

# Short's Family Farm Project

## Initial Conditions Report



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# Purpose of this Report

This report was prepared by ten Masters of Urban Planning students from the University of Washington (UW), participating in a studio course through the program. The authors conducted research and prepared the report over the course of six weeks, from February to March 2024, during Winter Quarter.

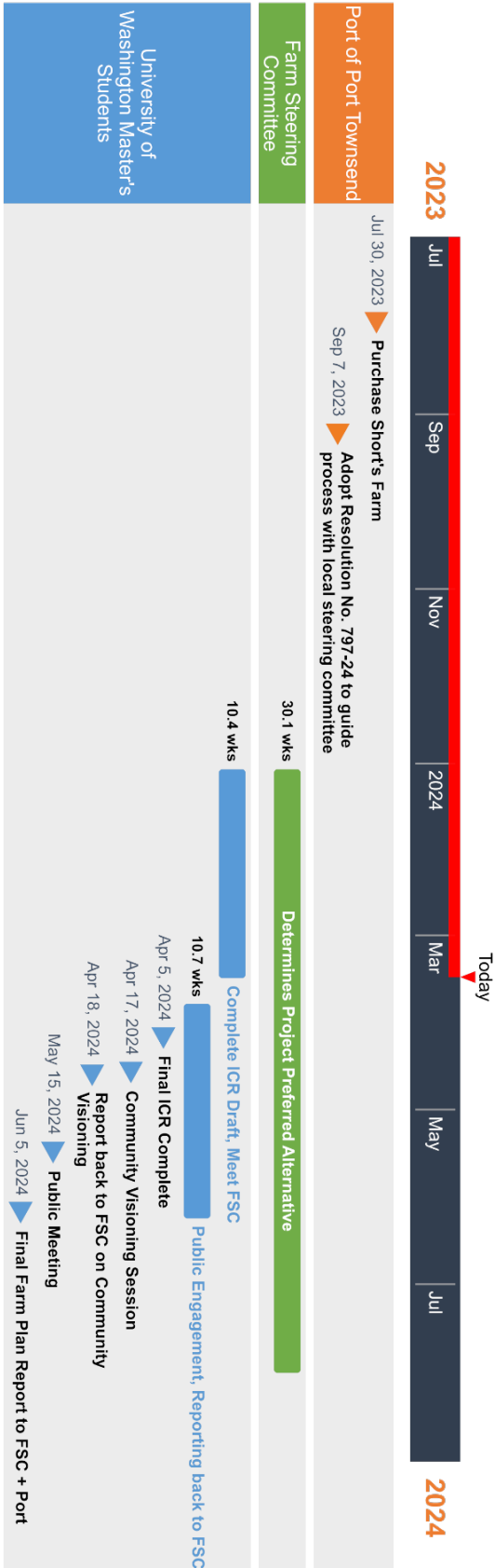
The purpose of this report is to understand the existing conditions of the Short's Family Farm, and the context of Chimacum, Port Townsend, and East Jefferson County. This document serves as a record of the initial conditions as the authors understand them, informed by existing reports, documents, and interviews. As a group, the authors divided the research and reporting into three further sub-groups: Agriculture and Economic Context, Infrastructure and Land Use, and Conservation and Ecological Features. The sub-group topics were decided based on the nature of the property, and the Port of Port Townsend's key objectives, listed below.

Port of Port Townsend's Key Project Objectives (Commission of the Port of Port Townsend, 2023)

- Create tangible benefits for local farmers and expand local agricultural production
- Materially improve the environmental conditions and habitat functions
- Achieve 9.5% rate of return on the Port's investment
- Remain consistent with existing land use and regulatory requirements

A comprehensive review of the initial conditions at the Short's Family Farm will enable the UW student team to better assist the Port of Port Townsend in facilitating community visioning sessions for the future of the property. It is important that the Port, the Farm Steering Community, and UW students have a shared understanding of the past and present features and actors of the site. This initial conditions report is the first step of the "Farm Plan" project for this studio. In April, the UW student team will lead a community visioning session in Chimacum in an effort to gather and incorporate the public's hopes and ideas for the future of the farm. In collaboration with the public and the Farm Steering Committee, the UW student team will create several alternative plans for the future use of the property. Finally, the UW team will deliver up to three feasible preferred alternatives to the Farm Steering Committee in June 2024. These alternatives will provide the Port of Port Townsend with actionable options for future development.

# Short's Farm Plan: UW Students Project Timeline



# Table of Contents

<a href="#"><u>Introduction to Chimacum and Short's Farm</u></a>	6
I. Chimacum Background	
II. History of Short's Farm	
III. Key Stakeholders	
IV. Service Providers	
Section I - <a href="#"><u>Agriculture and Economic Context</u></a>	12
I. Farms of Note in Chimacum Valley	
II. Regional Agricultural Activity	
A. Challenges to Local Agriculture Industry	
B. Value-Added Products	
III. Tourism Activity	
IV. Economic Development Organizations	
V. Jefferson County Comprehensive Plan Development Goals	
VI. Other Seasonal Requirements for Responsible Land Stewardship	
Section II - <a href="#"><u>Infrastructure and Land Use</u></a>	22
I. Existing Conditions of Infrastructure Facilities	
A. Roads	
B. Sewer	
C. Water	
D. Electric	
E. Petroleum	
II. Existing Conditions of All Buildings	
A. Farm Facilities	
B. Boundaries and Uses of Building Envelopes	
III. Infrastructure and Management	
IV. Existing Public and Private Services within the Jurisdiction	
V. Land Use and Zoning	

VI. Adjacent Zoning Conditions

Section III - [Conservation and Ecological Features](#) 37

- I. Historical Environmental Conditions
- II. Existing Environmental Conditions
  - A. Agricultural Land
  - B. Water Resources
  - C. Water Quality
  - D. Community Maintenance of Chimacum Creek
  - E. Wetlands
  - F. Climate Change and Flood Management
  - G. Reed Canarygrass
  - H. Soil Conditions
  - I. Species Habitat
  - J. Regulations
  - K. Conservation Easement

Section IV - [Further Research Areas](#) 60

Section V - [Conclusions](#) 61

- I. Agricultural and Economic Context
- II. Infrastructure and Land Use
- III. Conservation and Ecological Features

[References](#) 63



# Introduction to Chimacum and Short's Farm



Figure 1. Location of Short's Farm on the Olympic Peninsula, WA (UW Studio students)

## Chimacum Background

Chimacum, and the Chimacum Valley area, maintains a longstanding tradition of small-scale, local agriculture. According to the Chimacum Drainage District – History, Current Conditions, and Potential Options for the Future report, 70% of the soil in the property qualifies by USDA Natural Resource Conservation Service as “farmland of statewide significance” or “prime farmland if drained.” (Jefferson County Conservation District, 2022, 4). The sign welcoming visitors to Chimacum states “We Grow Food for You!”

Most of the industry in the area comprises farms operating on between 5 and 160 acres (Halberg, 2023). Short's Family Farm is one of the largest farms in the area. While

most of the agriculture industry in Jefferson County itself is profitable, the average net cash income per farming operation is around \$1,000 annually (Figure 2, United States Department of Agriculture, 2022). Per Jefferson County, there are 188 farms across the county, of which 143 are less than 49 acres.

Item	Jefferson
Farms ..... number	188
Land in farms ..... acres	8,717
Average size of farm ..... acres	46
Median size of farm ..... acres	18
Estimated market value of land and buildings:	
Average per farm ..... dollars	616,410
Average per acre ..... dollars	13,294
Estimated market value of all machinery and equipment ..... \$1,000	
Average per farm ..... dollars	12,201
Farms by size:	
1 to 9 acres .....	60
10 to 49 acres .....	83
50 to 179 acres .....	41
180 to 499 acres .....	1
500 to 999 acres .....	2
1,000 acres or more .....	1
Total cropland ..... farms	143
..... acres	2,117
Harvested cropland ..... farms	136
..... acres	1,337
Irrigated land ..... farms	88
..... acres	456
Market value of agricultural products sold ..... \$1,000	16,238
Average per farm ..... dollars	86,371

Figure 2. Breakdown of average cash income of Jefferson County agriculture operation. (USDA, 2022)

Continuing from the 2022 Jefferson County report, grain production is minimally existent, though there is a grain-producing farm in Chimacum, which is highlighted below.

The primary harvests for Jefferson County consist of beef cows, hogs and pigs, and meat-type chickens (United States Department of Agriculture, 2022). Chimacum itself is a slight outlier from the average of Jefferson County agriculture, as fruits, vegetables, and small-scale livestock are the primary agricultural products.

Chimacum is classified as an Unincorporated Community within Jefferson County. According to the Jefferson County Chamber of Commerce, there are 1,568 people living in the community (Jefferson County Chamber of Commerce, 2023) and of those, 19% are self-employed, typically in the agricultural industry. The median income is \$52,315, notably lower than the state of WA median income (Figure 3, Point2 Homes, 2022).

