

the underlying zoning just simply be reverted back to --

ESPINOSA: Back to, you know, rural, some type of rural residential zoning. It was in ag residential zoning prior to all of this.

MADORE: Chris, do we have the authority here today to remove the urban holding from that area?

COOK: No, sir. No. That hasn't been noticed at all. So there's no -- it hasn't been noticed. It hasn't been through the Planning Commission. That would not be an appropriate action to take.

MADORE: When would be the soonest opportunity for that to happen?

COOK: I couldn't tell you the date. How many times has this been before the Board of Commissioners to remove urban holding? It's been at least once or twice.

ORJIAKO: That's correct. And I think the issue, again, is the needed improvement for both road and sewer and other services that is not yet planned. I believe that NE 10th to the south is being -- I think is on the County to improve from south to the fairgrounds. From 179th to, I believe, now 219th used to be State Route that had been converted back to the County. There are some needed infrastructure improvement out here that is not yet in place

and I think that's really the real issue.

What George Espinosa is requesting are two things: One is, if I may state this correct - and if it's not correct, you can please correct me - they want to be taken out of the urban growth boundary. That's one. Two, if you do not take us out of the urban growth boundary, give us a zoning that is not BP. Those are the two issues. Now --

ESPINOSA: That's correct.

ORJIAKO: Yeah. Now, I don't think you can consider removing them from the urban growth boundary today. Two, making that decision to give them a different zoning, which is residential, is not before you.

This is an area that is known as the Discovery Corridor. Many multiple studies have been done for this area in terms of the potential for jobs. So it will be a policy call on behalf of the Board to revert this area to residential. That's going to be your call, but it's not today.

COOK: And I have to point out that there are multiple property owners here, and Mr. Espinosa says that he represents 27 of the 29. We have seen some of the other property owners in the prior

attempts by the Planning Department to get urban holding lifted. I don't see the -- I don't know whether any of the others are here today, but we certainly have no verification that Mr. Espinosa speaks for them.

ESPINOSA: You have had two petitions submitted to the Commissioners with the signatures of all 27 of those property owners.

MADORE: I have a question. If when the door is open for receiving requests fall of next year, can the County, can this Board propose that that area be lifted from urban holding?

STEWART: Yes.

COOK: There are comprehensive plan requirements that need to be satisfied in order to lift urban holding, and that's why Mr. Orjiako was talking about extension of sewer and the transportation facilities.

The idea of urban holding is that it prevents a property from developing inappropriately before infrastructure is in place. So if the infrastructure is in place and any other criteria are met, then that's certainly something the Board could do.

MADORE: So there's a proposed business park and there's the existing original residential. If it reverts back to the original residential, that doesn't sound like that's extra development. That sounds like it would just simply be like any other property.

COOK: I think that before the property became -- the existing zoning is business park. That's the existing underlying zoning. It was residential when it was rural. So it would have been R-5 or R-10 or whatever, but there's no R-5 within the urban growth boundary, so it's not likely to revert back to that.

ESPINOSA: Several of those parcels are under five acres. I think there's seven of them there from one to two and a half acres. And I would also like to point out that right across the corner, 209th and 10th Avenue, there's, I think, six perc tests going on right now.

MADORE: Okay. Did you want to say something?

MIELKE: We have a lot of history, and having been here for seven years, I mean, we've looked at this and talked with George about is that the holding is put on there because of the infrastructure is not in place.

The reason we were able to do a little bit more on 219 was the

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ESPINOSA: No. We had come in and asked for that we be considered in a rural residential zoning.

MIELKE: But anyway, that's --

ESPINOSA: And we brought you and, Mr. Mielke, we personally presented you the petition.

MIELKE: Uh-huh, he did. I see that.

ESPINOSA: Addressed you the Commission.

MIELKE: At least --

ESPINOSA: And all 27 of those property owners --

MADORE: Excuse me.

ESPINOSA: -- that I'm here representing --

MADORE: Excuse me.

ESPINOSA: -- signed that.

MADORE: Mr. Espinosa, we are frustrating our verbatim minutes

ESPINOSA: Thank you, sir.

MADORE: Yes. Okay.

Warren Neth.

MIELKE: Oliver has something.

MADORE: Oh, Mr. Orjiako.

ORJIAKO: Councilor, you just said it to George Espinosa, after the adoption of the plan, if we are there in 2016, property owners can submit for release of the urban holding and we will, as Chris indicated, we will look at the criteria. If it's met, we will remove the urban holding. That is how it is done.

MIELKE: And we've addressed that in some form when we went back and to look at how we look at concurrency on roads. We don't use just one prime (inaudible). Now, we use two. So that we've never gone back to look at that, it might meet that criteria today.

MADORE: I do have a question, Oliver. The -- thank you -- the normal process, let's say when the door opens in 2016, would be for individual lot owners to come in and make application?

ORJIAKO: That's correct.

MADORE: Okay. Is there also the opportunity for this Board to work with a group of landowners and for the Board to propose lifting urban holding on their behalf?

ORJIAKO: The answer is yes, and that will fall under the Clark County initiated docket item, if the Board puts that on our plate to do, yes.

MADORE: Okay. Thank you. That's what I have in mind. It's not a foregone conclusion, it's something to look into. Thank you.

STEWART: So if the property owners wanted to come in and petition for their property to be removed from urban holding, does that need City of Vancouver approval?

ORJIAKO: No. We have to coordinate with them in our review of that application.

STEWART: Okay. And what is the earliest time property owners could come in individually or collectively and request that?

ORJIAKO: Councilor, when we reopen the once a year --

STEWART: Yes.

a respectful thing to do. Thank you.

ORJIAKO: We will do that. Thank you.

MADORE: Okay. We'd like to be able to have one more person to speak before we have another break, so Warren Neth, you're it.

NETH: Yeah. Afternoon, Council members. My name is Warren Neth, N-e-t-h, here as representative for Slow Foods Southwest Washington.

While I'd like to speak to you about land use and farm use conservation and your use of nonconforming lots, I don't think I have the time to speak about that today. I have a lot of comments sent in that discusses those issues. But in my short time, I'm here to express my opposition to Alt 4 on two accounts. One, as an advocate for the waves of comment this Board has received in opposition to Alt 4 over the last nine months; and, two, asking the Board to turn down Alt 4 because of its costly litigation the County will face if Alt 4 is adopted in the preferred alternative today.

As has been discussed by numerous experts on GMA, Alt 4 has come in as a whirlwind in this last nine months of this four-year comprehensive plan process. And I believe the intent to

strengthen land, rural landowners property rights is needed. The mechanisms Alt 4 proposes along with the hasty process it has been chosen -- that is chosen during, will set the County up for untold thousands of dollars of litigation costs at the GMA Board and will eventually be overruled.

In that light, my comments today are largely targeted at Tom Mielke and Jeanne Stewart since I believe your fiscal conservativeness make you most likely to recognize that the need to back away from this hastily created Alt 4 that will lead us directly to the costly litigation at the GMA Board.

Beyond responding to just that concern, I ask that you listen to the voice of the majority of the advisers and the majority of the constituency which you have heard from over the last nine months in opposition to Alt 4, whether it is the majority of the 74 comments that were made in April on Engage Clark County against Alt 4, whether it is the majority of public comment that you heard at these numerous public hearings, whether it is the city representatives, economic development representatives, agricultural representatives, whether it is the Planning Commission that has twice provided thorough assessment of the many holes of Alt 4, whether it is the community planning staff that has been involved in GMA for decades since the beginning of GMA that advises against Alt 4, whether it is from the numerous local state groups that are

preparing to overrule your update at the GMA Board, I request that today two things: One, you go back to the white board, bring more groups to the table and create solutions that will give rural landowners flexibility, but also do your job to protect resource lands in the GMA process in the next GMA update, and, two, hear the counsel from the advisers of the illegitimate nature of Alt 4 and choose to save our county from thousands of dollars of litigation costs since it will not actually pass the GMA Board.

