

**From:** [Kathleen Otto](#)  
**To:** [Rebecca Messinger](#)  
**Subject:** FW: Councilor Madore's request from GIS for records pertaining to the1994 GMA Comp Plan Documents  
**Date:** Thursday, February 22, 2024 8:34:20 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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**Kathleen Otto**  
County Manager

564.397.2458



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**From:** Clark County Citizens United, Inc. <cccuinc@yahoo.com>  
**Sent:** Wednesday, February 21, 2024 10:55 PM  
**To:** Gary Medvigy <Gary.Medvigy@clark.wa.gov>; Karen Bowerman <Karen.Bowerman@clark.wa.gov>; Michelle Belkot <Michelle.Belkot@clark.wa.gov>; Glen Yung <Glen.Yung@clark.wa.gov>; Sue Marshall <Sue.Marshall@clark.wa.gov>; Kathleen Otto <Kathleen.Otto@clark.wa.gov>; Carol Levanen <cccuinc@yahoo.com>; sprazz@outlook.com  
**Subject:** Fw: Councilor Madore's request from GIS for records pertaining to the1994 GMA Comp Plan Documents

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Clark County Council  
2024  
P.O. Box 5000  
Vancouver, Washington 98666

February 21,

FOR THE PUBLIC RECORD AND THE COMPREHENSIVE PLAN UPDATE

**Re: Councilor Madore's request from GIS for records pertaining to the1994 GMA Comp Plan Documents**

The following information is a discussion between Councilor Madore and Bob Pool. The 1994, 2004-07 and 2016 Clark County Comprehensive Plans are based on the

information that Councilor Madore asked Bob Pool to provide. For almost all of those requests, the answer was not available. Yet county staff insists that the resource lands were determined by the 1993 Resource committees. This is not true, because two of Clark County Citizens United, Inc. Board members were on those very committees. They reported that at the last minute, county staff, rejected all of their two years of work, and replaced it with attorney, John Karpinski's "Green Alternative". This document gave specific directions to the county as to what was to happen in the Comprehensive Plan, which was indeed adopted.

CCCU won in the courts over much of what was done, but even that was manipulated by staff to come to almost the same result. The 1994 Comprehensive Plan was an illegal document, and many aspects of the Plan remain, including the resource land designations. It is time the county make corrections to the Plan according to the GMA, in all those areas that were created via the "Green Alternative".

Sincerely,

Carol Levanen, Exec. Secretary

Clark County Citizens United, Inc.  
P.O. Box 2188  
Battle Ground, Washington 98604

----- Forwarded Message -----

**From:** Carol Levanen <[cccuinc@yahoo.com](mailto:cccuinc@yahoo.com)>  
**To:** "[david.m@usdigital.com](mailto:david.m@usdigital.com)" <[david.m@usdigital.com](mailto:david.m@usdigital.com)>  
**Sent:** Friday, April 1, 2016 at 06:45:11 PM PDT  
**Subject:** Fw: 1994 GMA Comp Plan Docs

Dear Councilor Madore,

The responses to these questions are very interesting, especially because the existing Comprehensive Plan consists of these very documents, which were used or not used, to create the 1994 Plan, and never changed or corrected in the rural and resource areas. One would think they would keep the documents that supposedly legitimized the Plan.

The photos are another interesting topic. A staff has confirmed to us that all that was used for the resource designations maps in 1994, were aerial photos and directions from staff. No metadata was used. The metadata sheet we found confirms this.

How this person knows is because he created the maps. These maps have never changed in the rural and resource areas and continue to illegally designate resource land in the current Comprehensive Plan.

The Hearing Board, never confirmed that the proper process was followed and simply relied upon the word of staff. But the 1979 Comprehensive Plan did have prime and good soil determinations with a corresponding map, but all of that was thrown out, when they created the 1994 Plan. Nothing has changed, since. Judge Poyfair said they had an end in sight, first, and created documents to meet that end, instead of

following GMA criteria, resulting in a clearly erroneous formula. That formula continues to be used today with the mandatory 90/10 split.

But, I have many of the documents from the 1994 Plan, former Comprehensive Plans and the briefs from Clark County's attorney, Rich Lowery, claiming they did use the NRCS manual. Staff continues to reference the manual, but it is not true that it was actually used. Many landowners gave testimony in 1994 to protest the designations, with proof of soil tests that confirmed poor soil. It all fell on deaf ears.

Planning staff continues to claim that the 1994 Plan was the first one, and that is not true. Clark County Comprehensive Plans go back to 1960 and all of them had a Community Framework Plan as their basis. Councilor Boldt claims that the 1994 Plan had a 50 year Framework Plan, and that is not true. the Framework Plan has had very few changes since it's actual creation in 1960. But, regardless, staff has never really used it for the planning processes.

We will continue to research, until we get the answers. The documents have to be out there somewhere, and if they are not, how can the county justify what they have done at that time and throughout the Comprehensive Plan updates? Clearly, staff has never told the truth regarding resource and rural zoning. If one is not correct, neither is the other.