		Y-o-Y Change
<b>Average Household Income</b>	\$74,198	15.7%
<b>Median Household Income</b>	\$52,315	6.1%

Figure 3. Household incomes in Chimacum (Point2 Homes, 2022)

According to the latest US Census Data, the area served by the Chimacum School District has a median age of 59.4 years old, above the median age in the rest of Washington, which is 38 as shown in Figure 4. The area is majority white, with nearly 87% of the population identifying as such. 13.7% of the population lives below the poverty level, with 30% of those being children, as shown in Figure 5 (Census Reporter, 2022). The Chimacum area is rural, agriculturally focused, older and less diverse than many other parts of Washington. The area has a slightly higher rate of poverty than the WA average (about 10%) and a high percentage of children living below the poverty line. Figure 6 shows a breakdown of educational attainment among the population of Chimacum.

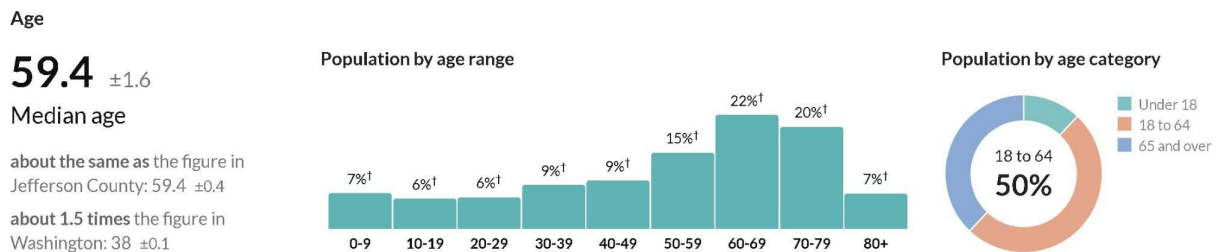


Figure 4. Census data distribution of population characteristics related to poverty in Chimacum (Census Reporter, 2022)

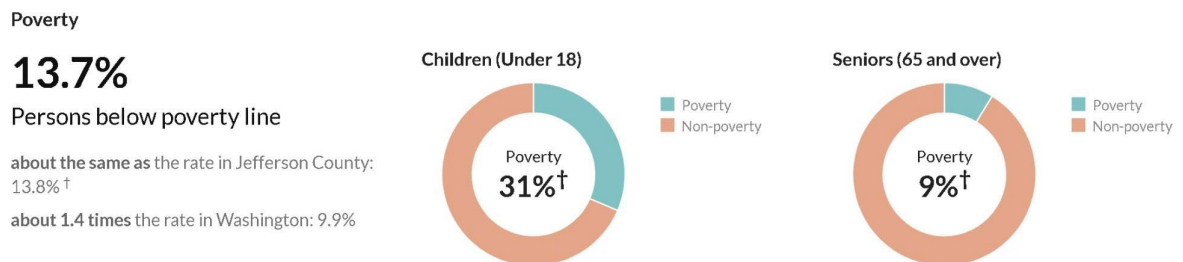


Figure 5. Census data distribution of population characteristics related to poverty in Chimacum (Census Reporter, 2022)



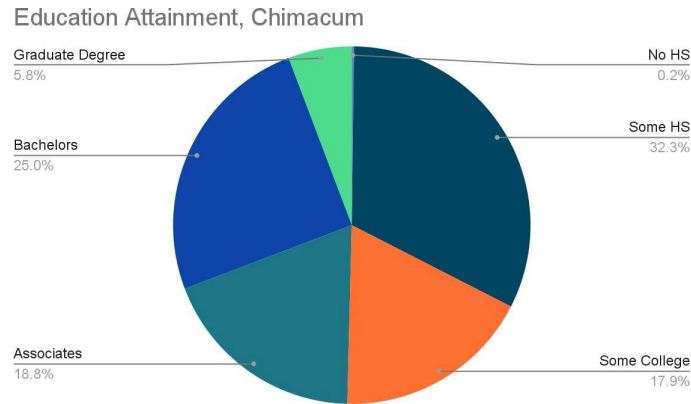


Figure 6. Distribution of educational attainment in the population of Chimacum (Point2 Homes, 2022)

As of 2022, 188 farms were operating in Jefferson County. Many of these farms are classified as “small farms” with an average size of 46 acres and a median of 18 acres. This brings a total of 8,717 acres of farmland within the county (USDA, 2022). This is a decrease of total farms, farmland, crops, and income from only a few years prior in 2017 (USDA, 2017). While Chimacum, and more broadly Jefferson County, boasts incredible resources for agricultural production, the area is facing numerous challenges such as an aging population, lack of infrastructure, and a general trend of declining farming and livestock production. The area is also nationally famous for its farmland, as the once-popular book and subsequent film, *The Egg and I*, was based on the MacDonald Farm of the Chimacum Valley.

### History of Short’s Farm

In conversation with Roger Short, the UW team learned the property was used for dairy farming starting in the 1880s. The farm property was purchased by Norris and Laura Short in 1945 and continued to operate as a dairy farm under the name of Valley View Farm for decades (Short’s Family Farm website, 2023). Norris and Laura Short’s second eldest son, Roger Short, began operating part of the property in 1970 while Norris and Laura continued farming the remainder. Operations on the farm expanded to a topsoil retail business, the precursor to the farm’s famed nutrient-rich “Magical Soil.” The farm pivoted from dairy farming to beef farming in 2003 due to regulatory and economic forces (Port of Port Townsend, 2022).

The Short family is active in the community through volunteering in the local 4-H Club, local church, and the Jefferson County Fair (Short’s Family Farm, 2023). The farm is acknowledged as an important anchor of Chimacum’s agricultural economy and community (Jefferson Land Trust, 2016).

## Stakeholders and Service Providers for the Short's Farm Property

Table 1 shows a list of agencies and groups identified as key stakeholders concerned with outcomes of this project. Table 2 shows current providers of services on the Short's Farm property.

Name	Role/Interest in Short's Farm Property
<a href="#">Port of Port Townsend</a>	Purchaser of the Short's Farm property.
<a href="#">Jefferson Land Trust</a>	A private nonprofit organization working to preserve open space, working lands, and habitat on the Olympic Peninsula. Jefferson Land Trust holds a Conservation Easement on the property.
<a href="#">Jefferson County Economic Development Department</a> (EDC Team Jefferson)	The government agency overseeing economic activity in the county.  The agency serves as a link to state and federal funding sources.
<a href="#">Jefferson Landworks Collaborative</a>	A network of local nonprofits whose mission is to make working lands productive and profitable in Jefferson County.
<a href="#">North Olympic Salmon Coalition</a>	A nonprofit organization that works to conduct salmon habitat restoration on the Olympic Peninsula.
Short's Farm Farm Steering Committee	A group of 9 stakeholders who will help the Port decide a course of action for the property's future use.
The People of Chimacum	Members of the community who will provide inputs to guide the Port's future use of the property.
University of Washington Students	A group of ten graduate students in UW's Master of Urban Design and Planning program overseen by Katie Cote, tasked with assisting the Port and the FSC as the organizers of community engagement. Also responsible for writing this draft Initial Conditions Report.

*Table 1. Key Stakeholders (UW Studio students)*

Name	Service Provided
Public Utilities District of Jefferson County	Electricity
Olympic Disposal	Waste collections service
East Jefferson Fire & Rescue	Fire protection services
Central Area District Patrol District N4 of Jefferson County Sheriff	Law enforcement services
Jefferson County Conservation District	Technical and financial assistance for natural resource conservation, water quality monitoring
Washington State University Extension	Meeting Space and Technical Assistance

*Table 2. Service Providers on Short's Farm (UW Studio students)*

# Section I - Agricultural and Economic Context

The soil makeup in Chimacum, mostly loam and Semiahmoo muck, is well suited for cropland (USDA, 2024). The Semiahmoo series is poorly drained floodplain soil and usable for water tolerant plants. Chimacum Creek and other smaller creeks are an irrigation source for many of the farms in the area. The major producing farms in Chimacum are displayed in Figure 7.