MADORE: Thank you, sir.

Okay. We will take a break here until 20 minutes till, if that's okay. So we are in recess.

(Pause in proceedings.)

MADORE: If everyone will please take their seat, we will continue our public hearing on the comprehensive plan update. We are continuing our citizen testimony time. We have some sign-up sheets that we're still walking through.

The next person in line is John Ley. After John, John Matson.

LEY: Good afternoon, Councilors. John Ley, L-e-y, for this sweet young thing taking things down, 444 NW Fremont Street in Camas.

and suddenly the government made them out of compliance and has been reported before 57 percent of the R zoned lots and 70 percent of the ag zoned lots and 89 percent of the forest zoned lots are suddenly out of compliance. That's the flashing red flag that says, whoa, stop. Let's not continue down this course. We need instead of small tweaks in amending the plan, we need a serious addressing of it.

And I appreciate your willingness to consider the concerns of these rural landowners, and the first goal in my mind would be rectifying the problem that was created in 1994. Can we fix all or a majority of those R zoned lots? Can we fix a majority of the ag zoned lots that they are now back in compliance? In the words of good doctors and physicians, first do no harm. Sadly that happened back in 1994 and today you have the opportunity to rectify that. Thank you so much my friends for your service. It's sincerely appreciated.

MADORE: Perfect timing. Thank you, John.

John Matson.

MATSON: John Matson, M-a-t-s-o-n, from Hockinson.

I guess I'm really disappointed at the Thursday night hearing. There was so many of the all this I hear about assumption, assumption, assumption that we're going to ruin all

the timberland and destroy all the timberland. We're going to destroy all the farmland. Assumption that we're going to destroy all the farmland if we give the rural people their rights that they had prior to 1994 and under the constitution. We're going to destroy all our water. Pollute all our water and it's going to be all gone. The sewers are going to be, septic tanks are going to be destroyed.

Facts have been proven on the timber at the Dollars Corner, one of the timber professionals was at one of the (inaudible), they ask, oh, we can't let this 80 acres, divide it up because we're going to destroy all our timberland. They said, well, what's too small? So they asked a professional. He said one acre is not too small to grow timber and it can be harvested good and it can be managed. So one acre isn't too small. Let's divide some of the land up so people can live there and manage the timber more.

Farm ground. It was proven at Dollars Corner, somebody they said, oh, we can't cut 20 acres down because it will destroy it, but somebody proved it on two and a half acres, all the produce that they raised on the two and a half acres because you can't make a living on 20 acres.

And they were saying we're going to destroy the water. Well, at the last Thursday night it was proven there's water out there that

urban sprawl. Well, the cities are making it so it is urban sprawl. Pretty quick it's going to be Los Angeles all the way out there.

But if people could build out there on their land and build some nice houses, they couldn't go out there and develop it all so we could live in a park all our life. So let's do the right thing --

MADORE: Thank you.

MATSON: -- and we need for the property owners in Clark County.

MADORE: Thank you --

MIELKE: Thanks, John.

MADORE: -- Mr. Matson.

Liz Campbell. Mr. Lee Jensen, are you -- if she's not here in person, then she needs to be here in person. Are you going to speak for yourself later?

JENSEN: I would like to speak for myself later. This is the testimony from Liz Campbell.

MADORE: Okay. You can be one person, sir, not two.

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JENSEN: You know, Liz Campbell and myself are both citizens of Clark County and we both chose to speak here. Due to your lack of planning and poor scheduling, you've scheduled a bunch of things on the same agenda.

MADORE: Mr. Jensen. Mr. Jensen, you will have your turn. Now, the citizens must be present in order to testify. Thank you, sir.

JENSEN: Then I will speak for Liz Campbell. I will take this testimony and this will be my testimony.

MADORE: Did you sign up?

JENSEN: I have signed up as well.

MADORE: Okay. Then I ask you to wait your turn. You can read whatever you want to read when you get there, sir. Okay. Pat Anderson -- this is a relatively formal process and normally I like to be very flexible. We want to make sure that we apply the rules equally to each citizen and I want to make sure that we can't be accused of playing favorites or creating winners or losers.

Pat Anderson.

ANDERSON: Afternoon. I would -- my name is Pat Anderson, 7101

NE 109th Street.

MADORE: Go ahead.

ANDERSON: Okay. Today I'd like to talk about citizens' property rights and there hasn't been any open discussion of citizens' property rights while they've been putting together this new GMA update. And so I was wondering, does Clark County consider the constitution and property rights for all property owners in the GMA?

The Planning Commission discussed this issue at their September 17th meeting that they should have a conversation about property rights and fairness with dealing with property owners. I'd like to review information about what property rights or a property owner should have the rights of real estate ownership in the -- is the main way Americans save money and accumulate wealth. They use real estate to improve their life, start businesses and to leave money to their children. Homeowners tend to protect their surrounding environment and build more stability for their own future. When people lose all or part of their property rights, they often lose their greatest source of wealth and well-being.

To that point, I'd like to direct you to the comprehensive planning map in the gray area. In the gray area, the urban reserve area,

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it starts at 150th Avenue and 170- -- or 139th Street, across the street is the south, to the south is the urban growth boundary. A portion of the gray area is across the street from that. The Pleasant Valley Schools in the Battle Ground School District also across that. Also across from there is the Highlands which was developed off of 50th Avenue to the west. The Highlands was developed after the 1994 urban or the comprehensive plan and they had one acres and then they had lesser acres.

MADORE: Ms. Anderson, I'm so sorry to cut you off, but your time is up.

ANDERSON: I'm sorry.

MADORE: Kelly Achen. Is Kelly Achen here? I don't see any response there.

Chuck and Lisa Perigo, P-e-r-i-g-o. No one responding to that.

Jeffrey Milles, M-i-l-l-e-s. No.

Gretchen Starke.

MIELKE: I saw Gretchen. There she is.

MADORE: Okay. And then after Gretchen, Eric Golemo. It's all right. Do what you need to do to get that microphone where it should be.

STARKE: Yeah, I'm getting shorter all the time. Okay. Am I heard? Okay.

MADORE: Yes.

STARKE: My name is Gretchen Starke and I am conservation chair of the Vancouver Audubon Society, but this time I am mostly representing myself.

I have lived in Clark County since 1968 and I have followed growth management issues from the start. In addition to my involvement work and work with the Vancouver Audubon Society, I was the president of the League of Women Voters of Clark County, 1975-1976. I mention this to show that I have observed how the county has dealt with process and citizen involvement for a very long time.

The process of development of this plan and the treatment of citizen involvement has been the worst I have ever seen. Up until January of this year, the process of developing the update of the growth plan was on track and citizen involvement was according to GMA. Then Councilor Madore introduced his idea of a rural option, that

was when everything went off the track. I have a timeline on citizen involvement in my written comments which I'll turn in, but I will speak to this hearing right now.

The maps and assumptions have been posted on the County website. I have been told they have been frequently posted on the website because the maps and documents keep changing. This makes it difficult or maybe impossible for people to analyze. It isn't possible to do an adequate job of analyzing a map by reading it from a screen especially in the short time they have been available for public scrutiny.

Councilor Madore has deliberate -- has been deliberately trying to prevent the public, the citizens of this county, his constituents from learning about his efforts to shape the growth plan exactly as he wants it, let alone actually comment on it. His disinclination to allow public comment is perfectly shown by the way this hearing has been set up. It is almost exactly the same as the previous hearing, the one in which Councilor Madore presented his assumptions.

