

**From:** [Jeffrey Delapena](#)  
**To:** "Scott VanGelder"  
**Cc:** [Oliver Orjiako](#); [Jose Alvarez](#); [Rebecca Messinger](#)  
**Subject:** RE: Growth Management Plan - comment  
**Date:** Thursday, January 8, 2026 1:26:00 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)

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Good day, Scott,

Thank you for providing this feedback ahead of the Joint Hearing to select the Preferred Land Use Alternative for the 2025 Comprehensive Plan Update.

I am forwarding to additional members of Staff. Your comments will be brought to the attention of the Council and Planning Commission ahead of the Hearing and be added to the Index of Record.

Best,



**Jeff Delapena**  
Program Assistant  
COMMUNITY PLANNING

564.397.4558



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**From:** Scott VanGelder <[ScottV@andersendairy.com](mailto:ScottV@andersendairy.com)>  
**Sent:** Thursday, January 8, 2026 12:30 PM  
**To:** Jeffrey Delapena <[Jeffrey.Delapena@clark.wa.gov](mailto:Jeffrey.Delapena@clark.wa.gov)>  
**Subject:** Growth Management Plan - comment

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Greetings, Mr. Delapena,

My name is Scott VanGelder, I am a Trustee of the Ron Andersen Trust that owns two parcels on 162nd Avenue at NE 58th Street, south of Fourth Plain, consisting of a 160-acres of former farmland. This property is better known as the Andersen Dairy Farm. These properties are east of and adjacent to the current Vancouver Urban Growth Area and within a mile of five residential/industrial developments.

The existing properties to the west and south of this property are zoned for single family residential and built out. The land to the north is zoned mixed use, which allows for a variety of uses.

In 2024, the Ron Andersen Trust sold the adjacent 700 acres to the east of this property to the Department of Natural Resources. This land was sold as part of a preservation project for the State of Washington. This results in a permanent undeveloped corridor between Vancouver and Camas.

The current 160-acre site has been used for farming and dairy cows since 2012. While it is currently in AG zoning designation, the dairy farming operations ceased in 2022 due to ecological concerns with Lacamas Creek. The property is not well suited for any agricultural use other than pastureland and for growing some hay. If you use this as pastureland to graze cattle on, then you end up with animal waste and issues with Ecology. The issue with farming the land is backed up on page 11 of the AG Study, where it notes that this site is not suitable for farming due to expansive peat soils and flood plain that encompasses the land.

In summary, if the County were to bring this land into the Urban Growth Area, we would support any urban zoning for the property. If that doesn't happen, the property will be severely underutilized since the highest and best use in that case would be for an 8-lot cluster development with the remaining land left fallow.

Thank you,

Scott VanGelder  
Trustee  
Ronald A Andersen Irrevocable Trust  
15640 NE Fourth Plain Blvd Suite 106; PMB 309  
Vancouver, WA 98682  
360-687-7171

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