deserves a huge "Attaboy!" for standing up for county employees who routinely ignore the best interest of the citizens for their own benefit.

Reply · 1 · 2 hrs

**Thom Rasmussen** · Salmon Creek, Washington

Bret Bucher , you know he's retired, right? I guess reading comprehension isn't important to sell real estate.

Reply · 1 hr

**Frank Joseph**

Thom Rasmussen How hard is it to be a real estate agent anyway? In any case, it's a fact that most real estate agents don't last more than 2 to 3 years.

Reply · 18 mins

**Sam Atkinson** · Chambersburg Area Senior High School

Boldt is right about the TOXIC members of the council.

Nasty to County staff working for the County, for no other reason then he can get away with it? What kind of gentleman would do that? I don't know the process for treatment and counseling Human Resources has, what ever it is, his bullying should not be tolerated. One it's in bad taste the other is The County will just wind up with more Madoro related lawsuit settlements for his corrupt behaviors with his toy, Clark County.

Reply · 1 · 9 hrs

**Sam Atkinson** · Chambersburg Area Senior High School

Boldt, he means well for the County, even though I don't agree with his politics I do like his sense of honor to himself and others. He showed that today. Now thank him, I'm going to.

Reply · 5 · 9 hrs

**John Ley** · Camas, Washington

"There's a whole generation out there looking for land and it's not there.

"Regarding the rural large lots, we small families just can't afford it."

This realtor lays out the issue.

<https://www.youtube.com/watch?v=Z-ogO5JEqp0>

Reply · 1 · 11 hrs

**Neil Rylander**

In 1970 when I moved here I could not afford it either. It's maybe all relative to inflation and

what is really maybe not all that different.

Reply ·  3 · 10 hrs



John Ley · Camas, Washington

Neil Rylander -- inflation would mean the 2.5 acre lot your parents bought for \$5,000 30 years ago would sell for \$20,000 today. But that's not the issue.

Instead, in 1994, the County increased the minimum lot size to 10 or 20 acres. No more subdividing larger parcels. So today, the minimum size is 10 acres for \$100,000 or 20 acres for \$200,000 in the rural areas. (As examples). That's not "inflation".

That's government making rural land unaffordable, so only "the rich" can buy the larger parcels of land. As several realtors told the Councilors, "there are no small lots available."

Alt. 4 would have allowed for the creation of more, smaller parcels of rural land.

<http://johnley.us/say-yes-to-affordable-farming/>

Reply · 10 hrs · Edited



Robert Ives · Vancouver, Washington

"growth for growth's sake is the ethic of the cancer cell." E Abbey

Reply ·  9 · 10 hrs



Thom Rasmussen · Salmon Creek, Washington

John Ley "Alt. 4 would have allowed for the creation of more, smaller parcels of rural land."

And how many of them could support septic systems for more than 5 years?

Reply ·  8 · 10 hrs



Neil Rylander

John Ley John, it was me who moved here as a 30 year old and buying a parcel in country to build a home was not within my range to afford. Has anything really changed? I'd have loved to have had 5 acres out of town and even put a single wide mobile home on it. But?

I understand your frustration about cost of land and I too wish it wasn't as it is. It is really economics that rules in the end. Government just follows.

Reply ·  3 · 10 hrs



David Clark

Neil Rylander --- " It is really economics that rules in the end. Government just follows." ME --- That is EXACTLY BACKWARDS. The government is the problem - they drove up land prices by policy. That is the standard smart growth mantra that wants all people to live in high density apartments in teh city center. The county planners have been following this for decades - they all should be fired for hurting the citizens.

Reply · 2 hrs

Reply · 4 hrs



Thom Rasmussen · Salmon Creek, Washington

Guess that IGWT sign didn't live up to the hype.

Reply · 2 · 11 hrs



Robert Ives · Vancouver, Washington

I trust that the Divinity just didn't like Alt 4.

Reply · 5 · 10 hrs



Fran Hammond · Vancouver, Washington

Robert Ives - Sometimes works in "mysterious ways"

Reply · 1 · 9 hrs



Ed Rutledge · Salem, Oregon

It will take a decade, perhaps more, of hard work to repair the damage done by Madore in only a couple years. Even when the policy and administrative repairs are completed, it will take another decade of steady leadership to restore wrecked relationships and credibility with state and regional interests. Madore basically put Clark County off the adult playing field for two or more decades.

