

**From:** [Rebecca Messinger](#)  
**To:** [Oliver Orjiako](#); [Sonja Wiser](#); [Jose Alvarez](#)  
**Subject:** FW: 2-5-2013 CCCU request for a Meeting with Commissioner Madore  
**Date:** Monday, February 26, 2024 8:41:18 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Please see the below email from CCCU. Thank you.



**Rebecca Messinger**  
Clerk to the Council  
COUNTY MANAGER'S OFFICE

564-397-4305



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**From:** Kathleen Otto <Kathleen.Otto@clark.wa.gov>  
**Sent:** Sunday, February 25, 2024 12:53 PM  
**To:** Rebecca Messinger <Rebecca.Messinger@clark.wa.gov>  
**Subject:** Fw: 2-5-2013 CCCU request for a Meeting with Commissioner Madore



**Kathleen Otto**  
County Manager

564.397.2458



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**From:** Clark County Citizens United, Inc. <cccuinc@yahoo.com>  
**Sent:** Saturday, February 24, 2024 7:35 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>

**Subject:** Fw: 2-5-2013 CCCU request for a Meeting with Commissioner Madore

**EXTERNAL:** This email originated from outside of Clark County. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Clark County Council  
February 24, 2024  
P.O. Box 5000  
Vancouver, Washington 98666

FOR THE PUBLIC RECORD AND THE 2025 COMPREHENSIVE PLAN UPDATE

**Re: February 5, 2013 CCCU request for a Meeting with  
Commissioner/Councilor David Madore**

Dear Councilors,

The following attached information, is the first request by Clark County Citizens United Inc. to communicate with newly elected David Madore. . It was the beginning of the 2015-16 Comprehensive Plan update, and he represented the majority of the rural and resource district. After our meeting with him, he reviewed the information that CCCU presented to him. His question was, *"Why were there so many small lots, if the county had large lot zoning?"*. After CCCU explained how that happened, his second question was, *"How did the county wind up with 90% of the lots as non-conforming and smaller than their zone?"*.

Again, CCCU explained about the massive downzoning of all of the rural and resource areas. He then said, *"There has got to be something wrong with a Comprehensive Plan that has 90% of its rural and resource parcels zoned incorrectly."* He then said, *"That mistake needs to be corrected."* CCCU told him that the proposed Plan had no meaningful Alternative that included the rural and resource areas, in order to do that. Alternative 2 proposed to make a few changes, but because of the non-conformance, those changes accomplished very little. He agreed that the rural areas needed representation and an additional alternative should be considered, to correct the inconsistencies in the Comp Plan.

That meeting was the beginning of a fourth Alternative, to the proposed Comprehensive Plan 2015-16 update. He directed CCCU to contact Community Planning and ask to talk with the Director, Oliver Orijako. A meeting was set up with CCCU Board of Directors, Council Madore, Oliver Orijako and planning staff. CCCU presented our case and our concerns. There were a handful of followup meetings with staff, later on. But in the end, CCCU was told that if an additional Alternative was going to be included, CCCU had to write it ourselves. Of course, CCCU Board

members are not planners and don't write Alternatives. But, one of our Board members, attorney Zac Mclsaac, called to say he thought his father, Dr. Don Mclssac could help.

Dr. Mclsaac was very familiar with the Alternative processes and was given CCCU's information. CCCU Board members had many meetings with him, as he composed Alternative 4, and an additional Alternative 5 documents. He also had meetings with Oliver Orijako and planning staff, to discuss the Alternatives. Community Planning was not at all interested in any changes to what they had already determined. But, in contrast, the 1994 Plan was adopted, true to attorney, John Karpinski's "Green Alternative" directives, which were presented only two weeks before the public record was closed. Staff rejected Alternative 4, leaving the rural citizens in limbo, for another twenty years.

Councilor Madore and Mielke supported what had been created by Dr. Mclsaac, and believed it should go through the public process, to be considered. Alternative 4 was given to the Commissioners, and they directed planning staff to include this additional Alternative. Staff not only opposed the change, but delayed any work on it. Dr. Mclsaac could not believe they were pushing against their superior's directives, and thought they should be fired for their insubordination.

That's when Councilor Madore took the reins and insisted that staff include Alternative 4 and made sure it was moved through the formal public process, for its inclusion and public consideration, in the Comprehensive Plan. It was overwhelmingly supported by the citizens, and hundreds of items of testimony was received in favor of it. Many of those items could not be found in the public record. When the precursor 1994 Comprehensive Plan was presented to the public, the county had many "standing room only" meetings where over 90% of the testimony, was against the Plan. Yet, the 1994 Comprehensive Plan was adopted, followed by a record 61 appeals. CCCU attended all of those meetings and recorded, in a poll, what was said. That information is available for review.

Because staff moved so slow, there was not much time to assure the proper public process had occurred, and so Commissioner Madore took the lead to be sure all had been completed. Councilor Mielke supported Councilor Madore, but Councilor Stewart thought he was trying to push it through, and believed staff was supposed to do the work. But staff, was not willing to do that, and Councilor Madore took on the task, with Councilor Mielke's support. Councilor Stewart became more and more negative to a councilor doing the work.

Alternative 4 was adopted as the Preferred Alternative, late in the process, as staff took so long and Councilor Madore wanted to be sure all was in order. When Marc Boldt and Julie Olson were elected, in the Charter form of government, they, with Councilor Stewart, repealed the Alternative via inappropriate actions by county staff, the County Manager and the county attorney.