One, it is in the daytime instead of the evening. Although personally convenient for me, it is not convenient for most people who have to work. Two, there is a super long agenda with extraneous items thrown in. In the case of today, a dedication of a sign that

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has provoked controversy. At least today, unlike at the previous hearing, we are spared presentation by Representative Pike.

There was another hearing, this one on stormwater just before, and at the previous hearing, it was the growth plan hearing didn't start until nearly noon. Today it was even later. Judging from the documents on the County website, it appears that the decision has already been made and this hearing is just pro forma. The attempts by Councilor Madore to shut off public process have been numerous and --

MADORE: Ma'am, your time is up.

STARKE: Yes.

MADORE: Thank you.

Eric Golemo.

MIELKE: I just didn't keep track of that. I didn't hear one thing about the plan, just about you.

GOLEMO: Good afternoon, Councilors.

MADORE: Good afternoon.

GOLEMO: Again, Eric Golemo, SGA Engineering, also served on the DEAB and active in the Building Industry Association.

First, this is a challenging process. I don't envy your position. There's a lot of competing interests. I know everyone has good intentions at heart and trying to please everybody, it's such a tough process, so I don't envy your position.

I really have one request here today, and I know time is running out and we do need to adopt a plan, there's too much to lose if we don't, there's funding, there's a lot of things that need to happen and we need to adopt a plan. So I testified early on basically about the growth rate and some of the planning assumptions and having concerns, and through the process, we've already experienced much higher growth than we anticipated under the original projections. Understanding that, trying to go back now would be extremely difficult. It requires updating the capital facilities plan, doing a lot of planning that we don't have time for.

So what I'm really asking for is a commitment to go back and revisit the plan as soon as we possibly can. And if that's not possible, even look at options to an extension based on a change, substantial change in circumstances, and those circumstances being that the growth rate that OHM gave us was much lower than what we've even

antici- -- what we've seen so far or what we anticipate for the future. So that's really what I'm asking for here is just a commitment to visit it later.

And I do want to see something adopted, but the problem I see is that none of the -- none of the alternatives we have right now adequately provides for future urban and suburban development and we need to accommodate everything. We're spending a lot of time on the rural area, which I appreciate. I understand and I have some sympathy for the rural property owners and their rights. I do feel that to do that we need to make sure we do it right and I encourage you to do that.

You know, part of that doing it right is planning for future urban and suburban development so we know what areas we have to protect and we can do that. So thank you and good luck.

MADORE: Thank you. And I want to thank you also, you were one of the first to recognize the exceptionally low population growth rate that was presuming that our current or the previous recession would continue for the next 20 years. You caught that and I wish we could have caught that earlier as well.

GOLEMO: Well, thank you.

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MADORE: Thank you.

GOLEMO: And, you know, you can't go back. What we can do is look at the future now, and I think we have an opportunity to do that in the near future without sacrificing or affecting this plan. So thank you.

MADORE: Thank you.

Toby Dittrich, and then after Toby will be Don McIssac. Can you spell your name, sir.

DITTRICH: Toby Dittrich, D-i-t-t-r-i-c-h. I come before you - thank you for the opportunity - I come from Whatcom County, and Whatcom County and Clark County have much in similar in that we have an urban area and a very beautiful, wonderful residen- -- you know, rural and native mountains and forests and we need to preserve those.

My father in the 1960s in Whatcom County recognized the need for preserving land and created the Whatcom County Park System and worked tirelessly until finally he got an award from President Carter for having the number one park system, county park system in the country. I asked him one day, why are you working so hard for these parks? And he said, well, God created this land and there's only so much of it and it's our responsibility and God

trusts us to preserve that land.

So I speak today against Alternative 4 and for the alternatives presented by the Planning Commission. We must not -- as a flight instructor, I know that when you fly a plane, you operate only by a checklist, never on your own. And if you go down the checklist meticulously checking off everything until the final destination or the final point, you are flying safely; if you don't, you will crash. And not checking the checklist properly for Alternative 4 is destined to make this a situation that results in a crash, not only financially and in problems that have been discussed here, but also a crash amongst the respect that the thousands of people out there who are not here today aim towards the due process from this Board.

I am here today to ask Jeanne Stewart, Commissioner Stewart in particular, if the vote is to not accept the Planning Commission's recommendations, that you make a motion to table further vote on these alternatives until the Planning Commission has sufficient time to take and look at the environmental impacts and the things that they have done over the last two years for the other alternatives. It's only fair that all alternatives receive the same commitment. In doing that, I doubt if that motion will pass, but it will make certain to every voter in this state, in this county who is behind the ramrodding of this process, the high jacking of

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due process.

I know my words are heading out over the river being blown by the wind, but at least I said them and I at least asked you to take a reasonable Democratic course for the future.

MADORE: Thank you, sir.

Don McIsaac and Carrie Parks will follow.

McISAAC: Thank you for all the time this afternoon and throughout the process for the past couple of years. For my -- for the record, my name is Donald McIsaac and I represent myself and my family and various neighbors in the Hockinson area.

I have some comments in three areas, the preferred alternative, finalizing the SEIS and updating the comprehensive plan document. Regarding the preferred alternative, we recommend that you reject the reiterated recommendations of the advisory Planning Commission and adopt the following mix within the range of alternatives as your preferred alternative today.

Adopt Revised Alternative 4 in its entirety. Adopt Alternative 3. Adopt any portions of Alternative 2 that you feel are appropriate and do not conflict with Alternatives 4 and 3. And adopt the balance of Alternative 1 not changed by any of the above

elements. This preferred alternative provides something for all the factions that have been active in the process over the past year or two.

Adopting Revised Alternative 4 responds to the interest of the rural residents of the county. Adopting Alternative 3 responds to the request made by the cities. And for those who advocated for pure status quo of Alternative 1, the unchanged elements, provide them most of what they've recommended. By lot count, the vast majority of lots remain in status quo conditions with this recommendations after satisfying Alternatives 4 and 3.

In terms of land use policy and growth management, you've heard me say the door has been rusted shut for any policy changes in rural areas since 1994. Yet for virtually any change proposed by a city, the door has been wide open. It's time for the rusted door for rural area changes to be loosened and opened up at least a little.

The changes embodied in Alternative 4 are actually fairly modest. If all 6,140 potentially buildable lots were built over the next 20 years, that would only be about 300 new homes in the rural areas per year over the entire geography of the county. If many of the landowners don't elect to build, as has been the pattern, it will be far less.

Alternative 4 is not the huge shakeup of the county that is being portrayed by some. Don't keep the door rusted shut for another 20 years. It's just not reasonable. Alternative 1 for rural folks but not Alternative 1 for city folks just does not pass the red phase test of fairness.

So seeing the yellow there, I'm going to pass, even though I've got it in writing some comments on the finalizing these other process, other than I'll say that we do recommend you adopt as Clark County policy the planning assumptions in Exhibit A that represent policy decisions and the analysis in Exhibit B and assign the staff the task of finalizing the DEIS.

MADORE: Thank you, sir.

McISAAC: I'd be glad to answer any questions about F-10 in particular or the process that has been claimed to be a whirlwind process.

MADORE: The F-10, sir, do you want to elaborate on that?

McISAAC: Yeah. There's a concern about F-10. F-10 is a legitimate size in other counties and have been adopted in other counties, Skamania County, for example, a timber-producing county. So F-10 has been vetted and approved by State authorities and is

entirely a legitimate designation.

MADORE: Okay. Thank you very much.

MIELKE: Thank you for your comments.

MADORE: Carrie Parks.