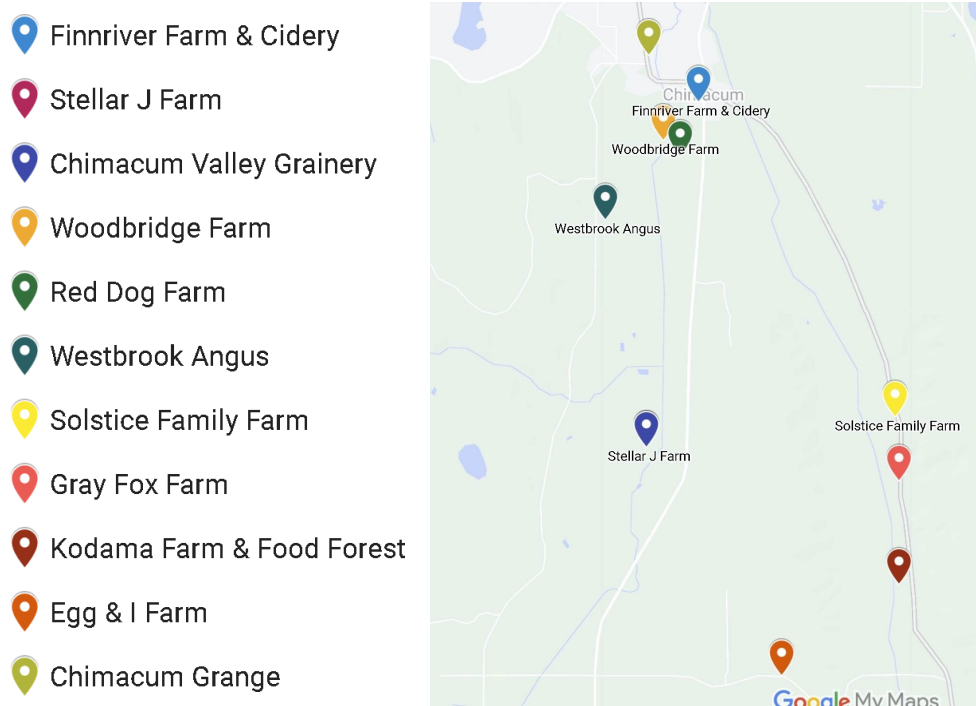


Figure 7. Major producing farms in Chimacum Valley (UW Studio students) (Note: This list includes various farms and granaries found through preliminary internet searches, word of mouth, and USDA documentation. The list provides a snapshot of different operations already in existence in the area)

## Descriptions of Agricultural Facilities:

- Finnriver Farm and Cidery
  - <https://www.finnriver.com/>
  - Main farm and orchard is 50 acres
  - Direct partners with Stellar J and Chimacum Grainery
  - New economic driver of the area
  - Has numerous stalls on property with restaurants/food businesses that highlight local ag products



- Stellar J Farm
  - <https://www.stellarjfarm.com/>
  - Formerly Finnriver Farms
  - 33 acres farm
  - Certified Organic practices by WSDA
  - Describe themselves as “stewards of the land” and practice sustainable farming techniques
- Chimacum Grain
  - <https://chimacumgrain.com/>
  - Wheat and grain farm and mill in Chimacum
  - Partnered with Washington State University and Finnriver
  - Organic and traditional practices (such as stone-milling)
- Woodbridge Farm
  - <https://www.woodbridgefarm.net/>
  - 24 acre farm
  - One of the only black or BIPOC farmers and landowners in the area
  - Focused on organic, small scale farming
- Red Dog Farm <https://reddogfarm.net/>
  - Chimacum
  - 23 acre farm
  - Primarily fruit and vegetable production
- Westbrook Angus
  - <https://westbrookangus.wordpress.com/ma/>
  - Solely a cattle farm
    - Boasts “Federally-Inspected” black angus grain fed or grass fed beef
- Solstice Family Farm
  - <https://www.solsticefamilyfarm.no.com/>
  - 33 acre farm
  - Sells pork, lamb, fruits, vegetables, and eggs
- Gray Fox Farm
  - <https://www.grayfoxfarmwa.com/>
  - Small farm, specific acreage of farmland unknown
- Kodama Farm
  - <https://www.kodamafarming.com/>
  - 45 acre “regenerative” farm
  - Utilizes permaculture techniques
  - Raise goats, chickens, and have a greenhouse for exotic plants

- Glendale Farm
  - Was one of the longest operated farms in the area with 150 acres of prime soil
  - Fell into disrepair, owners were storing large amounts of solid waste on property
  - County and Port officials negotiated settlement to remove farm from the owner due to hundreds of thousands of dollars in fines from waste dumping
  - Jefferson Land Trust has placed a Conservation Easement on the property
- Egg & I Farm (MacDonald Farm)
  - Original farm no longer in operation, but historically significant operation and the name is still licensed out
  - Nationally known story prompting best-selling book and films
  - Has a street dedicated "Egg and I Street"

The community of Chimacum prides itself on its agricultural tradition. The National Grange of the Order of Patrons of Husbandry, commonly known as The Grange, is an organization advocating on behalf of farmers and agricultural industry. Washington State has the most active membership in The Grange, and many rural communities, including Chimacum, utilize The Grange as a community-activating organization (The National Grange, 2024). The Grange Hall in Chimacum, first built in 1932, is still active and serves as a community center, holding events and public meetings.

There are numerous avenues for the sale of local goods. Many of the restaurants, breweries, and other food businesses in the wider area either have direct partnerships with Chimacum farms or utilize Chimacum farm products. Likewise, most of the notable farms have on-site sales of produce, offer community supported agriculture (CSA) orders, and almost all Chimacum farms supply the Chimacum Farmers Market, hosted by the Chimacum Corner Farmstand.

The Chimacum Corner Farmstand, a rural natural grocer, started business almost 14 years ago, and has increased its product offerings by 300% since opening. The Farmstand serves as a main point of contact for consumer sales for the local farms in the area and as a CSA pickup location (Chimacum Corner Farmstand, 2023). There are also small restaurants that utilize locally-produced agricultural products, such as the Chimacum Cafe, and counter-service restaurants operating in the Finnriver complex.

Lastly, the Jefferson Land Trust, a non-profit organization working for conservation of natural space and farmland, purchased nearly sixteen acres near the Chimacum Corner Farmstand as a "farm incubator" called the Chimacum Commons.

Incubator farms typically offer plots of land for aspiring farmers to gain experience and knowledge, and “jump start” their businesses for minimal investment (Jefferson Land Trust, 2014)

Regional Agriculture Activities

The Chimacum Valley falls under USDA plant hardiness zone 8b, marking the average lowest winter temperature between 15 and 20 degrees fahrenheit (USDA Plant Hardiness Zone Map, n.d.). First frost in the area is typically around mid-November and last frost is typically late-March. Successful vegetable crops in the area include cauliflower, barley, and root vegetables such as carrots, beets, radish, burdock, and potatoes (USDA NASS CroplandCROS, n.d.). Area fruit production includes blueberries, caneberries, and strawberries.

Peat and muck soils are not very conducive to cultivation due to oxidation and subsidence when tilled, but the general area soil is suitable for truck crops. Zone 8b truck crops include cherries, radishes, beets, cabbage, and strawberries based on weather hardiness. Other soil-ready crops include hay, pasture, mint, dill, and flower bulbs (Spengler, 2023).

Category ▲	Area (acres) ▼
Other Hay/Non Alfalfa	173
Alfalfa	17
Blueberries	11
Radishes	6
Christmas Trees	5
Barley	4
Corn	4
Caneberries	3
Canola	2

Table 3. Most common crops farmed in the Chimacum area (USDA NASS CroplandCROS)

Within a roughly 3-mile radius of Chimacum Crossroads, the majority of working acres are dedicated to forage production for pasture and hay, at 173 acres(USDA NASS CroplandCROS, n.d.).

Given potential future climate change impacts, it is important to consider the long-term temperature outlook and potential impact on agriculture. The Chimacum area has remained in Zone 8b over the past decade; nearby Seattle moved from Zone 8b to 9a in the 2023 study, representing an increase of 5-10 degrees (USDA Plant

Hardiness Zone Map, n.d.). Both Seattle and Chimacum have increased in temperature from Zone 7b since 1990. Water levels are expected to fluctuate, as increases in rainfall are likely to impact the Chimacum Creek flood season.

The market value for total crop output in Jefferson County in 2022 totaled \$3.77 million. Animal products accounted for more than three quarters of the remainder of the agricultural market, totaling over \$12 million (Washington County Summary Highlights, 2022). In 2017, nearly 85% of the Jefferson county animal product market was attributable to aquaculture.

Despite most of the Chimacum valley bottom soil being classified as Prime Farmland by the USDA if drained, animal product sales made up more than three times the sales of crops. The majority of crop sales in 2017 were attributed to 'Nursery, greenhouse, floriculture, sod' at \$833 thousand.

### *Challenges to Local Agriculture Industry*

Chimacum farms are small, local, and have limited reach outside of the region. As noted above, the average net income is minimal for farms operating in Jefferson County. It is difficult for local farms to grow and invest in their businesses without significant outside investment or agricultural grants. There are a few other industries in the wider region, with the city of Port Townsend serving as the economic and cultural center. While Port Townsend has a thriving tourism economy, maintains significant port and maritime operations, and supports the timber industry, these options are not immediately complementary to the Chimacum agricultural industry.