But, those Alternative 4 documents still exist. They and the public process, are all complete. That Alternative was what the citizens of Clark County overwhelmingly

wanted. CCCU won in the courts, which said the county could not put a cap on rural growth, via an illegal formula, which at that time was 80/20 urban to rural split. But the county continues to use that illegal formula. Clearly, Clark County needs to fix this illegal problem. Clark County Citizens United, Inc. believes some form of Alternative 4 needs to be revived, on behalf of the rural and resource areas, in the 2025 Clark County Comprehensive Plan update.

Sincerely,

Carol Levanen, Exec. Secretary

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

FOR THE PUBLIC RECORD

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:** "LaRocque, Linnea" <[Linnea.LaRocque@clark.wa.gov](mailto:Linnea.LaRocque@clark.wa.gov)>

**To:** Carol Levanen <[cccuinc@yahoo.com](mailto:cccuinc@yahoo.com)>

**Sent:** Tuesday, February 5, 2013 8:21 AM

**Subject:** RE: Meeting with Comm. Madore

Thank you Carol, your details are most helpful.

Wednesdays are also poor for our commissioners, we'll work something out.

I will discuss your options with Comm. Madore and will be back with dates and times.

Linnea

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**From:** Carol Levanen [<mailto:cccuinc@yahoo.com>]

**Sent:** Tuesday, February 05, 2013 12:21 AM

**To:** LaRocque, Linnea

**Subject:** Re: Meeting with Comm. Madore

Hello Linnea,

Sorry about the fax line. That number is both fax and phone and sometimes I have to set it on fax only to receive certain faxes from computers. It normally is on both settings. I'll check it to be sure it will receive your call. Clark County Citizens United president, Susan Rasmussen will also be in attendance. Her schedule is full on Wednesdays, so hopefully we can arrange a different day to meet. We hope Commissioner Madore had a chance to review a packet introducing CCCU, that was delivered to the commissioners office, as it will give a flavor of what we represent. I know Commissioner Madore is very busy becoming acquainted with his new duties and I'm sure other groups have already reached out to him. CCCU is not as loud as

some, but when we determine that landowners need help, we are very committed and effective. Our Board consists of very talented professional people who can get a job done. The court actions we have been involved with in the past, demonstrate our dedication to the task and the rural community supported our efforts with \$250,000 in financial support. We are there for them when they need us and we believe the proposed rural land planning will be an important topic for involvement. We are thinking that 30 minutes would not be enough time to discuss our concerns over certain planning tools that affect rural lands. In the past, certain groups thought they were in control of rural Clark County, and CCCU proved them otherwise. We believe our grass roots organization can be very helpful whenever public policy for rural lands is being proposed.

We respectfully request 60 minutes with Commissioner Madore, which is the time allotted to CCCU by former commissioners.

Perhaps we can meet for lunch, which might work better with his work schedule. Or perhaps we can meet twice for 30 minutes on different days. Please let us know what will work best, as we would not want to waste his time with incomplete information. I look forward to hearing from you.

Best Regards, Carol Levanen  
Clark County Citizens United, Inc.  
P.O. Box 2188  
Battle Ground, Washington 98604  
E-Mail [cccuinc@yahoo.com](mailto:cccuinc@yahoo.com)  
**From:** "LaRocque, Linnea" <[Linnea.LaRocque@clark.wa.gov](mailto:Linnea.LaRocque@clark.wa.gov)>  
**To:** Carol Levanen <[cccuinc@yahoo.com](mailto:cccuinc@yahoo.com)>  
**Sent:** Friday, February 1, 2013 8:15 AM  
**Subject:** RE: Meeting with Comm. Madore

Good morning Carol,  
I had called your (business) number but it went to a fax line, so the email was all I thought I had.  
Thank you! for  
your reply.

Comm. Madore would like me to schedule time with you, but first, would there be more than you attending?

If so, please identify each and will 15 or 30 minutes work best?

Thank you again,  
I look forward to hearing back from you.  
Linnea

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**From:** Carol Levanen [<mailto:cccuinc@yahoo.com>]  
**Sent:** Thursday, January 31, 2013 7:16 PM  
**To:** LaRocque, Linnea  
**Subject:** Re: Meeting with Comm. Madore

Hello!

Thanks for your response to my request. The phone number is 360-667-0516 (business) or 360-687-3334 (home).

I appreciated my brief introduction to Commissioner Madore this past Wednesday. He seems like a person who cares about Clark County citizens. We look forward to hearing from you!

Best Regards, Carol Levanen, Secretary

Clark County Citizens United, Inc.  
P.O. Box 2188  
Battle Ground, Washington 98604  
E-Mail [cccuinc@yahoo.com](mailto:cccuinc@yahoo.com)  
**From:** "LaRocque, Linnea" <[Linnea.LaRocque@clark.wa.gov](mailto:Linnea.LaRocque@clark.wa.gov)>  
**To:** [cccuinc@yahoo.com](mailto:cccuinc@yahoo.com)  
**Sent:** Tuesday, January 29, 2013 4:04 PM  
**Subject:** Meeting with Comm. Madore

Hello Carol Levanen,  
Please provide a phone number where I might call to discuss this meeting request received for Re-Zoning of Rural Lands, or feel free to call me.  
Thank you,  
Linnea LaRocque

Administrative Assistant to the BOCC  
[linnea.larocque@clark.wa.gov](mailto:linnea.larocque@clark.wa.gov)  
360-397-2232 x 4167

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