PARKS: Hi. My name is Carrie Parks and I live in Orchards and I've been a long-time resident of the county.

I do want to say that it would be nice when you have a hearing like this, if you did just focus on the one issue. You only have two-hour parking lots around here for the most part and there's a couple of five-hour ones. I've exceeded my time limit down there, so to come down here and testify and wait through a bunch of sermons and a bunch of other stuff that has nothing to do with growth planning, it is a barrier to coming down and trying to give testimony. I'm only able to be here today because I'm retired. If I wasn't, I wouldn't have been able to come down and talk to you and give you my opinions, so you're shutting out a lot of people.

Also, the people that were asking for individual consideration got way more than three minutes. You guys spent about a half an hour talking about how to accommodate those people when your staff told

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you that you didn't, you couldn't make a decision about that today.

So, again, those of us who came down here to testify on this had to wait through all of that. And so I would like you to really consider what it takes for people to come here and give you their opinion, you know. It takes a lot of time. It takes money and a lot of us don't have that ability to come sit here all day. Okay.

So, anyway, I'm against growth 4, the growth plan 4. I think you should be following what the Planning Commission has done. They're the ones with the training and the expertise that have studied it, and as other people have said, you know, the process has been stripped of all meaning when last-minute changes are continually introduced and nobody's had time to study them adequately, including your staff.

As a taxpayer of this city or this county, you guys took off the developer fees a couple of years ago when you first got into office, so that means that I have to pay for all the new development that's going to let your buddies make money by subdividing their lots. I have to pay for the lawsuits that are going to happen because you're not following the procedure, and I think there's better things that my money could go towards, like solving the homeless problem in this county that you haven't even addressed at all. I'd really like you guys to start thinking about solving real problems,

like, what are you going to do about homelessness and the rising cost of rents.

People in this community are working hard, but it doesn't do them any good if they can't afford to live here and they need you guys to address the housing issues instead of dinking around on all these things that don't matter and serving a couple of your friends.

I've lived in the Seattle area which does have sprawl. Down here it's been really great to live here and where the sprawl is contained. I can drive for 15 minutes out to a local farm and get fresh food because the boundary is contained and we don't have sprawl all over the place. I can go out and get some green space that I -- I can't afford to buy hundreds of acres to live on, but I can get out and enjoy the parks and the forest in this county, and I think that's important to everybody who lives here to the livability --

MADORE: Thank you, ma'am.

PARKS: -- and that's why people come to live here and to have jobs here.

MADORE: Sorry to cut you off, ma'am. I need to be fair to everybody.

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PARKS: Well, I still have a few seconds it looked like there.

MADORE: Actually, no, you're 15 seconds over.

MIELKE: That's going the other way.

PARKS: Oh, okay. All right. Well, thank you.

MADORE: Thank you.

Sue Marshall and then Val Alexander.

MARSHALL: Council, my name is Sue Marshall. We have a 20-acre family farm going into our third generation in the Ridgefield area. We are currently zoned AG-20. We'd like to retain that designation as a strategy to preserve our land in agriculture for the long-term.

I urge you to adopt the Planning Commission's well-vetted preferred alternative and to move forward with this process. The new Alternative 4, which I believe more accurately should be referred to as Alternative 5, is based on faulty assumptions, invites legal challenges and places both the public and cities at financial risk. Some of the flawed assumptions were pointed out in a staff memo and I'm disappointed that the staff memo was that's in your packet wasn't publicly presented, would be worthwhile if you asked them

to do that before they vote on this, before you vote on this.

But some of the assumptions, just to summarize very briefly, Alternative 5 assumptions, there's unrealistic 100 percent exclusion of environmentally constrained lands, and this is directly from their report. At the very least, lots that are platted, subdivisions or short plats should be counted as buildable even if they fall below the one-acre threshold since it has already been vetted and deemed buildable.

Alternative 5 assumes 10 percent of nonconforming lots will be developed within a 20-year planning horizon, and again from the report. This the data used to establish this presence -- premise cannot be verified and, therefore, the conclusion to reach cannot be justified. There is a proposed 29 percent increase in the rural population above what was considered by the Draft Supplemental EIS. This is a significant change that should trigger a restart of the process so that all alternatives can be fully analyzed by staff and fairly vetted in a side-by-side comparison and by the cities and informed by SEPA and EIS. The assumptions continued that never to convert factor was greatly underestimated what additional lots will be developed in the next 20 years.

And, finally, the market factor reduction does not apply to rural lands and, therefore, should not be deducted from the projected

lot increase in rural lands. You add up all of these wrong assumptions, and the number becomes much bigger, the impact becomes much bigger. These faulty assumptions will have a long-term negative impact in part in underplanned and underfunded capital facilities plan.

And then just to mention, the information that was late yesterday afternoon posted this preferred alternative comp plan policy I think needs to have the vetting of staff before you vote on this. And it sounds to me Policy 2, which I've never seen before, is an attempt to thwart involvement of the new council, in particular 2.1 materials and information submitted for analysis.

MADORE: Your time is up.

MARSHALL: You can read 2.1.

MADORE: Thank you, ma'am.

MARSHALL: It's a concern.

MADORE: Okay.

Val Alexander.

MARSHALL: I'll be speaking for Val. I'll read her testimony.

MADORE: Okay.

ALEXANDER: The subject is water availability. In the huge amounts of comments and data submitted regarding the alternatives by the Clark County Council Chair, there has been little mention of that I have seen of the water availability.

As a 50-year resident of rural Clark County, I have had to deal with water issues constantly, investing large amounts of money and effort to keep an adequate supply of water for my properties. I can see where the issue can seem unimportant to someone who's never had to address a water problem, other than paying the water bill. To we who have had to provide our own water and even operate a farm, it is critical.

I would like to ask that you and other decision-makers to protect my water rights as well as consider what others describe as their property rights. Without water, we can't produce crops or even live on our parcels. If all of the water is used up by the new lots with homes, we will be left with some property we cannot live or sell.

According to the Washington State Supreme Court, 36.70A.070(5)(c) provides in relevant part that the rural element shall include

measures that apply to rural development and protect the rural character of the area as established by the county by protecting critical areas as provided in RCW 36.70A.060 and surface water and ground water resources.

In reviewing these GMA requirements, the Washington Supreme Court has held that several relevant statutes indicate that the County must regulate to some extent to assure that land use is not inconsistent with available water resources. This is provided in the letter sent to you previously by Tim Trohimovich of Futurewise.

As I have stated earlier several times, a well at the north end of my property dried up in the 1990s after all the property around me was subdivided into 5-acre parcels. It has never worked since. I have to pipe water to it from my main house. In addition, for most of the 50 years I've lived on my farm, I have planted numerous trees, shrubs, perennials and done extensive landscaping which also needs a dependable supply of water. The profit margin for farmers is very narrow and one cannot afford to run a farm with public water.

I would greatly -- I would appreciate greatly if you would consider my comments and those of the rural residents who value their properties and do not want to sell or subdivide. Val Alexander, Coyote Ridge Ranch.

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MADORE: Okay. Thank you very much.

Joel Mattila, and then Sydney Reisbick. Is Sydney Reisbick, yes.
Okay.

Joel, do you want to spell your last name?

MATTILA: M-a-t-t-i-l-a.

MADORE: Welcome.

MATTILA: Thank you. My name is Joel Mattila. I'm here
representing myself and my family and many of my neighbors.

I urge you to include the Revised Alternative 4 in the preferred
alternative. I urge you to adopt the new planning assumptions in
Exhibit A and incorporate the analysis and logic described in
Exhibit B. Please direct staff to correct the Draft SEIS when it
is finalized to be consistent with the new planning assumptions
and the new information presented on November 9th.