Many farms in the area tend to livestock as a core economic activity. The processing of meat for sale is regulated by the US Department of Agriculture and any processing for general sale must be completed in a USDA-inspected facility (WA Dept of Agriculture, 2019). There are no USDA-approved facilities that accept non-member small farms in Jefferson County, the Olympic Peninsula region, or even the state of Washington. The closest processing facility is in Burlington, WA, nearly 90 miles away by automobile, and it operates as a local Co-op, processing meats for members only (Washington State Department of Agriculture, 2024). According to Washington State law, producers can only sell meat as live animals. One issue cited in committee meetings is a lack of cold storage facilities in the area.

In contrast, consumers may pay for a live animal and have the animal processed by a WSDA, not USDA, certified facility. But a producer must process at an approved USDA facility to sell meats at stores, farmers markets, direct to consumer channels, or across state lines (Washington State Department of Agriculture, 2024). The rules and regulations for meat processing are complex, with many steps necessary to set up and run a USDA-approved processing facility. With produce and associated items, there are still challenges to gaining market exposure.



Many Americans have shifted preference to foods labeled as “organic” or “organically grown” over the last few decades. It is popular for small, local farms to provide certified-organic foods, from produce to livestock (Chang, 2016). Many farms face difficulties in attaining an official organic certification as the process is complex, costly, and time-consuming. New applications cost \$500 to file and inspections have further associated costs. For example, crop production is another \$500 to certify, livestock is \$750, and harvesting costs a minimum of \$250 (Washington State Department of Agriculture, 2024).

With many of the farms in Chimacum operating on extremely thin margins, these costs may present a barrier to business development and pull farms away from a lucrative market opportunity. There are currently over 1,300 farms certified by WSDA as organic, which generate a total of \$667 million in gross sales. However, only 12% of these farms operate in Western Washington (Washington State Department of Agriculture, 2019).

#### *Value-Added Products*

A potential source of revenue for farmers are “value-added” products. Value-added products are transformed from raw ingredients into items with higher profit margin. Many farms, including those in Chimacum such as Hopscotch Farm and Solstice Farm, offer value-added products such as jams, jellies, filtered honey, cheeses, or smoked/baked goods. These products provide a huge opportunity for local farmers, but barriers remain: there are regulations for labeling, where items can be sold, and the facility and infrastructure required for production.

#### Tourist Activity

In 2018, tourism revenue across Jefferson County totaled \$165.4 million, with \$11.5 million generated in state and local taxes (Dean Runyan Associates for Washington Tourism Alliance, 2019). Revenue generated was up 8.4% over revenue from 2017. Due to the impacts of COVID-19, tourism revenue has declined, but it is expected to continue to rise in line with overall state recovery projections. Direct visitor spending in 2022 totaled \$148.9 million, up 4.3% from the previous year (Tourism Economics for SWT, 2023).

State-wide, real income from tourism was about 86.3% of pre-pandemic spending, with nominal income being roughly equal to 2018. Overall, Washington was the fifth-worst state for tourism revenue recovery in the country in 2022, but revenue has been steadily increasing since 2020 (State of Washington Tourism, 2023).

Food service and groceries made up 47% of tourism dollars in Jefferson County in 2018. This presents significant impacts on the agriculture industry due to the county’s heavy reliance on and marketing of local food and farm-to-table restaurants

(Jefferson County Washington Census of Agriculture 2017, 2017).

Data from 2022 indicates a major shift in visitor spending from food towards lodging/accommodations, down from \$78 million to \$29.6 million over four years. Record National Park attendance was a well-known COVID impact, which may explain the high cost of lodging in more recent years that has taken away from food budget per trip (Wagner, 2022). Another possible explanation for this trend could be changes in data collection over the five-year period.

Short's Farm is located less than 2 miles from Chimacum crossroads, a node for agritourism. The Chimacum Corner farmstand is a major attraction for local food-buyers, as well as the Chimacum Cafe, Farm's Reach Cafe, and Finnriver Cidery. Finnriver draws crowds to the area with weekly entertainment and other events. The farm location offers a great opportunity to extend the agritourism range, which will likely continue to increase as the state recovers year over year from COVID impacts.

The Chimacum Farmers Market typically coincides with the tourist season, running from early June through late October (Chimacum Corner Farmstand, n.d.). The height of the tourist season is centered around hiking the Olympic National Park during the summer months, with continued visitation during the fall for both scenic color changes and agritourism related to Autumn harvest celebrations.

Tourism data for Jefferson county is compiled by the State of Washington Tourism and the Olympic Peninsula Visitor Bureau, which also acts as a marketing organization for the peninsula through the Olympic Peninsula Tourism Commission.

### Fish & Wildlife Recreation

As of the time of the sale, the Short family had an ongoing agreement with the Washington Department of Fish & Wildlife to allow seasonal hunting of duck and other waterfowl on the farm. Under the Private Lands Access policy, Short's Farm has been granted a Landowner Hunting Permit by meeting minimum operating standards and providing public access for hunting opportunities as outlined by the Department of Fish & Wildlife (Washington Department of Fish & Wildlife, 2005). Hunting access on Short's Farm is limited to the waterfowl hunting season, which typically ranges from mid-October to the end of January. In addition, hunters must make reservations to access one of the five areas approved for hunting on the farm. Hunters are only allowed to harvest waterfowl on the site (Washington Department of Fish & Wildlife).

Revenue from the hunting agreement is currently one of the most profitable activities on Short's farm. The seasonal flooding of the farm provides a natural habitat for waterfowl that attracts many hunters. The farm is the only place in Jefferson county for private lands hunting access, and given its location just off a county road, is often the most accessible for local residents. Maintenance of the farm to meet minimum operating standards for hunting license approval requires minimal input costs. There

have been a significant number of complaints from adjacent neighbors about disturbances from the hunting (Port of Port Townsend, 2023).

### Economic Development Organizations

Beyond the Chimacum Valley, there is a significant amount of local and regional coordination for economic development. Chimacum's tradition of small local agriculture is similar to other rural regions in the United States. There are a number of policies and organizations that seek to support existing agriculture and promote innovation in the industry. The county accounts for a variety of emerging trends and aims to promote businesses that are focused on resilience and build upon the natural and cultural resources of the local area. The following local agencies and organizations are identified as potential partners in business development:

- Jefferson County Economic Development Department (EDC Team Jefferson)
- North Olympic Development Council (NODC)
- WSU Extension Regional Small Farms Program
- Jefferson Landworks Collaborative

At the county level, EDC Team Jefferson is the main government agency coordinating economic activity, based on guidance from the Comprehensive Plan. EDC Team Jefferson provides direct services to local businesses, along with access to educational opportunities. The team works with nearby Clallam County as a part of the North Olympic Development Council (NODC), a collaborative regional organization bringing together a multitude of agencies and businesses to plan economic development. NODC is a well connected regional organization, so they are most effective at obtaining funding from state and federal sources.

The most significant funding opportunity currently available is the Distressed Area Recompete Program, in which the NODC is a finalist for up to \$50 million in federal funding (Recompete - NOPRC). Along with EDC Team Jefferson and NODC, there are a number of other applicable state and federal grants available that may be available for the development of Short's Farm. Beyond government agencies, other local organizations such as the Jefferson Landworks Collaborative and the WSU Extension Regional Small Farms Program provide consultation and resources directly to farmers and local

businesses. Both organizations will be able to share local knowledge on the farming industry, and key challenges and opportunities.

There are also a number of statewide and national funding sources available for small farms working on larger scale projects. The USDA has the largest variety of grants available for small farms to innovate and protect local food systems. Many other state agencies and private foundations have similar programs. The WSU Regional Small Farms Program has a consolidated list of grants that is a good starting point for farmers looking for funding sources (Grant resources: Regional Small Farms: Washington State University). While there is a wide availability of grants for small-scale farms, these are generally competitive programs which require quality applications to attain direct funding. Collaboration between the Port of Port Townsend, EDC Team Jefferson, and NODC is recommended to strengthen the quality and competitiveness of any grant applications.

### Jefferson County Comprehensive Plan Economic Development Goals

The primary source of planning guidance for economic development is the Jefferson County Comprehensive Plan. The plan contains a variety of economic development goals and policies relevant to Short's Farm. Future use of the site should be informed of the county's framework for economic development. The comprehensive plan seeks to build upon Jefferson County's existing assets to address economic growth. A few different trends are identified as significant to the future of Jefferson County's economy:

Addressing trends that are relevant to our county such as but not limited to marine trade, building industry, natural resources, fisheries/aquaculture, technology, agriculture, value added products and tourism/agritourism/native tourism ensure that the economy is stable, diversified, and competitive (Jefferson County Comprehensive Plan 2018, p. 7-2).