Enjoy your commute.

Reply · 11 · 11 hrs · Edited



Neil Rylander

Let's hope not.

Reply · 10 hrs



Neil Rylander

Yes! Thank You Marc for standing up for community. Other fellow said you're a class act. I agree.

Reply · 10 · 11 hrs



Don Greenwood · School of Theology, University of the South

Enough is Enough! Thank you Marc, Jeannie, and Julie! November's council elections will hopefully help bring mature harmony and peace to our County Council!

Reply · 10 · 12 hrs



Mike George · Orange Coast College, Costa Mesa, CSA

Yay Clark County! Marc Boldt is one class act, ethically light years above M+mini-M.

Reply · 12 · 12 hrs · Edited



Fran Hammond · Vancouver, Washington

I agree, Mr. George. However, each and every time Madore and/or Mielke have made disparaging remarks against staff, that gavel should have been slammed down on that bench! It is not acceptable that this has been allowed to go on for almost 2 months!

Reply ·  7 · 12 hrs



Neil Rylander

Fran Hammond

Reply · 10 hrs



Neil Rylander

The end is near for those two.

Reply ·  3 · 10 hrs



Robert Ives · Vancouver, Washington

Nov.8

Reply ·  2 · 10 hrs



Sam Atkinson · Chambersburg Area Senior High School

What a SOS.

Reply · 9 hrs



Sandy Edmonson · Mt. Tahoma High School

I suppose that eventually the entire county will be packed with ticky tacky houses packed in cheek by jowl and then it will look just like the Portland suburb that it has become. Maybe when all those Portlanders move here THEY will be able to get a new I-5 bridge built and light rail all the way to Longview.

Reply ·  1 · 13 hrs



Chris Lucia · University of Portland

Your house is ok, but others aren't? What a NIMBY you are!

Reply ·  1 · 12 hrs



Frank Joseph

Chris Lucia What's wrong with being a NIMBY? Protect what you have, no?

Reply ·  2 · 12 hrs



Chris Lucia · University of Portland

Frank Joseph Yea, you got yours! Who cares about other people?

Reply ·  1 · 10 hrs



Lorretta Thomas

There are already 'ticky tacky houses packed in cheek by jowl' in Clark County, be it mostly in suburbs of incorporated cities of the county. Those newer 1 and 2 acre mccastle sized houses that are priced at \$750K to \$1.75M or higher are mostly not within most city limits, and certainly not built for any altruistic reasons of 'housing shortages' or 'affordable housing' as real estate developers would have us to believe. Only the 'cheek by jowl' housing is anywhere near 'affordable', hence the city addresses. Just as Portland has both,

Clark County has both. And, just as in Portland, 'ticky tacky houses packed in cheek by jowl' start to look like run down ghettos of tomorrow in about 5 years...or the next big wind storm, whichever comes first.

Reply · 10 hrs



Douglas Green · Publisher at Telecom Reseller Inc

Here's hoping you get a nice big fat light rail station near by ... where does all this anti Portland bull hockey come from?

Reply · 10 hrs



Douglas Green · Publisher at Telecom Reseller Inc

Frank Joseph ... but (rhymes with puck) everyone else? That's the working slogan of Murder Inc, not a way to run a city or a county. What you want is what other people want - so how do we get there? Hit and miss development is just dumb and it leads to miserable outcomes.

I realize the real issue is that 250,000 people are coming and that means if it's done poorly this will not be a great place

Reply · 1 · 10 hrs



Frank Joseph

Chris Lucia "You got yours" ... What does that even mean?

I'd say if there was someone who didn't care, it's the Alt 4 proponents. They bought land knowing EXACTLY what (zoning) they had when they bought it. When they saw a chance to cash in via Alt 4, they jumped on that wagon.

Now they are complaining because they are back to the zoning they had (more or less) when they first bought it.

As Boldy somewhat mangled today: "Just because you still have the same five dollars in your wallet as when you started (instead of ten), you shouldn't complain about that."

(Okay, waiting for your comeback. I've seen some of your others. Hope you can keep it cogent and civil.)