Sincerely,

Carol Levanen, Ex. Secretary

Clark County Citizens United, Inc. P.O. Box 2188 Battle Ground, Washington 98604  
E-Mail [cccuinc@yahoo.com](mailto:cccuinc@yahoo.com)

----- Forwarded Message -----

**From:** "Madore, David" <[David.Madore@clark.wa.gov](mailto:David.Madore@clark.wa.gov)>  
**To:** Carol Levanen <[cccuinc@yahoo.com](mailto:cccuinc@yahoo.com)>  
**Sent:** Friday, April 1, 2016 12:46 PM  
**Subject:** FW: 1994 GMA Comp Plan Docs

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**From:** Pool, Bob  
**Sent:** Friday, April 01, 2016 9:41 AM  
**To:** Madore, David  
**Cc:** McCauley, Mark  
**Subject:** RE: 1994 GMA Comp Plan Docs

Councilor Madore,

Community Planning is the official record keeper for the GMA process. They are responsible for determining what needs to be archived and recording, or archiving those documents.

Much of the information you are asking for are not things that we would have saved. Many of the documents sound like working documents that would have been destroyed long ago. The GIS Coordinator responsible for the 1994

comprehensive plan left the County in around 1996, so there is not even much institutional knowledge within GIS about many of these documents or events.

1. The count of lots that could be created in the rural lands under the Alternative 2 zoning in the Feb. 23, 2016 Preferred Alternative.

*Response: Can provide.*

2. Staff memos for the period of March 11, 1994 through September 22, 1994 concerning resource lands.

*Response: No records remain in GIS for this time period.*

3. All information regarding a full description of each Map identified in the 1994 Index at X.N.

*Response: No records remain in GIS for this time period.*

4. Draft maps for the 1994 Comprehensive Plan identified by date and title.

*Response: No records remain in GIS for this time period.*

5. Memoranda, staff reports or notes concerning rural and resource lands prepared between December 5, 1993 and September 22, 1994.

*Response: No records remain in GIS for this time period.*

6. Aerial photos of all areas that indicate designated resource lands, particularly the maps referenced in the GIS Metadata Information Browser documented 12-May-1993.

*Response: We have the 1994 comprehensive plan as adopted and amended. I am not sure what you mean by aerial photos of the resource lands. Questions:*

- *Did you want to see the 1994 aerial photos? Or the most recent?*
- *Did you want to see a "1994 Resource Lands" layer added to Maps Online so that you can view this layer with the Aerials? The resource lands would be based on the final 1994 amended comprehensive plan.*
- *Printing individual photos will take some resources. This would use the final 1994 amended comprehensive plan as the resource lands.*

7. Any staff or consultant studies or reports or other documents on the commercial significance of resource lands proposed for the 1994 Comprehensive Plan.

*Response: No records remain in GIS for this time period.*

8. A description of the data base and criteria used in generating the 1993 and 1994 GIS maps for the Comprehensive Plan.

*Response: No records remain in GIS for this time period. There should be some historical documents in Community Planning's archive about the model documentation prior to the 2004 model adjustments.*

9. Any documentation of the work done by the consulting firm of Daggert and Simpson for the 1994 Comprehensive Plan.

*Response: No records remain in GIS for this time period.*

10. 1993 Farm Focus Group and 1993 Forest Focus Group notes, minutes, studies, reports, transcripts, agendas and recordings memorializing the work of the groups.

*Response: No records remain in GIS for this time period.*

11. Two sets of maps, along with the 30 other working maps from the Focus Group's work for the 1994 Comprehensive Plan.

*Response: No records remain in GIS for this time period.*

Bob

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**From:** Madore, David  
**Sent:** Wednesday, March 30, 2016 10:46 PM  
**To:** Pool, Bob  
**Subject:** 1994 GMA Comp Plan Docs

Bob.

I hope you can provide these records that may take some digging to retrieve.  
I believe that these should be preserved as part of the public record from Clark County's 1994 GMA Comp Plan.

1. The count of lots that could be created in the rural lands under the Alternative 2 zoning in

the Feb. 23, 2016 Preferred Alternative.

2. Staff memos for the period of March 11, 1994 through September 22, 1994 concerning resource lands.
3. All information regarding a full description of each Map identified in the 1994 Index at X.N.
4. Draft maps for the 1994 Comprehensive Plan identified by date and title.
5. Memoranda, staff reports or notes concerning rural and resource lands prepared between December 5, 1993 and September 22, 1994.
6. Aerial photos of all areas that indicate designated resource lands, particularly the maps referenced in the GIS Metadata Information Browser documented 12-May-1993.
7. Any staff or consultant studies or reports or other documents on the commercial significance of resource lands proposed for the 1994 Comprehensive Plan.
8. A description of the data base and criteria used in generating the 1993 and 1994 GIS maps for the Comprehensive Plan.
9. Any documentation of the work done by the consulting firm of Daggert and Simpson for the 1994 Comprehensive Plan.
10. 1993 Farm Focus Group and 1993 Forest Focus Group notes, minutes, studies, reports, transcripts, agendas and recordings memorializing the work of the groups.
11. Two sets of maps, along with the 30 other working maps from the Focus Group's work for the 1994 Comprehensive Plan.

Rather than waiting for all items to be retrieved, please provide what you can as it is incrementally retrieved and indicate which document it is by including the reference number as above.

Thank you so much,

David

This e-mail and related attachments and any response may be subject to public disclosure under state law.