I own property in the Hockinson area. I own a 5-acre lot in an
area that is predominantly 2 and a half acre lots. We were not
aware that the freeze on changing lot size like my neighbor's was
going to happen in 1994, nor that there was not going to be any

real consideration of change in 2004. There is much precedent in Washington State for a predominant lot size change and it is not right that the rural areas have been frozen with no zoning change for 20 years. Please do not freeze us out of any change for another 20 years.

My father has been a farmer his entire life, has worked hard and is getting on in age. Alternative 4 gives him a little leeway on one piece of property to downsize and provide for some level of retirement income without forcing him out of the rural area we love. 20 years ago, he was working hard to raise a family and not aware the County was adopting zoning changes that would take away what he thought were his property rights. He needs Alternative 4 to be in the preferred alternative.

We are not asking anything out of compliance with the Growth Management Act State law. That law allows you, as the elected policy leaders of Clark County, to make changes and the vision for those of us who live and want to continue to live in the country, not in the cities. It is called the Growth Management Act, not the growth moratorium act.

The people who are against Alternative 4 have exaggerated in trying to block any changes whatsoever for people in the country. New homes in the country will not cause infrastructure hardship on the

cities. Taxes from the new homes will pay their own way for new sheriff deputies and firemen. The small changes in Alternative 4 are not a significant environmental impact. The relatively few number of new lots in the country will not dry up the underground aquifers or clog up the road system. Don't believe these exaggerated claims.

In summary, please adopt a preferred alternative today. Do not wait or delay. Adopt a preferred alternative that has something for everyone, the Revised Alternative 4 for those of us that live and work in the rural areas, Alternative 3 to accomplish whatever the cities want and some parts of Alternative 2 that do not conflict with Alternative 4. And then after these changes, the rest of the county can remain in the status quo which gives the people who like Alternative 1 something as well.

MADORE: Thank you, sir.

MATTILA: Thank you for making the change for the better for those of us that live in rural areas.

MADORE: Thank you.

Sydney Reisbick and then Heidi Owens will follow.

REISBICK: Sydney Reisbick, Ridgefield. I'm going to just very

quickly hit some points that you have written for already.

Sandra Towne, City of Vancouver, has checked with State SEPA and Alternative 4 plus 5, whatever you call it, would reset the process. Two, there's a contradiction in the assumptions between what the County is doing with permits and what the assumptions says.

The County is permitting development in critical areas, even some rather surprising critical areas in Washougal along the river. There's a housing project that's been permitted on an unstable slope. The road to it goes across the alluvial fan. It's an Oso waiting to happen. There are also permits given often for other critical areas, therefore, that's contradictory to the assumption that parcels with critical areas will not be developed. In other words, there's a lot -- by that simple assumption takes out a lot of parcels, hundreds of parcels, which will develop, false assumption.

Three, question of affordability in the capital facilities plan. The County has already taken out half of the 2007 funding for the capital facility plan. If you go into the future with assumptions that are very much below the actual growth rate, which is going to happen, then you're going to have a smaller capital facilities plan too. That's going to leave us unprepared for the growth and affect services. Okay.

If you look at Plan B, it's still the same relationship assuming that the assumptions are the same for both, you still have Plan 4.B being more impactful than Plan 1.

MADORE: Okay. Thank you, ma'am.

REISBICK: Thank you.

MADORE: Heidi Owens and the next one after Heidi Owens will be Lee Jensen.

OWENS: Okay. Heidi Owens, city of Vancouver, well, I live in Vancouver, Clark County resident.

On the overhead is an exhibit that I did for a document that critiques the planning assumption choices that shows how these assumptions from Column B in Table 1 result in add backs to this 6,140 potential home sites that were identified in that document by Mr. Madore through his running of the rural VBLM. So you can see that these -- these are just some of the assumptions and they add back specific numbers which makes a total of 6,253 lots bringing the potential home sites to 12,393.

Now, there may be some double-up ones that are in there, but there's

also some additional parcels that should have been counted, and the net result is that the difference between the original Alternative 4 and this Revised Alternative 4 is about 650 lots. So, you know, what we're doing and what these assumptions do is they basically hide potential home sites from the model. There's still plenty out there that can be developed. They're just not being counted. The picture painted by these assumptions and what is presented in those numbers is not accurate. So I -- you know, and I just don't get it.

The Draft SEIS identified a number of environmental issues with Alternative 2 and Alternative 4 and the public testified on those concerns, including me, you know. We talked about -- I mean, I talked about, like, the transportation needs, the energy needs, the groundwater needs, the wildlife impact, a host of other people talked about those issues as well and the changing these assumptions in the model in a way where you're still reducing, you're not addressing those environmental impacts that were identified in the Draft SEIS.

So, Mr. Madore and Mr. Mielke, you both talk about the importance of transparency and then this use of these broad strokes to change the picture to meet your agenda, that's just not planning.

These issues, these numbers will propagate down through the

planning process, particularly into the capital facilities plan where the Commerce Department says that an accurate inventory is your number one thing that you need to start with and that will have huge ramifications where the County will not have maintenance planned for, the need for services, a number of other issues because we won't have an accurate inventory.

It also complicates the SEPA process, possibly causing a complete restart and it will make it difficult to complete the rural element of the comprehensive plan because of the way that has to be documented and there won't be this full picture of all of these lots that are basically not being counted and not being tallied.

So I would encourage you to approve the Planning Commission's recommendations. Thank you.

MADORE: Okay. Thank you.

OWENS: Thank you.

MADORE: Lee Jensen.

JENSEN: I'll try this again. My name is Lee J-e-n-s-e-n, Jensen, and Liz Campbell and I wrote this. And first of all I'd like to say, Councilor Stewart, the first sentence does not apply to you.

Councilors, at last week's council meeting, you were admonished for ignoring the advice of the citizens on the Planning Commission, Citizens appointed by the council to give the council advice on the physical development of the county. Councilor Madore replied at length saying that the Councilors appreciated the work of the Planning Commission and respected its advice. He claimed, however, that the Planning Commission was working from data that was way off and that it did not have access to the most fundamental assumptions.

Well, after a joint work session and one more public hearing, the Planning Commission's advice to the Councilor remains the same. The members have rejected Councilor Madore's personal or personally developed assumptions and data formulated for the benefit of a small number of Clark County's residents.

Now, the planning staff -- or excuse me -- now, the Planning Commission members responsibly recommended that a process be formulated to serve the special needs of these residents; however, they rejected Alternative 4 and Councilor Madore's ever-changing assumptions and data. I urge the Council to follow their advice. The Planning Commission's recommendation represent the views of the majority of Clark County residents.

Alternative 4 proposed today is a travesty. It undermines the GMA purpose and process. Citizens and cities of Clark County will have cause of action against the County for financial damages resulting from the adoption of Alternative 4 or any versions of 4. Councilors who approve this resolution should personally indemnify Clark County against the cost of their arrogant malfeasance.

Now, Councilor Madore, you asked for compelling arguments regarding these alternatives. How about education in the field of growth management? Councilor Madore, I could not find a confirmation of a graduation from any university or college or trade school for you. Most people are proud of the education level they have achieved and post it. Since you have not posted any history of your own education, I can only assume that you don't have any specialized education in the field of growth management, yet you have authored all the versions of Alternative 4. All of these are from a person with no education in the field of growth management as compared to the County staff which consists of many highly educated people, PhDs and master degrees.

Listen to your staff, Councilor Madore. You are not educated in growth management and certainly have no expertise in the growth management. You are not qualified to write an alternative plan; the County staff is.

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MADORE: Thank you, sir. Thank you. Jeffrey M-i-l-l-a, it looks like or e. Do we have Jeffrey here? 7115 NE 309 Street.