Reply · 9 hrs



David Clark

Lorretta Thomas ---"Lorretta Thomas

There are already 'ticky tacky houses packed in cheek by jowl' in Clark County, be it mostly in suburbs of incorporated cities of the county. Those newer 1 and 2 acre mccastle sized houses that are priced at \$750K to \$1.75M or higher are mostly not within most city limits, and certainly not built for any altruistic reasons of 'housing shortages' or 'affordable housing' as real estate developers would have us to believe"

ME The builders build what will sell within the limits set by government rules. If rules

ME --- THE BUILDERS BUILD what will sell within the limits set by government rules. If rules won't allow smaller lots, then the only choice is to build McMansions. Clark County is becoming Portland North with their Portland style land use rules.

Reply · 2 hrs



Frank Joseph

Without a doubt, Madore showed some very assinine behavior. His obstructionism would not be out of place in the US Congress.

Boldt seriously let me down on one issue today: his out-of-nowhere support for "the Guderson parcel". That sort of last-minute introduction remind me of a Madore tactic. What's worse, it came across as a "favor to a friend". We expect better of you Boldt so please think twice before risking your credibility again.

Reply · 2 · 14 hrs



Tom Sharples · Vancouver, Washington

You ain't seen nothing yet. "Risking credibility" is an issue only if you have some to risk.

Reply · 9 hrs



Lynn Carman · Felida, Washington

Status Quo is the only route to go at this point!! They are not going to take a serious look at what is going on now with failure of a lot of roadways and the real mess with the past GMA rulings since the first go around.

Reply · 1 · 14 hrs



Thom Rasmussen · Salmon Creek, Washington

My take on this whole alt4 thing is, if David really wanted to create his own special alternative, he should have started a couple of years ago, taken the info the county employees gave him, taken some info from ALL interested residents, not just some people who wanted to make money off of it, studied it, honed it and asked more questions and actually LISTENED to what people were saying. Then maybe he could have come up with something that was doable. Instead, he did it his way and it got shot down. Too bad he won't get another chance.

Not only that but it cost us (the tax payers) thousands of dollars for his stupidity.

Reply · 6 · 14 hrs · Edited



John M. Kowalski · Camas, Washington

Madore and Co. do not compare favorably to that part of the body from which poop emerges.

Reply · 1 · 13 hrs



Dick Rylander · Battle Ground, Washington

So now the "3" will craft a combination of the the various options which, in the end, becomes Alternative 5 without hearings or vetting.

Reply · 11 hrs



Neil Rylander

Dick Rylander Relax Dick, all will work out

Reply · 1 · 10 hrs



Bret Bucher · Real Estate Broker at Realty Pro, Inc

Extremely dissapointing to say the least, and let me tell you why. First of all, we are experiencing a population boom, listen closely, Oregon State is the number one State for migration for 3 consecutive years, over 50 some percent live in the city of Portland, which means Clark County has a gigantic population increase, possibly since April 2014 over 14,000 people have moved here, so we are at least 4 years if not 5 years behind in housing, Clark County is the lowest vacancy rate in the Portland Metro area and no doubt possibly the lowest in the Nation. Other significant factors to think about "terms of a sale" my last market analysis showed 473 cash transactions as the number one, and conventional financing as second at 470, so what people need to be aware is it is going to get expensive to live here, we had new construction up 18% at 94 Million dollars last year. We no doubt have a housing crisis. It takes 3 years or more to get an approval on a subdivsion, so this was a mistake!

Reply · 4 · 16 hrs · Edited



Chris Prothero · Columbia Basin College

Perhaps people that choose to live in rural areas did so for a reason. They don't want acres upon acres of cookie cutter houses butted up to their property. But then again, you're a real estate agent so your position is understood...commissions.

Reply · 14 · 16 hrs



Bret Bucher · Real Estate Broker at Realty Pro, Inc

Chris Prothero Hey Chris I appreciate your comment, but facts are facts, this has nothing to do with my real estate business. Especially when people get forced out of housing.

Reply · 3 · 15 hrs · Edited



Chris Gilson · Vancouver, Washington

Bret Bucher From what I've heard it is not a shortage of land that is the issue. It is more that construction came to a near standstill for several years during the recession and we are not trying to play catch up.

Reply · 4 · 15 hrs



Danny Morrison · School of Hard Knocks, University of Life

Your information is very telling,those of us who want to survive the HUGE cost of living/population increase thats coming we need to SELL and move North out of CC ,I dont see how the present low wage jobs market in CC will support the present home cost of 250.000 to 450,000 market??? Will it all be transplants from California or are you in the real estate industry pushing CC to would be Oregon buyers as a lower cost area?