Chimacum is an area of primary importance in Jefferson County due to its location and its existing uses. Chimacum is a historic agricultural hub of Eastern Jefferson County, with a rural character that the county seeks to maintain. Just north of Chimacum is the Irondale-Port Hadlock Urban Growth Area (UGA), and a few miles further up the road is the city of Port Townsend. Chimacum's proximity to these two growth centers of Jefferson County provides it the unique opportunity to capitalize on their growing economies. There has been discussion of extending the Irondale-Port Hadlock UGA to include Chimacum in the future, potentially providing access to better infrastructure for commercial development (Urban Growth Area Element - Jefferson County, WA. 2017).



The Short’s Farm property’s abundance of agricultural land, natural resources, and cultural significance provides many opportunities for economic development that aligns with the Comprehensive Plan. Targeted Industries relevant to Short’s Farm include natural resources, value-added products, agriculture, tourism, and local and native arts. (2018, p. 7-4).

There are a number of other policies that may be applicable in the case of Short’s Farm. Jefferson County’s Comprehensive plan has policies seeking to encourage farming, mentorships or apprenticeships, natural resource activities, agritourism, value-added products, and public-private partnerships. Table 4 (below) summarizes all of the encouraged activities in the comprehensive plan that may be relevant to Short’s Farm.

Encouraged activity	Policy Number
Programs providing education, job training and retraining, mentorships, apprenticeships and skill enhancement	EDP. 2.4
Businesses that: Pay living wages; Mitigate their impacts on public infrastructure and the natural environment; Add value to natural resources; Are environmentally sound; Expand the County’s tax base; Enrich the County’s cultural and healthcare resources; and Address the needs of an aging population	EDP 3.2
Public-private cooperative partnerships	EDP 4.1
New sustainable natural resource-based activities in rural areas to increase employment	EDP 6.2
Businesses that produce value-added products	EDP 6.6
Future innovative agriculture ventures and technologies	EDP 6.7
Agricultural tourism, eco-tourism, and native and cultural tourism	EDP 8.1
Small businesses, services, cultural attractions, and special events to capture and support tourism	EDP 8.3

Table 4. Table of encouraged activities from the Jefferson County Comprehensive Plan (UW Studio students)

## Section II - Infrastructure & Land Use

Understanding the challenges and opportunities for the farm's future economic viability requires an inventory of existing infrastructure serving the property and any governmental requirements or policies that affect its current and potential uses.

### Existing Conditions of Infrastructure Facilities

#### Roads

Roads in and around the property are considered part of a "primitive access road network" (Environmental Phase I Assessment). The property is traversed by roughly 5,330 feet of unpaved, single-lane dirt farm roads. Two main roads are for agricultural access; one runs east-west (roughly 2,815 feet), and one runs north-south (roughly 1,800 feet).

There are two side roads which branch from the main roads and serve existing infrastructure in Building Envelope 1, and the agricultural area west of Building Envelope 2 (Jefferson Land Trust, 2016). Four private driveways provide access to the property off Center Road on the east side of the property (Environmental Phase I Assessment). Main roads can be viewed in Figure 8.

Existing structures with roofs on the property result in an impervious surface calculation of approximately 84,000 square feet. Maintained packed-gravel driving surfaces and other concrete infrastructure result in an impervious surface calculation of 121,000 square feet. The total property area is approximately 11,040,000 square feet, so impervious surface occupies roughly 1% of the total farm area (Kingfisher, 2016).

#### Building Envelopes

Three building envelopes are identified on the property in the 2016 Conservation Easement.

- Building Envelope 1:
  - Several buildings, including former Residence (burned down in 2022), Lumber Shed, Main Residence, Shop, Commodities Shed, Materials Storage, Storage Shed, Mound Shed, Barn, Milking Parlor, 2014 Soil investigations, Storage Shade 2, 300,000 Gal. Lagoon.
- Building Envelope 2:
  - Residential structure only, no other improvements.
- Building Envelope 3:

- South Hill Shed, Former Equipment Storage, Calf Shed, South Shed, Yard Waste Collection.

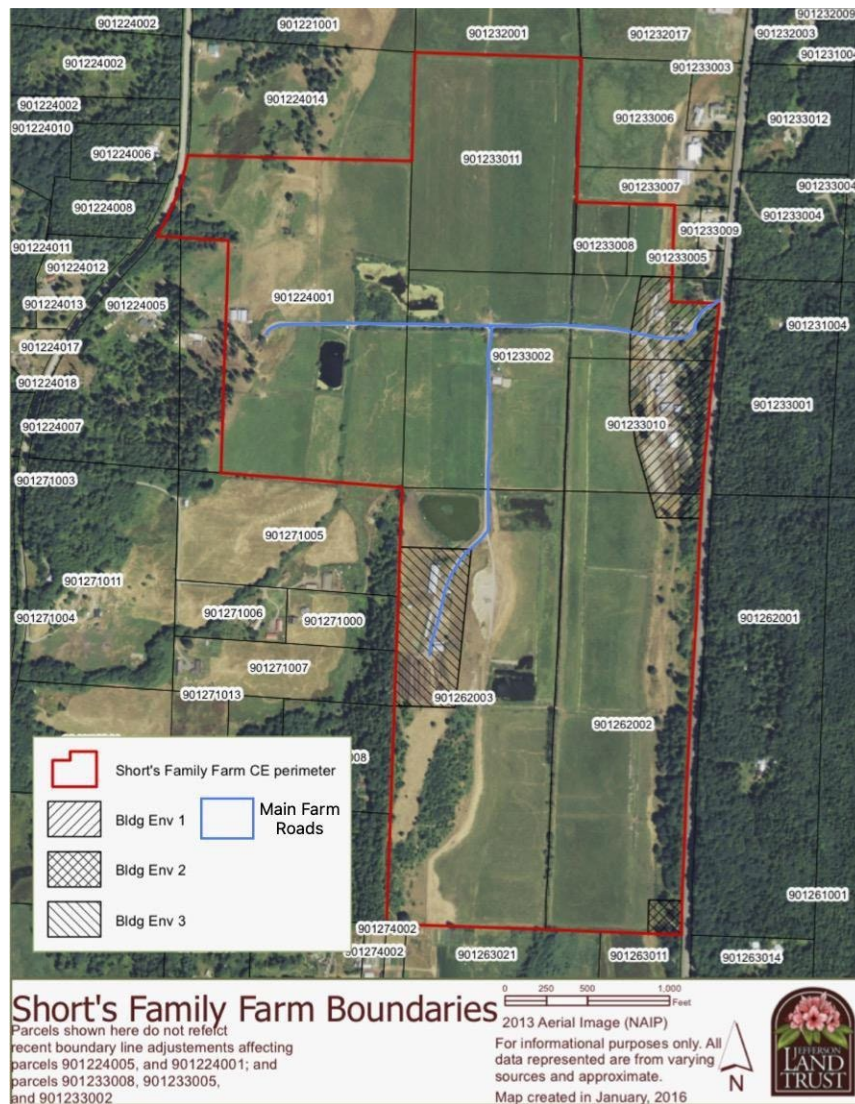


Figure 8. Main roads on the property (blue line), and base map of Short's Family Farm with Boundaries and Building Envelopes (Jefferson Land Trust, 2016).

### Sewer

There are four onsite septic systems on the property, which have sufficiently served the property's uses to date. One services the main house, one services the former milking parlor, one services the manufactured home in the southeastern corner of the property (Building Envelope 2), and one services the manufactured home located north-northwest of the main house (Environmental Phase I Assessment, 5.0, p. 23).

## Water

Water access on the property is provided by two private wells. The property has a documented water rights dating back to 1956, with water use permitted up to 550 gallons per minute and 600 acre-feet per year for the irrigation of 200 acres and for domestic supply. Both wells are “shallow dug with Ranney type collectors” (Conservation Easement).

There is one 100-foot irrigation well built in the 1950s, and a second 60-foot domestic well built in 1991. The Washington State Department of Ecology only has the data log for the 60-foot domestic well. These wells and their water volumes have served the existing agricultural and residential uses sufficiently, including two homes which are considered outside the conservation easement property (Environmental Phase I Assessment).

## Electric

Electricity and telephone access is provided from overhead transmission lines along Center Rd and West Valley Road bordering the property. Electricity and telephone access is connected to residential as well as agricultural buildings, although electrical connections are in-need of repair.

There are perching posts installed on transmission lines to provide protection for bald eagles. Reflective/glowing bird protection flappers are also installed on overhead lines to reduce swan collisions with uninsulated lines, particularly at night (Conservation Easement).

## Petroleum

There is a petroleum Above Ground Storage Tank (AST) on the property located within the open-faced “Lumber Shed” in Building Envelope 1. There are likely no oil or gas pipelines located within 500 feet of the property, based on independent review of the US Department of Transportation National Pipeline Mapping System (Environmental Phase I Assessment).



## Existing Conditions of All Buildings



Figure 9. Building conditions and actions in building envelope one (UW Studio students)

### Farm facilities

#### *Main Residence*

The main residence on the property is a two-story farmhouse in good condition with a white exterior and a green roof. It is located on a hilltop surrounded by trees and fields.