PUBLIC: Nope, that's not me.

MADORE: Okay. That's not you. Okay. Jim Malinowski.

MALINOWSKI: I come up here to give you a perspective of someone who has grew up in north Clark County. I'm past president of Clark County Citizens United. I'm currently president of the North Clark Historical Museum. I'm the grange, Mountain Valley Grange treasurer. I'm a board member of Fish First, and I was a member of the ag forest task force. I'm currently serving as PUD Commissioner for Position 1.

The reason -- and I'm representing myself. The reason I bring the PUD position up, I believe I was the most qualified candidate, but I also was seen as a rural property rights advocate. I won by 15,000 votes. 12,000 of the votes of that margin came from north county. I strongly believe that the vast majority of rural citizens support reversal of the massive downzoning of the '94 plan. No other counties have similar large lot zoning in the rural areas. And numerous court cases prove that the GMA does not require that type of large lot zoning.

I'd like to ask you please adopt Alternative 4 as your preferred alternative. It's the only alternative that reverses the massive downzoning of '94, and don't make us wait another ten years for relief. I'd ask you to honor the letter and intent of the GMA and honor the rights of rural citizens.

MADORE: Okay. Thank you very much.

Jeff Niten and that is the last person I have signed up. If you signed up and your name was not called, let me know, but we're staying with the rules that say you must be signed up, so that's the last name I have.

Yes, sir.

NITEN: Thank you very much for the opportunity to comment. Jeff Niten, I'm the Community Development Director for the City of Ridgefield, and we did submit a letter for the record this morning under our mayor's signature, Mayor Ron Onslow, but I wanted to highlight a few points here that were on that letter.

The first is that the DSEIS relies on assumptions, and all of those assumptions should be applied equally to all of the alternatives being studied. One of the things that concerns us is that if it is not applied equally, that could be considered significant, very well might be considered significant and reopen the Environmental Impact Statement for further study which will threaten the

June 30th, 2016, deadline for completion of the plan.

The other concern we have is internal consistency. If the County's plan differs in assumptions from the City's comprehensive growth plan, there is an internal consistency issue and it is a requirement of the GMA.

One other item I wanted to speak about, our mayor pro tem was here earlier and spoke about the expansion that we requested on our northern boundary. We do support that for a couple of different reasons, but that particular area of the expansion that we were looking at was studied in the 2007 Environmental Impact Statement. It was also studied in the Draft Supplemental Impact Statement during this update and we do believe that we can serve that property and we request that the Board of Councilors adopt the Planning Commission's recommendations with the addition of the expansion that we requested, that the City of Ridgefield requested.

One last item that I wanted to bring up. Many of you know, many of you don't, that I worked for Oliver Orjiako from January of '06 to February of this year. The planning staff here is extremely professional, has a tremendous amount of integrity and I believe that they can help you meet their goals or your goals for the comprehensive plan, if they are permitted to.

Thank you very much too for allowing me to comment and I'd be happy to answer any questions.

MADORE: Okay.

MIELKE: I had one short question.

MADORE: Yes.

MIELKE: How many acres is involved in the east side of the freeway that's been brought in?

NITEN: The golf course?

MIELKE: Yeah.

NITEN: I believe that is approximately 50. I don't have the exact number.

MIELKE: That's all.

NITEN: The northern, northern expansion is 107.47, I have that one exact, but I don't know the golf course number exactly.

ORJIAKO: About 120.

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NITEN: 120. Okay.

MIELKE: 120. Okay. Good to see you.

NITEN: Thanks.

MADORE: Okay. Thank you very much.

So that is the last name we have. Rebecca, there's no more signed up; correct?

TILTON: Correct.

MADORE: Okay. That closes public comment.

HOLLEY: I need to change my disk.

MADORE: You need to change your disk. Okay. How much -- so you need what a five-minute break at least? You just need a minute.

HOLLEY: I just need to turn it off and turn it back on.

MADORE: Okay. We will hold my breath for a minute. Take your time. I can't imagine keeping track of every single word.

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MIELKE: Quit talking.

MADORE: You don't have to record that.

MIELKE: She's trying to memorize all this, yeah.

MADORE: Only of consequence.

MIELKE: Next time we do this, we're going to have lunch and dinner for everybody.

MADORE: Pizza.

Okay. We're good to go? Are you ready?

HOLLEY: Yeah, I'm ready.

MADORE: Okay. We will continue. All right.

Well, first of all, I thank everyone. This has been a very, very long process and it's taken a lot of patience for everyone involved, not just us to hear you, but for you each to take your turn and to take the time to come down here and sit through the other business before you even got to this hearing, really appreciate that.

The Planning Commission also, we appoint -- the Board appoints those members. They volunteer their time. They're not paid for that and they chew on all this stuff and they do what they can to recommend the best judgment that they have to this Board. They are advisory.

The staff is also -- I want to thank the staff for the work that they have undertaken for all this time. It's a lot of work. They've signed up for a lot of work, yet to go ahead on and I appreciate all of that. GIS staff has been at the core of providing lots and lots of data, lots of information, lots of records. They have equipped us all to be able to turn on the lights so that we can make an informed decision.

The path going forward here, you know, we have delayed to the point where we had, to make sure we have extra, we had four extra meetings this month where we listened to citizens. We want to make sure this is your plan and our job as your representatives, we don't work for the Planning Commission, we don't work for the staff, we don't work for the cities, we work for the people. And our job is to represent the people, and we wouldn't be able to do anything if it wasn't for the staff to be able to get the job done for us. We can't take credit for their work. So very, very thankful for them.

We have introduced each of the documents on The Grid at the beginning of this meeting, and in sequence, the logical step, and I just propose this to my fellow Councilors to see if they want to make a motion to approve Resolution, the first Resolution, which would select Exhibit A and Exhibit B. And that motion doesn't necessarily approve it. The motion puts it on the table with a second, then we can discuss it and consider action after that point.

STEWART: Which Resolution is that?

MIELKE: This one. We don't have numbers for these?

MADORE: We don't have a number for it.

TILTON: Not yet.

MADORE: There's only --

STEWART: Is this the one proposed by you?

MADORE: Yes, ma'am.

STEWART: Thank you.

MIELKE: So...

MADORE: What is on the Resolution? Just simply to identify, Resolution No. 2015-11-blank, that's the only blank we have. There we go. That one.

STEWART: And the effect of this Resolution adopts your amended preferred alternative?

MADORE: The Exhibit A is this document, and this document includes the two tables of the assumptions, the proposed growth and the accommodation for both population forecast, that one, and the ability to accommodate that population, the table that -- that table there that shows the historical split in population between the rural areas and the urban areas.

And the next table is the capacity for the rural areas to absorb the population with Assumptions A and Assumptions B.

The last table has to do with the -- there's a bit of a disagreement as between the Draft Supplemental Environmental Impact Statement even within itself and a few things. There are fine-tunes. This basically shows a little bit of that history. Reference Number 4 is the one that, according to planning staff, is the appropriate numbers for us to be able to be consistent with the decisions gone

before. And what follows after that is just simply the calculations to show your work.

MIELKE: So in the interest of opening discussion, I'd like to make a motion that we accept the Resolution here, that I believe it's keeping the policies, Schedule A and the actions in B column. Is that the way you identify it or how do you want me to identify it?

MADORE: It's Exhibit A, Planning Assumptions, that's this document and that one in itself --

MIELKE: We just call it Exhibit A.

MADORE: -- selects the B column and it is the -- in other words, Exhibit A and Exhibit B, and Exhibit A is the selection of column B as well. So sorry about that.