Reply · 1 · 15 hrs · Edited



Dick Rylander · Battle Ground, Washington

Chris Gilson It is a lack of land. We've been looking for 1-2 acres for over a year and virtually nothing has come on the market and what little has runs \$100,000 per acre. If that's affordable then I'm stumped. Can't build if there isn't land.

Reply · 3 · 15 hrs



Bret Bucher · Real Estate Broker at Realty Pro, Inc

Chris Gilson It is a Population Boom! Second largest Growth in Washington State!

Reply · 15 hrs · Edited



Chris Gilson · Vancouver, Washington

There is always a premium on small acreages, especially those near the city. If someone is willing to live out past Yacolt then land could probably be found for \$15,000 - \$50,000 an acre.

The only way I see to avoid the high prices would be to flood the market with more land then is needed. This would be short term solution.

Reply · 1 · 13 hrs



John M. Kowalski · Camas, Washington

Bret Bucher You know what they say when someone says, "It's not about the money."

Reply · 5 · 12 hrs · Edited



John Ley · Camas, Washington

Chris Gilson -- if you don't believe Bret, then listen to another Battle Ground realtor who specializes in rural homes and land. This is from a Hockinson townhall Feb. 12th.

<https://www.youtube.com/watch?v=Z-ogO5JEq0>

Reply · 2 · 11 hrs



Dick Rylander · Battle Ground, Washington

Chris Gilson Honestly please take the time to check prices...even our around Yacolt...please don't spew lies when facts are available. But what the heck...at \$50,000 an acre how many people can afford that? The issue circles back around to the same issue...the lack of land...the lack of freedom of choice....the loss of choice....rules by those who are not affected and have no inkling what it's like to be in the position.

Reply · 11 hrs



Dick Rylander · Battle Ground, Washington

John M. Kowalski Except when liberals want everyone else to give everything away

Reply · 11 hrs



Neil Rylander

Chris Gilson Perhaps thats true. We haven't had the best leadship with county

commissioners in recent years, so let's all hope we do in near future.

Reply ·  1 · 10 hrs



Bret Bucher · Real Estate Broker at Realty Pro, Inc

My comment was based upon facts and between Democrats and Republicans however you wish to look at it we have a serious growing problem and we will see it, we all ready have as rents since 2012 are up 30 Percent so lets be concerned and educated not a bulley on the typical Columbian, sad too see this news paper destroy the community I grew up in as a Native, sad day to see it come this far!

People are being pushed out of the area! Capital has flooded the market, and as this continues Rents are going to rise, West Vancouver the Vacancy Rate is 1.5 percent that is the lowest in the Nation!

Reply · 8 hrs · Edited



Chris Gilson · Vancouver, Washington

I occasionally look at acreage for sale in Clark County. Maybe landwatch isn't accurate, but it's what I've used. I guess it is true that you may need to by 5 - 10+ acres to get the cheaper price.

http://www.landwatch.com/Washington_land_for_sale/Yacolt

Reply · 8 hrs · Edited



Bret Bucher · Real Estate Broker at Realty Pro, Inc

Chris Gilson Crazy! Total 16 Active listings 5 RMLS area's from 75k to 150K 1 plus Acre this is crazy! We have a crisis called its going to be expensive as the people moving here can afford it

Reply · 8 hrs · Edited



Bret Bucher · Real Estate Broker at Realty Pro, Inc

Chris Gilson Your right but wrong, look 3 years everyone is moving here, we have a housing shortage the builders can not keep up! The median Home sales Price is 265K verse 174 in 2012! That is huge how many thousand a year Chris up in sales price? Playing not Catch up really? Wow! that is ridiculous did you read my post! Do you live in Clark County? Do you see the population increase? Do you see the 1500 lots developed just in the Battle Ground School District SR 500 99th Street drive around and look the development and the homes sell in days and apartments rented in days.....what is the deal Chris?

Reply · 7 hrs · Edited



Bret Bucher · Real Estate Broker at Realty Pro, Inc

Danny Morrison I dont get your point the median sales price is 265K! This is not my fault! This is a population Boom! Population dictates the Real Estate Market!

Reply · 7 hrs

**David Clark**

Bret Bucher, take a look at <http://www.debunkingportland.com/housing.html> for a lot of information about housing prices being the result of bad government policy. Bad policies like Boldt, Stewart & Olsen.