### *Milking Parlor*

The milking parlor appears in poor condition, consisting of a two-story wooden building with a white metal roof. The exterior of the building is in fair to poor condition, with visible signs of wear and tear. These include rust on the metal roof and siding, peeling paint, frail windows, and missing boards.

### *Barn*

The barn is in poor condition and requires significant repairs. The barn's siding is made of wooden planks, many warped, cracked, and rotting. The paint is peeling extensively, revealing large sections of bare wood. Several wooden shingles on the roof are missing, exposing the underlying structure. Some window frames are broken, and boarded-up sections are on the lower level. The wooden beams and supports appear weathered and worn. Vegetation, including trees and bushes, grows around the barn's perimeter and even into cracks in the walls. The large wooden doors at the front of the barn are open, revealing an empty interior.

The barn was originally constructed in the 19th century. Despite the barn's historical significance, its visible signs of wear and damage suggest that it requires a safety inspection. Addressing the structural issues, repairing the extensive material damage, and replacing missing elements would require significant effort and resources.

### *Mound Shed*

The Mound Shed is in poor condition with significant signs of damage and deterioration. The roof structure has almost fully collapsed, and there are visible cave-ins. There is no intact roofing material, indicating that it has been exposed to the elements for a long time. Debris, possibly from the collapsed roof, is scattered around the structure.

The wooden walls are weathered and worn out, with extensive peeling and chipped paint. There is rotting in several areas, especially in the lower portions, with large cracks and gaps between wall planks. The door on the left side appears open and damaged, with loose hinges and a large gap. The concrete or stone foundation around the Shed's base is partially exposed and crumbling in some areas, with overgrown vegetation surrounding the structure's base.

### *Lumber Shed*

The lumber shed is in fair condition. It is primarily made of wood with a green metal roof and white trim. The wooden siding shows some weathered areas near the



door and on the bottom portions, but the paint appears intact. The metal roof has minor rusting near the edges but no significant damage. All the windows have intact glass panes and no boarded-up areas.

*Shop for equipment*

The shop is in poor condition and has a rustic aesthetic, which appears to be constructed from wooden material. Some visible weathered areas on the wood siding indicate that the shop has been exposed to the elements. The door is closed, and the window is boarded up, indicating it is inactive.

*Commodities shed*

The commodities shed is in poor condition. It is a large wooden building with a weathered appearance. In front of the shed, there is a metal dump truck parked. Several details suggest that the shed may not be in regular use. The door on the left side is open, revealing an empty interior. There are few visible signs of recent activity around the shed.

Building Name	Current Condition
1- Main Residence	Good
2- Milking Parlor	Poor
3- The Barn	Poor
4- Mound Shed	Poor
5- Lumber Shed	Poor
6- Shop of Equipment	Fair - Poor
7- Commodities shed	Poor
8- Center Valley Shed	Fair
9- Manufactured Home	Fair
10- Materials Storage	Fair

Table 5. Current Conditions of Buildings on the Property (UW Studio students)

# Infrastructure and Management

## Operations & maintenance oversight of each infrastructure type

- Roads
  - All roads on the property are private, therefore their maintenance is the responsibility of the property owner/operator.
- Sewer/Stormwater
  - There are four operational septic systems onsite. Maintenance for the septic systems are the responsibility of the property owner/operator: one at the mobile home and one at the main house on parcel #901233002, one at the milking parlor on parcel #901233010, and one at the far southeast corner of the property on parcel #901262002.
- Water
  - The property is in a municipal water district but does not tie in to outside service. Instead, there are wells on the property with water rights. Well maintenance is the responsibility of the owner/operator.
- Electric
  - Electricity is provided by the local utility, Jefferson County PUD.
- Natural Gas/Petroleum
  - Natural gas is not available on the property.
- Garbage
  - Garbage collection is provided by Olympic Disposal.

## Traffic patterns

Traffic patterns for the property are between Port Townsend to the north, and further connections such as Port Angeles, the Puget Sound ferries, and destinations in King County. The main farm road access is from Center Road. Access is also available from West Valley Road, which forms the west boundary of the property.

## Existing Public and Private Services

### *Utilities services*

The property does not exist within a Jefferson County water district (Jefferson County Open Data portal), although the property does exist within the Jefferson County water service area. Water on the property is provided by two wells. Electric power service to the property is provided by Jefferson County Public Utility District (PUD). Parcel 901262002 exists in PUD Commissioner district 3 while the rest of the property lies within PUD Commissioner district 2. Sewage on the property is treated by four

onsite septic systems; there are no county services involved with the property related to sewage.

#### *Additional services*

The entire property is serviced by the Fire District East Jefferson Fire & Rescue FD1 (Jefferson County Open Data Portal). However, the property is split between fire commissioner districts with Parcel 901262002 within Fire Commissioner District 1 and the rest of the property exists within Fire Commissioner District 2. In terms of law enforcement area oversight, the property exists within the Central Area patrol district (N4) of the Jefferson County Sheriff Department (JC Sheriff Department website). Garbage waste management service is provided by Olympic Disposal. The property is contained within Public Hospital District HD2 (Jefferson County Open Data portal).

## Land Use and Zoning

### Zoning

The property is located in an unincorporated section of Jefferson County (area 530069); therefore, zoning is dictated at the county level. The land is separated into seven parcels, six of which are zoned AP-20 and one of which (the southwest corner) is zoned AL-20 per Jefferson County code [18.15.020](#). The AL-20 parcel includes a cattle enclosure and the pile of discarded drywall (part of the Magic Soil operation).

#### *Prime Agricultural Lands (AP-20)*

The purpose of the prime agricultural lands district is to protect and preserve areas of prime agricultural soils for the continued production of commercial crops, livestock, or other agricultural products requiring relatively large tracts of agricultural land. It is intended to preserve and protect the land environment, economy, and lifestyle of agriculture in Jefferson County. These lands must be protected as "agricultural lands of long-term commercial significance."

#### *Agricultural Lands of Local Importance (AL-20)*

The purpose of the agricultural lands of local importance is to protect and preserve parcels of land which, while not necessarily consisting of prime agricultural soil or relatively large acreage, are still considered important to the local agricultural economy, lifestyle and environment. As such they deserve protection as "agricultural lands of long-term commercial significance."

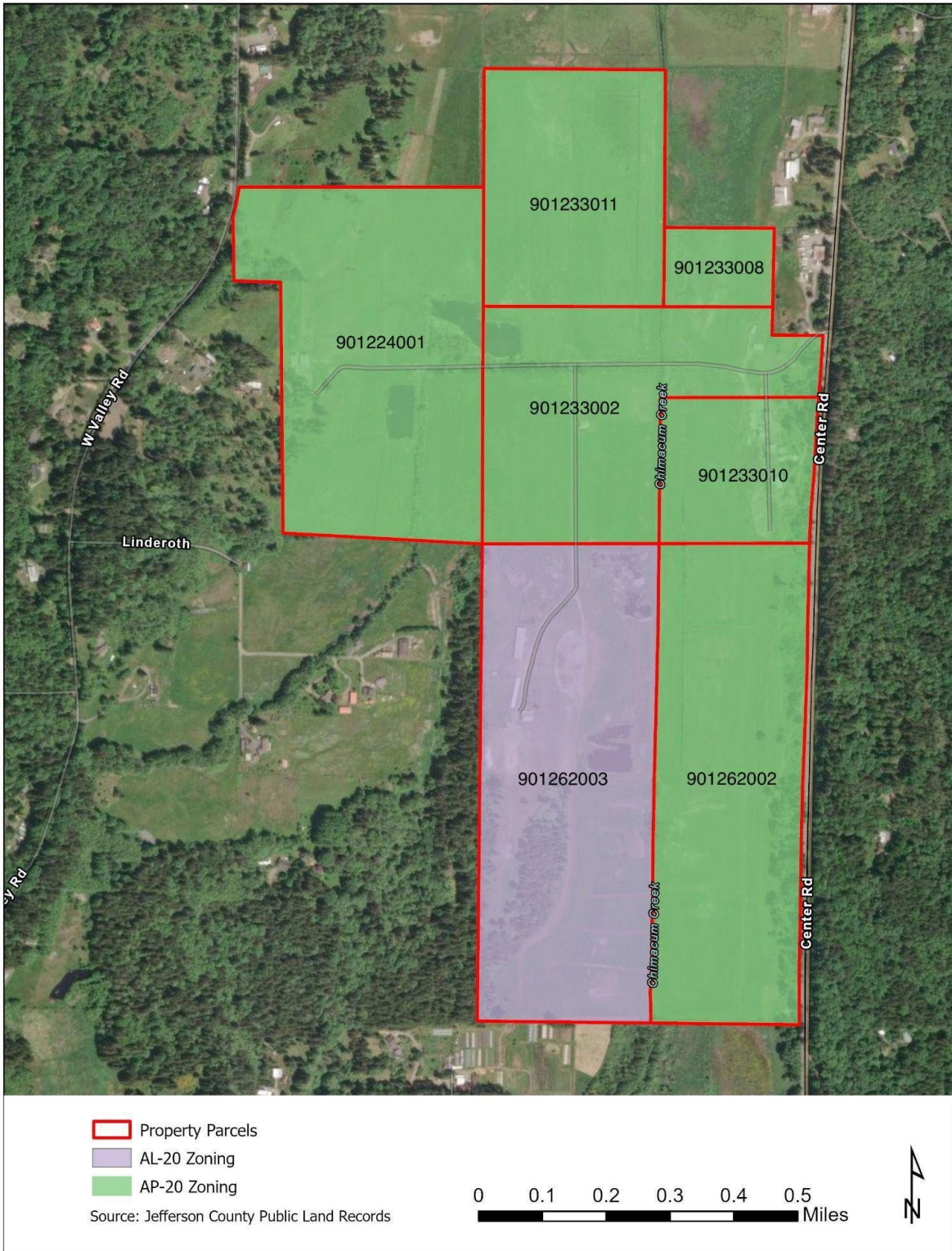


Figure 10. Parcel numbers and zoning on the property's seven parcels.