MIELKE: Well, I think that's kind of what I said, so...

MADORE: Yeah.

MIELKE: So it's the policies of the existing and the proposed changes that we have to recognize. That's my motion.

MADORE: So your motion is to accept Resolution No. 20- -- I'm

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sorry -- 2015-11-blank, which is the Resolution --

MIELKE: Yep.

MADORE: -- to accept Exhibit A and Exhibit B.

MIELKE: Yep.

MADORE: Is there a second to that motion?

STEWART: No.

MADORE: Okay. I will second that motion. And now we welcome discussion, I guess.

MIELKE: So I would, Mr. Chair, since I made the motion, I'll bring it up. I am -- this has not been without challenge. We have -- I have no less than three reams, maybe four reams of input. A lot of it is discouraging because it's just like a vote, a popularity vote. Some of it has some real good ideas and we heard some of those today. Nothing is perfect the first time out.

I come from the legislature, you know. We correct ordinances and laws or legislation years afterwards to refine it to make it better, and I think that's where we need to go here because this has been

parked for 20 years and ignoring the rural rights of the people. We didn't come back and address it the way the Growth Management Act said we should have been doing. And one of the most important things that we scooped up here at the end is that we thought the number ratio wasn't really, really important, then we learned that it was.

So when we looked back over the history and the continued growth ratio was 87 urban, 13 rural, we should have paid attention to it because that told us what the ratio was growing at before 1994 and after 1994. So that was really important that we go back and correct that little bit of piece so it's self-explanatory when we move into the other proposals.

And with that, we get into the populations. Some of those populations, they're guesstimations, and so we can move those guesstimations around to make the ratios still the same and it doesn't affect the cities or the County's in that fashion, but probably more so recognizing the County's. And staff has done an outstanding job putting up with us, looking at it, changing it, new information, new input. I was still receiving input today.

One of the last ones I had was along the line, it was a 100 person mistake after -- no problem with everything here, just that mathematically we had made 100 people mistake. So I think it's

the right thing to do. It's good planning and something that should have been corrected long ago and the methodology that we use when we move forward and I'm still counting on an outstanding staff that we have to help us finish up.

MADORE: Okay. Councilor.

STEWART: Well, it's really -- it's really hard to sum this up. So in my opinion, it's premature to approve anything, and it's premature for a couple of reasons. So much of what has been offered has been offered by one Councilor and offered within the last two or three weeks. That is an issue because that does not represent collaborative working with the Planning Commission, other Councilors and the planning staff. We need more time to work this out. And I'm not pleased to say that, because I do think we need to move forward. We need to meet our June deadline, but we need to get our act together and how we put this plan together.

One of the things we're trying to do is, within the last two and a half weeks, correct the inaction and negligence of 21 years of other Boards of County Commissioners who incrementally and progressively in comp plans over the years should have been looking at the natural progression of some rural land development, and that should have been done incrementally each year. I think it's too ambitious to try to fix that in one plan in our current year, but

I do believe we need to look for some incremental plan. A plan, that's land use planning.

So I would like to see us look at what is our policy, what's going out over time and to establish a policy that can be carried forward by other Boards, not just by the three of us. We're not going to always be around, and I really wish that I was dealing with planning by prior Commissioners where we could be building incrementally on perhaps what policies they established.

The other concern that I have about this is that this ended up being a promise to people with rural land that this can be fixed overnight and that there is really, I think, in some sense money on the line, ability to subdivide. And a lot of multiple generations are here talking and they would like to see their next generations be able to build. And then there are other people that see nice big chunks of very developable, desirable land that are worth a lot of money. So and that's their right. You own the land. It's reap the profit. That's how the world is -- well, in America. So I would like to see us get together and be more collaborative on this.

I respect what the Planning Commission has done, and I think they did a lot of good work, and I think Alternative 4 goes too far. And my concern about that is sometimes you want to push the boundary and just go do something to make up for what people didn't do in

the past. You want to try to solve the problem. I don't think what we've looked at is upstream and downstream consequences of what we're going to do, and I think we need to consider that.

And I think the comp plan requires us to understand the implications of our decisions, and by doing that, it gives us the ability to mitigate problems so they don't develop. But that takes some time to put together, but it's critically important that be done.

So I'm distinguishing here basically between a staff role, which we have very highly qualified, very effective planning staff, and we've had a lot of people consulting with us about this. Those people are all great. And I also respect what Mr. Madore is trying to do, which is what inventors and entrepreneurs do: Let's just fix it. I respect his desire to do that.

On our side, we don't on the elected side, though, we don't fix this block-by-block, lot-by-lot. We create an overall policy that talks about how we're going to move forward and what our expectations are for how rural will be respected, and that's the part of this that I don't see. We haven't developed that so that that policy moves forward.

We're looking at this right now at one point in time and how to fix this one point in time, and I think we would be better off in

the longer term to zoom out a little bit and do what electeds do, which is create a policy moving forward and maybe we can create some remedies and make some changes. But I really think it should be in the big picture, and by establishing an overall policy, we'll do what no other County Commissioners have done in the last 21 years, which is say this problem was created.

This was an unfairness to some property owners, too many property owners in the rural area so over time, how are we going to see that enter into a correction area, and then hopefully that policy will stay with this Board as we come and go and that in the future, people are going to have more of a template, a policy template. And we can do that. We can create that sound policy. So I'd like to see us pause and do that.

And I understand how frustrating that is for every citizen who's here and is hearing, oh, no, once again, here it is. All this talk and nothing will be done. I understand that frustration, but we don't need a Band-Aid here. We need a big fix, so... That is my immediate comment.

MADORE: Okay. Thank you. You made some very good points there. And one of the things that I feel like we cannot continue to do is to fault previous Boards for inaction when we ourselves would end up just simply kicking the can down the road and end up doing

the same thing as they did. This is our watch. We cannot fail on our watch to fix what's been broken for two decades.

The Growth Management Act requires us by law to plan for the foreseeable growth for the future. It requires us to make that plan realistic, honest, forthright, ground-truth and verified. I believe we would be negligent if we did not fix what is so broken.

A good plan does not have, in my eyes - this is my personal opinion - a zoning map where six out of ten of the R zones in the rural area are broken, eight out of ten of the ag zones are broken, nine out of ten of the forest zones are broken. What's broken? It doesn't comply with what the requirements are, what the specifications are that we set as a Board. That's not realistic. It should not be driving, that whatever it is, that's not a reality kind of an agenda. It's government serves the people, not the other way around.

One thing that we've heard -- well, two things: One is that you can't do this because we're going to get sued and we're going to lose and it's going to be really bad. I believe that whatever we do, every plan that's ever been adopted by this county, someone sued, multiple people sued, there will always be lawsuits. I'm taking that for granted. What makes the difference this time is what side is the County going to be on? To prosecute the people

or to be on the people's side, to side with them?

We serve as representatives of the people. We're on their side. That's what our job is. We will comply. We must comply with the Growth Management Act. And as best as we understand, we do, this does. Other counties have done this. We stand way out as outliers with constraints and inhibitions and stifling and all those stagnation things that influence the rural areas. So I believe that this is legally defensible, we'll go to bat for the people we have.

The second part of this is that healthy relationships are always mutually beneficial. We've heard from a lot of the cities that says we want ours, but we don't want them to have theirs. That's not healthy relationships. We've said yes to every single request that the cities have wanted that's in their interest. That's good. We want them also to be good neighbors to the rural citizens. The rural citizens have not been at the table for decades. It's time they were.

Countywide plan says we count the whole county and we don't stifle and we don't disadvantage anyone. It's been a multiyear process. The rural plan has been going on a year now. We can do this. We've been through all the hard work. We need to complete it, be decisive and to move forward with what is going to advantage this county

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for the next 20 years. I believe in this county. We're here because we care. So enough said.