Reply · 2 hrs

**Phil Carson**

Has anyone seen the cookie cut houses on Ne 28th and 132nd?? That's Clark counties future? Eeeww

Reply · 7 · 18 hrs

**Chris Lucia** · University of Portland

Your house is ok, but others aren't? What a NIMBY you are!

Reply · 13 hrs

**John M. Kowalski** · Camas, Washington

Chris Lucia No, and I live in one of them that's not OK. The developer was not an honorable man in my book. He was a conservative tyrant.

Reply · 12 hrs · Edited

**Neil Rylander**

John M. Kowalski

Reply · 11 hrs

**Neil Rylander**

Oops, my fingers got ahead of me! Developers just follow the market that's there. Builders do the same. It's all about what land is available to build on. Would I live in a house that has a 5 foot deep backyard and lot lines only 5 feet from neighbors each side? No, I don't like that business either. Subdivisions don't have to be like that, but developers see the profit. They don't have to do that however, but it's all about profit. If you were in their business you would see the really high risks they take in developing land. It would likely scare the crap out of you and you wouldn't dare try it. (former builder, now retired).

Reply · 2 · 11 hrs

**Chris Lucia** · University of Portland

John M. Kowalski lol so you weren't smart enough to discern a good house from a bad one, huh? People buy thousands of good houses every year, but somehow YOU were completely inadequate in being able to tell a good house from a bad one. Wow, someone who you say is a "conservative tyrant" really pulled one over on you huh lol lol lol! Man, that's gotta really burn on you EVERY day that you weren't intelligent enough to keep from being taken advantage of, and by a CONSERVATIVE tyrant on top of it all. You got hoodwinked so bad that you even readily admit to it. Pathetically sad.

Reply · 10 hrs

**Chris Bucher** · Columbia Basin College



Chris Protnero · Columbia Basin College

Chris Lucia Playing the persecuted victim is very unbecoming.

Reply · 4 · 10 hrs



Phil Carson

Chris Lucia should stop drinking and face booking. . It always the guys that believe in invisible Gods that cause problems for mankind. I say again eeeww (Jimmy Fallon style)

Reply · 1 · 10 hrs



Neil Rylander

Chris Lucia Ok, It was his mistake. So why put him down for it? We all make mistakes. I bought a condo. Oops! Looked like a good idea but fortunately it's not that bad and I did it, so it's my choice to live with. I have good neighbors and a very nice view of Salmon Creek green space. A backyard a mile deep!

Reply · 1 · 9 hrs



John M. Kowalski · Camas, Washington

Neil Rylander "Developers just follow the market that's there."

That's right. They have ZERO commitment to the community. It's why so many homeowners got stuck with defective LP siding. It's why topsoil has been removed from so many developments. It's why, in my neighborhood, the developer attempted to create what can only be called a fraudulent HOA.

Our community though came together and ousted him from control of our community. We created a good community despite the conservative tyrant, although we've been stuck with costs as a result of his malfeasance.

But it's also why, as a larger community we HAVE things like the GMA. To prevent developers and unscrupulous realtors from damaging the environment or providing inadequate infrastructure.

Reply · 1 hr



John M. Kowalski · Camas, Washington

Chris Lucia Dude, it radicalized me in ways I hadn't been before. You know the old saying on Wall Street? "It's OK to be greedy, just don't be a pig." Well, the right wing developers' cartel has been piggish for way too long.

Oh, and we have done very very well in the Clark County real estate market thank you very much. Of which you, Mr. Ley, and Mr. Bucher know way less than you think you do, I might add. Let me just say this about that: It's amazing how the right wing in Clark County consists of people grifting each other, especially in the CCRP.

Reply · 1 hr · Edited



Brian Willoughby · Director Community Benefit at Legacy Health



Brian Wingo · Director, Community Benefit at Legacy Health

I assume the vote was 3-2, but the story doesn't say.

Reply · 2 · 18 hrs



Honua Dee

Yes.

Reply · 1 · 15 hrs



Marty Porter · Senior Consultant at Windstream Holdings

This is great tv right now.

"Until you see the ocean going down, we don't have a problem with water."

There's Tom Mielke for you.