Parcel #	Size	Land Use Conditions
901262002	50.27 acres	Contains septic tank, permitted 1978 (mobile home). Jefferson County Code 8.15.150 requires regular inspections by the owner of the property.
901262003	59.01 acres	Propane tank installation permit finalized December 2001. Part of routine final building inspection.
901233010	15.63 acres	Contains a septic tank, permitted 1985 (at milking parlor). There is one permit case "Pending" having opened in 2016; case # SWF2016-00001. However, the history of this pending case indicates a series of annual reports having been received by the county in 2019, 2020, and 2021. It is unclear as yet what this permit is for.
901233002	38.89 acres	There is a decommissioned septic tank under this parcel (fire damaged house), and a history of boundary line adjustments to this property.
901233008	6.03 acres	Shares boundary line adjustments history with above parcel; Otherwise unremarkable in terms of land use conditions.
901233011	30.31 acres	The Jefferson County Department of Community Development received an inquiry in 2014 from a representative of the Short family into whether the property would be suitable for new residential development, and to what level of density that would be possible. This inquiry involved all parcels, but the documentation is held in Jefferson County records under this parcel number.
901224001	53.0 acres	Inquiry into boundary line adjustment requirement due to Jefferson Land Trust Easement.

Table 6. Land use conditions of each parcel of the Short's Farm property (Jefferson County Permit Database).



*Impacts of zoning on existing infrastructure*

There are a variety of uses that are permitted under AP-20 zoning, as shown in Table 6 (below). At a commercial scale (other than agricultural), the primary uses allowed on this property are bed and breakfast operations and mineral extraction. There is a wide range of residential and accessory activity that could occur. Conditionally, the property can be used for a much wider range of activities, such as parks/playfields, recreational facilities, and equestrian centers (Halberg, 2023, 28-30). However, most of these allowed uses would likely require some level of development, which would be subject to the 2016 Conservation Easement, restricting development to the three Building Envelopes shown on Figure 8 (above). Additionally, non-agricultural use would require compliance with fish, wildlife, stream, and wetland buffers (ibid, 32).

Permitted	Permitted (with conditions)
<p>Residential:</p> <ul style="list-style-type: none"> <li>● Accessory Dwelling Units</li> <li>● Co-Housing/Intentional Communities (Subject To Planned Rural Residential Development Overlay)</li> <li>● Single-Family Residences</li> <li>● Transient Rental Of Residence Or Adu</li> <li>● Duplexes</li> </ul> <p>Accessory Uses:</p> <ul style="list-style-type: none"> <li>● Home Business</li> <li>● Cottage Industry</li> <li>● Hobby Kennel</li> </ul> <p>Commercial Uses:</p> <ul style="list-style-type: none"> <li>● Bed And Breakfast Inn (4-6 Rooms)</li> <li>● Bed And Breakfast Residence (1-3 Rooms)</li> <li>● Mineral Extraction Activities (With Or Without Mrl Overlay)</li> <li>● Mineral Processing Accessory To Extraction Operations (With Mrl Overlay)</li> </ul>	<ul style="list-style-type: none"> <li>● Cottage Industry</li> <li>● Commercial Day Care</li> <li>● Mineral Processing Accessory To Extraction Operations (Without MRL Overlay)</li> <li>● Animal Shelter</li> <li>● Emergency Services (Police, Fire, Ems)</li> <li>● Parks And Playfields</li> <li>● Public Works</li> <li>● Maintenance/Equipment Storage Shops</li> <li>● Recreational Facilities;</li> <li>● Permanent Cultural Festival And Historic Sites</li> <li>● Equestrian Centers;</li> <li>● Public Display Gardens</li> <li>● Park And Ride</li> <li>● Lots/Transit Facilities</li> <li>● Major And Minor Utility Developments</li> </ul>

*Table 6. Permitted uses of the Short's Farm property, per Jefferson County Zoning regulations (Halberg, 2023, 28-30).*



## Prohibited Uses (Zoning)

### **Residential:**

- Caretaker Residence (Public Parks)
- Manufactured/Mobile Home Parks (Subject To PRRD Overlay In RR Districts)
- Multifamily Residential Units (3+ Units)
- Residential Care Facilities With Up To 5 Persons
- Residential Care Facilities With 6 To 20 Persons
- Nursing/Convalescent/Assisted Living Facilities
- Unnamed Residential Uses

### **Commercial:**

- Automotive Service And Repair
- Automotive Service And Repair (With Subordinate Auto Sales)
- Boat Storage, Commercial (Outside Of SMP)
- Boat Building And Repair
- Commercial Clinics (Medical, Dental, And Vision)
- Convenience And Video Stores
- Drinking Establishment
- Eating Establishment
- Small Equipment Repair
- Sales And Rental Services (Non-Agriculture Related)
- Construction Contractor
- Commercial Food And Beverage Stands
- Gas Stations
- Golf Courses And Driving Ranges
- Grocery Stores And Gift Shops
- Hotel/Motel
- Indoor Entertainment Or Recreational Facility
- Liquor Stores
- Lumber Yards/Building Supply And Materials
- Mini-Storage Facilities
- Personal And Professional Services
- Resorts, Master Planned (New)
- Retail Sales And Services
- Vehicle Sales
- New And Used Retail (Auto And RV)

- Veterinary Clinics And Hospitals
- Unnamed Commercial Uses

**Industrial:**

- Bulk Plant Or Terminal Facilities
- Asphalt And Concrete Batch Plants
- Heavy Equipment Sales And Rental Services
- Heavy Industrial, Resource-Based
- Light Industrial/Manufacturing
- Food Or Beverage Bottling and/or Packaging
- Outdoor Storage Yards
- Recycling Center (Automobile)
- Wrecking Yards And Junk (Or Salvage) Yards
- Unnamed Industrial Uses

**Essential Public Facilities:**

- Airports (W/O Airport EPF Overlay)
- Educational Facilities (State Owned)
- Large-Scale Regional Transportation Facilities (State Owned); (E.G., Freeways, Ferry Terminals)
- Correctional Facilities
- Solid Waste Handling And Disposal Facilities
- Inpatient Substance Abuse And Mental Health Facilities
- Unnamed Essential Public Facilities

**Public Purpose Facilities:**

- Government Offices
- Library
- Museum
- Post Office
- Visitor/Interpretive Center
- Water/Wastewater Treatment Facilities
- Cemeteries
- Religious Assembly Facilities
- Unnamed Institutional Uses

**Small-Scale Recreation and Tourist Uses:**

- Aerial Recreational Activities (E.G., Balloon Rides, Gliders)
- Animal Preserves And Game Farms With Dangerous Wild Animals
- Outdoor Archery Ranges
- Recreational Vehicle Parks
- Outdoor Shooting Ranges
- Recreational Off-Road Vehicle (ORV) And All-Terrain Vehicle (ATV) Parks And Recreational Areas

*Table 7. Prohibited uses of the Short's Farm property, per Jefferson County Zoning Code (ibid)*

While the current zoning could allow for more intensive uses using existing infrastructure, potential limitations exist primarily for water sources (as addressed in the above sections on water rights and existing wells). If agriculture is expanded on the site, the amount of water needed for those purposes would need to be carefully considered due to the limitations of the wells on site. While the site is within a municipal water district, it is not serviced by the district, as water comes only from the private wells on the property.

Also, it is worth noting that existing septic tank infrastructure was permitted at different times. For instance, documents for the septic tank at the milking parlor building state the tank was meant only to serve that building, which only employed a maximum of four workers at the time of the septic tank permit (Jefferson County Health Department, 1985). Therefore, any septic usage beyond that threshold may require updates to avoid system overload or failure.