MIELKE: With that, I'll call for the question, Mr. Chair.

MADORE: I don't think we need to do that. I think we're ready to --

MIELKE: I'm afraid you're going to say something else.

MADORE: I'm not going to say anything else. Is there any more discussion before we vote?

MIELKE: I called for the question.

MADORE: Well, call for the question means that we need to be able to have a vote to terminate the conversation. Is there a second to call the question? Well, to be cooperative, okay, I'll second that.

MIELKE: That's a good thing.

MADORE: That's non-debatable, so... And now we have a vote to call the question. It's all in favor.

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MIELKE: AYE

MADORE: AYE

STEWART: NAY

MADORE: Okay. It passes. That means it's time to vote. All in favor of the proposed Resolution which is Resolution 2015-11- and it's to be assigned a number that adopts Exhibit A with choice B and Exhibit B say aye.

MIELKE: AYE

MADORE: AYE

STEWART: NAY

MADORE: Okay. Motion passes. Thank you.

We have an additional document to consider. It is the document called Preferred Alternative and Comp Plan Policy, and if we could put that on the table, I do have one amendment I'd like to be able to offer for that. And so the motion to put that on the table would be to move to select, adopt Preferred Alternative and Comp Plan Policy, that document. Is that the correct motion there, Oliver, are we good? You catch it so if we do anything wrong; okay.

ORJIAKO: That's your motion, so...

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MADORE: Yeah. Okay. So we're good.

Is there -- well, it's not my motion. I'm saying that that would be the motion. If there -- is there a motion to approve that document?

STEWART: A point of clarification.

MADORE: Yes, ma'am.

STEWART: Is this the document you created for your version of the preferred alternatives --

MADORE: Yes, ma'am.

STEWART: -- what should be approved and what should not?

MADORE: Yes, ma'am.

STEWART: Thank you.

MADORE: It's entitled Preferred Alternative and Comp Plan Policy at the very top.

MIELKE: Mr. Chair, I don't have that.

MADORE: You don't have that? Here you go. I'll share it with you. Don't want to rush the process.

MIELKE: Oh, this looked like Alternative 2.

MADORE: Well, it has all of the Alternatives 1, 2, 3 and 4. Can we -- there it is on the overhead.

MIELKE: Mr. Chair, I'll make a motion that we adopt this Preferred Alternative Comp Plan Policy.

MADORE: As presented?

MIELKE: As presented.

MADORE: Okay. All right. Is there a second?

STEWART: No.

MADORE: I will second that motion.

Is there discussion? Councilor.

STEWART: No.

MADORE: Councilor?

MIELKE: No.

MADORE: Okay. I'd like to offer an amendment to it. On the second to the last page under Policy No. 2, there's an item 2.3, if you can bring that up. It says, "The Board policy is hereby adopted to complete the FSEIS as scheduled by February 1st, 2016." I would like to offer an amendment to that because, Oliver, I understand that there's some question as to whether or not that existing consultant would cost more money and take more time.

So I'd like to be able to bring that particular action item to our Tuesday hearing to consider the path forward for the FSEIS to ensure that we have the right, that we understand and we open up for consideration of alternative sources to make sure we have the right source, a good source, a good time, a good timing, we have the ingredients and staff has the ingredients that they need in order to ensure that that very important process moves forward. So the motion would be to --

MIELKE: Mr. Chair, I'll second your amendment.

MADORE: Okay. It would be --

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STEWART: Could you tell me what page this is on?

MADORE: This is the second to the last page.

STEWART: Is it Page 5?

MADORE: Yes, it is numbered.

STEWART: And what number is it again?

MADORE: 2.3.

STEWART: 2.3. Thank you.

MADORE: And we would basically move Item 2.3 to our Board, to Tuesday's agenda, this coming Tuesday.

STEWART: That's next Tuesday?

MADORE: This coming Tuesday.

STEWART: Do we have a date certain if somebody can tell me what next Tuesday is?

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MADORE: That would be December 1.

STEWART: December 1?

MADORE: Uh-huh.

STEWART: And that's a Tuesday regular Board meeting?

MADORE: Yes. Let me just confirm here.

TILTON: 6:00 p.m.

MADORE: And that's a first of the month meeting, so that would be at 6:00 p.m., December 1.

MIELKE: Are you talking about the hearing, not the Board meeting?

MADORE: Yeah, the hearing. A BOCC meeting here --

MIELKE: Yes.

MADORE: -- at 6:00 p.m., December 1.

MIELKE: There is no Board meeting next week.

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MADORE: Okay. So that's a motion.

MIELKE: And I second it.

MADORE: Okay. Any more discussion? Okay. All in favor of that motion which is to move 2.3 to our Tuesday hearing.

MIELKE: AYE

MADORE: AYE

MADORE: Is there --

STEWART: NO

MADORE: No. Okay. So the motion passes 2 to 1. Thank you. I don't have any other amendments to offer.

Is there any more discussion regarding that document? Okay. Hearing none, all in favor of approving the amended document.

MIELKE: As amended?

MADORE: Uh-huh.

MIELKE: AYE

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MADORE: AYE

STEWART: NAY

MADORE: Okay. Thank you very much. Motion passes.

Okay. That's the -- are we -- do we have any other action items regarding this to do today, are we missing anything?

COOK: That's your choice.

MADORE: Okay. So you're not aware of any. Okay. All right.

Well, first of all, I want to thank my fellow Commissioners. You notice any time we have a split vote, it means that we don't agree on something, and I respect Councilor Stewart's seeing things differently. That's okay. That's diversity in action, so I respect that. Okay. I believe that wraps up our hearing. We can move now to our Councilor communications. Who would like to go first?

STEWART: I'm going to pass.

MADORE: Okay. Councilor.

MIELKE: Real brief, I want to go back and thank everybody for being

here. I want to thank our staff especially. I know they've worked very, very hard with us. GIS has worked very hard with us. I want to thank the Planning Commission. As we've said before, we really appreciate them. We don't always see eye-to-eye, but we do appreciate them.

MADORE: Yes.

MIELKE: These decisions are not easy. They're hard. In this particular case, it's something that we've got to quit kicking the can down the road and start fixing it. Is this perfect? I don't believe so. But is it better than what we've been doing? Absolutely. And with that, Mr. Chair, I want to thank everybody.

MADORE: And I want to thank staff. Mr. County Manager, do you have anything to say?

McCAULEY: No.

MADORE: Our wonderful verbatim minutes taker. Is your name Ann?

HOLLEY: Cindy.

MADORE: Cindy. I should know that. I want to thank Cindy. Cindy, you've been here for six hours. Thank you. We appreciate

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you.

Okay. Is there a motion to adjourn? Is there a motion to adjourn?

MIELKE: So moved.

STEWART: Second.

MADORE: Okay. All in favor.

MIELKE: AYE

MADORE: AYE

STEWART: AYE

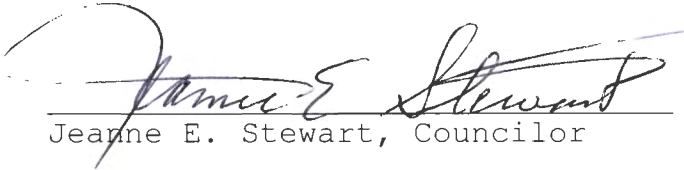
MADORE: We are adjourned. Thank you.

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BOARD OF COUNTY COUNCILORS



David Madore, Chair



Jeanne E. Stewart, Councilor

Tom Mielke, Councilor

ATTEST:



Rebecca Tilton, Clerk of the Board

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