Reply · 11 · 20 hrs



Fran Hammond · Vancouver, Washington

As Madore says - PUD can supply water. So if your new neighbors cause YOUR well to run dry or become polluted, what will YOUR cost be to help bring the lines to YOUR house and how long will it take? PUD seems to "own" the water rights!

Reply · 16 · 17 hrs



Lynn Carman · Felida, Washington

Ya know we have to keep those developers happy and continue to support OR with the workers! Clark County's GMA is a joke!! Build it and they will come at the expense of the taxpayers and the environment.

Reply · 4 · 20 hrs



Chris Lucia · University of Portland

Your house is ok, but others aren't? What a NIMBY you are!

Reply · 13 hrs



Lynn Carman · Felida, Washington

Chris Lucia, my house was built in the early 70's when good houses were being built. Not a nimby here, just want a community that is built for the good of all citizens that can afford what is being built not the junk that is being built not and catered to those from CA that have no clue as to what is going on here.

Reply · 1 · 11 hrs



Chris Lucia · University of Portland

Lynn Carman Do you have ANY idea how it all works? That the county has BUILDING inspectors to make sure the house meets minimum standards? That YOU have the right to require a home inspection from an inspector of your choice, and to compare to other

homes, and to NOT buy if you don't want to. And what you are discussing has absolutely NOTHING to do w this article. No junk out there, not sure what magic you are referring to in the 70's. THINK before you speak!

Reply · 10 hrs



John Ley · Camas, Washington

RE: "A draft environmental impact statement . . . estimates it could create about 5,300 additional lots in Clark County, putting a strain on natural and environmental resources."

Clark County will grow by 100,000 or more residents. We have to let them live somewhere. Why is allowing some of those residents to live on 5,300 lots in rural Clark County "harmful", but forcing them to live inside the urban growth boundary NOT "harmful"?

Won't 100,000 new residents also put a strain on city resources as well? Of course it will.

The point is FREEDOM.

We constantly hear cries from concerned citizens about "affordable housing". How about "affordable farming?"

There is almost no land available for young couple to buy a small lot, that they can afford. Listen to this realtor, who's office is in Battle Ground. "There is no affordable land".

<https://www.youtube.com/watch?v=Z-ogO5JEqp0>

Reply · 4 · 21 hrs



Frank Joseph

Freedom? John, you can't just do whatever you want and, if you are stopped, cry out that your freedoms are being trampled.

Your "freedom" argument is typical of those who are trying to sell and see the big bucks slipping away.

Affordable farming? Is that a serious thing at 2 acres? You are talking about a boutique industry, aren't you and, let's face it, you don't *really* care about the small family farmer-- that's a red herring. You care about people being able to sell off their land to developers.

Reply · 5 · 14 hrs



John M. Kowalski · Camas, Washington

Frank Joseph Narcissism is always represented as "FREEDOM."

Reply · 1 · 13 hrs



Mike Yancey · Clark College -- Vancouver, Washington

How about no more lawsuits for your King?

Reply ·  1 · 12 hrs



John Ley · Camas, Washington

Frank Joseph -- watch this local rural lands realtor describe "there is no available land" for young families to be able to buy. They can't afford the larger lot sizes.

<https://www.youtube.com/watch?v=Z-ogO5JEq0>

And then here are my comments, along the same lines, to the Councilors last week.

<http://johnley.us/say-yes-to-affordable-farming/>

Reply · 11 hrs · Edited



Frank Joseph

John Ley You can't please all of the people all of the time. Do we want to change rules that would effect the quality of life for thousands just so a relatively few can be "young farmers" (as you call them)? Or do we maintain the quality of life we love in the county and, instead, ask the potential young farmers to save more money up or, even smarter, have them drive a little farther out to realize their dreams?

And why do you just take up the cause of the "young farmers"? Why not take up the cause of the poor who would love more apartment choices. You could fight for apartment zoning-- maybe next door to your own house even! Where will you draw the line?

Reply ·  1 · 11 hrs



Dick Rylander · Battle Ground, Washington

Frank Joseph How is the quality of life affecting thousands true? Is growth a negative impact and should be stopped? So you have yours and no one else should get theirs? How about people who don't want to sit in the laps of others, who value the land and want to care for it and just want a little piece of heaven instead of being a sardine in a can? Why is it that people who work, earn, save and want a home with a bit of dirt are denied it by those who come up with excuses?

Reply ·  1 · 11 hrs



John Ley · Camas, Washington

Frank Joseph -- how do you "maintain the quality of life when no young couple can afford to do what their parents did a generation ago? That was start with a small amount of land, and begin raising their family on that small parcel. As they worked hard and saved, some would chose to buy another small parcel, adding to their current holdings and slowly, responsibly grow.

That is not possible when minimum lot sizes are 20 acres or 40 acres in some areas.

And in contrast, in the cities, they are cramming more people inside their "urban growth boundary. Fewer and fewer houses have good sized yards for kids to play in. Inside the

boundary. Fewer and fewer houses have good sized yards, for kids to play in. Inside the UGB, it sadly is becoming more of a "concrete jungle" with less quality of life.

I see it every time I drive through my old neighborhood in NE Portland -- 5 foot setbacks and people add ADU's, or bulldoze one house with a big yard, and put up two houses crammed together in it's place.

It's very sad.

Reply · 11 hrs



Frank Joseph

Dick Rylander I have a hard time following your post, Dick. Maybe keep it to one thing.

But, no, I haven't got mine and am excluding others. If someone wants a family farm, they have to pay up to do it close to Vancouver or they can move out further. What's so hard to understand about that?

Put another way, the people who bought 20 acre plots way back when IN THE EXPECTATION that they could subdivide later to make a buck were SPECULATING. Sometimes, investments work out well and sometimes (for the greater good, in this case) they don't.

Reply · 1 · 10 hrs



Frank Joseph

John Ley The sad truth is that you are hitting on areas were things are NOT as easy to do today as it was a generation ago. It's a fact of life that property is proportionately way more expensive for the current generation. So is college tuition.

People just have to adapt. If you want the family farm, move out further. If you want a college education, go to community college first. If you want to live in the city, get used to living in tighter spaces.

Reply · 1 · 10 hrs



Jared McClanahan

The issue boils down to too many people. Breed a little less.

Reply · 1 · 9 hrs



John Ley · Camas, Washington

Frank Joseph -- many of those people who bought 20 acres, had 2.5 acres zoning on the 20 acre parcel. They expected to be able to sell 2.5 acres to each of their 4 children when the kids grew up and got married, so the next generation could continue the rural life style.

But the "down-zoning" as they call it, increased minimum lot sizes, and they lost the 2.5 acre zoning. So there is no ability to sell or gift a 2.5 acre parcel to a child.

For others, their social security and savings are covering their cost of living. So they'd like to be able to sell 2.5 acres, or 5 acres and raise some cash to pay expenses for a few years. Sadly, that can't happen now. They are forced to sell everything, or nothing.

How sad. Especially when it was possible 21 years ago, before the 1994 GMA zoning map increased minimum lot size.

Bottom line -- we have the 2nd most restrictive rural land zoning in the entire state, only slightly better than King County. Our citizens have lost property rights, and the Clark County Council could have rectified that today. But they didn't.

Reply · 8 hrs



Michele Wollert

I continue to be disappointed with Councilor Madore's misinformation campaign, which now targets county planning staff and attorneys. His words do great harm to real people and appear purely malicious: a desperate act, it appears, to save his harmful plan. Is this leadership? Or something else? I cannot explain it.

Reply · 17 · 21 hrs



Tom Sharples · Vancouver, Washington

I have a funny feeling that you're not all that disappointed. After all, complaining about Madore gives y'all a way to avoid dealing with the underlying issues - the high cost of residential construction and the limited supply of buildable lots which Alt 4 would help address (along with other measures that should also be taken). NIMBY much?

Reply · 5 · 19 hrs · Edited



Fran Hammond · Vancouver, Washington

Madore's behavior has become unhinged, and his lashing out at our various county departments does absolutely nothing to support one single thing that he presents anymore. He is NOT reasonable and does nothing more than try to substantiate his own "views". His comments are disgusting and unbecoming a county representative!

Reply · 15 · 17 hrs



Michele Wollert

Tom Sharples The topic of my post was Madore's abusive treatment of county staff, not Alt 4. He continued this today and was called out on it, finally, in public.

Reply · 12 · 16 hrs



John M. Kowalski · Camas, Washington

Fran Hammond And he supports Ted Cruz and he dresses funny, at least when he's wearing men's clothes.

Reply · 1 · 13 hrs



Chris Lucia · University of Portland

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