Construction of any new structures outside of four defined building envelopes is prohibited, and within the building envelopes, any proposed structures would be subject to impervious surface limitations (Jefferson Land Trust, 2016, 11). The Jefferson Land Trust is also granted "reasonable and non-exclusive" access to the property (ibid, 7).

## Adjacent Zoning Conditions

### *Adjacent Properties*

1. RF-60 Rural Forest
2. RR-10 Rural Residential
3. RR-20 Rural Residential
4. AP-20 Commercial Agriculture
5. AL-20 Local Agriculture
6. Other nearby zoning (within a 5 mile radius) includes RF-40 (Rural Forest), PPR (Parks, Preserves and Reservation), NC (Neighborhood/Visitor Crossroad), RR-5 (Rural Residential), UGA-HDR (Urban Growth Area - High Density Residential 13-18), UGA-VC (Urban Growth Area - Visitor Oriented Commercial), UGA-MDR (Urban Growth Area - Moderate Density Residential 7-12), UGA-P (Urban Growth Area - Public), CF-80 (Commercial Forest). Much of the Urban Growth within this buffer is in Port Hadlock/Irondale.

Adjacent zoning conditions are generally unremarkable or nonexistent, with a majority of permitting activity on adjacent parcels being submitted for private residential matters. There are, however, several notable exceptions: parcels 901274002 and 901263021, at the southwest corner of the property. Owned by Finnriver LLC, the parcels' permit histories contain a series of changes to allow a cider and wine production facility, and a tasting room in an existing pole barn.

## Section III - Conservation and Ecological Features

The property is known to be home to several bird and fish species and has unique environmental characteristics due to its status as a species habitat, the occurrence of seasonal flooding, and the presence of invasive species. This section will detail the historical and present-day environmental conditions of the Short's Family Farm with specific focus on elements that will need to be considered for any new development or proposed change in use.

### Historical Environmental Conditions

Before the arrival of European settlers, the native Chimacum and Klallam tribes inhabited much of the Olympic Peninsula (Caldbeck, 2014). According to first-person accounts from the 1860s, pre-agricultural settlement conditions included western red cedar forests, spruce swamps, streams, beavers, and crab apple trees (Jefferson County Conservation District, 2022, 4). It is likely that at this time the Chimacum watershed was thriving with "native runs of anadromous coho salmon, summer and fall chum, steelhead, and resident cutthroat and rainbow trout" (ibid.).

The Short Family purchased the farm in 1945 and began dairy farming. In 1970, Roger Short purchased 88 cows and began other livestock related agriculture (small dairy, beef cattle, poultry), in addition to hay silage production, commercial composting facility, livestock operations (small dairy, beef cattle, poultry), soil/compost sales (Short's Magical Soil), peat harvest, borrow pit and hunting (Rutherford & ADESA, LLC, 2014, iii). Elements of the land today reveal past uses of the farm, such as the former peat harvest ponds on Tax Parcel 901262003, the sand pit which served as an alternate source of income, and the straight run of Chimacum Creek which was channelized for agricultural purposes in the 1920s (ibid., 19).

### *Jefferson County Drainage District*

The Jefferson County Drainage District #1 (JCDD) was established in June of 1919, for the purposes of draining the valley bottom land for agriculture and controlling the flow of Chimacum Creek (Jefferson County Conservation District, 2022, 2). A drainage district is defined as a local special purpose district for ditching, stream channelization, and drain installation that protects property from flooding, and can acquire funding from the county for drainage maintenance (ibid.).

The Jefferson County Drainage District [#1] is approximately 37 square miles and includes two branches of the Chimacum Creek (East and West) that drain south to north (Jefferson Land Trust et al. Jefferson County Conservation District, 2022, 3). The

East and West branches combined are approximately 29.5 miles (Fig. 11) (North Olympic Salmon Coalition & Natural Systems Design, 2016, 3).

Within the first few years of its establishment, the JCDD implemented a considerable amount of drainage infrastructure, including channelizing Chimacum Creek, which involved straightening the creek bed, ditching and dredging, and removing riparian forests (ibid.,). The drainage district operations created frustration for farmers who had to take out mortgages to pay higher property taxes to pay for the drainage improvements. This was especially burdensome during the Great Depression era, when many family farms went bankrupt due to a series of compounding economic issues (ibid.).

The JCDD remained active until 1974, when it went inactive after two of the three commissioner positions were vacated (ibid.). There are some farmers that are optimistic about reactivating the JCDD, that could take responsibility for drainage system maintenance and restoring ecosystems, and maintaining the environmental health of Chimacum Creek.



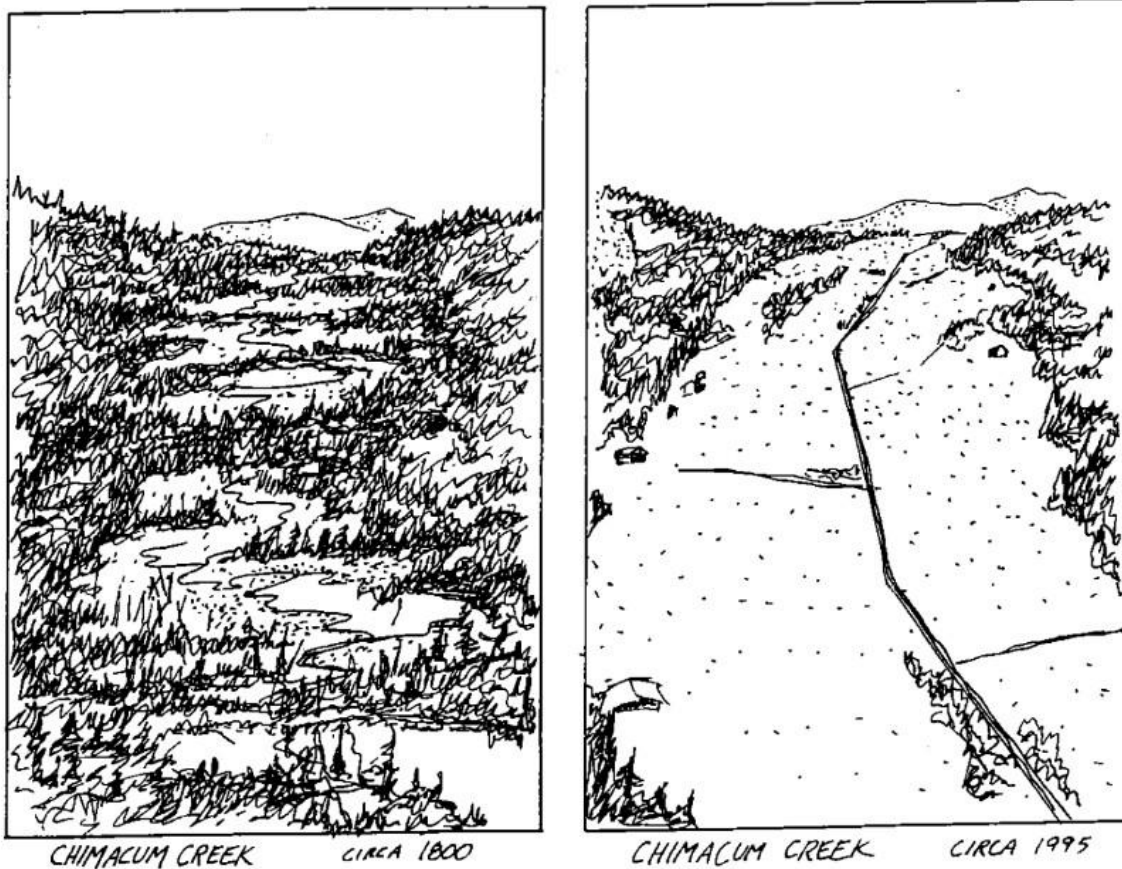


Figure 11. Illustration of Chimacum Creek watershed looking upstream, displaying historic conditions in 1800, according to GLO survey data; and conditions as of 1995, after channelization and removal of riparian forest (North Olympic Salmon Coalition & Natural Systems Design, 2016, 2)

## Existing Environmental Conditions

### *Agricultural Land*

The Short's Farm property is one of Jefferson County's largest active farms (North Olympic Salmon Coalition et al., 2018, 53). As of this writing, the property is being used for livestock agriculture, waterfowl hunting, and rural residential purposes. The Environmental Assessment conducted in 2014 found no evidence of recognized environmental conditions, controlled recognized environmental conditions or historical recognized environmental conditions (Rutherford & ADESA, LLC, 2014, iv). However, there were some conditions of note from the site visit including petroleum stains from the shop and lumber shed. Steps should be taken to limit runoff from these areas. Additionally, the report noted a steel drum with waste oil should have secondary

containment added. There is also some concern of potential asbestos and lead paint in older built structures, which may require additional assessment (ibid., v).

The Short's Farm property sits within the Jefferson County Drainage District [#1] where there are nearly 3,000 acres of active farmland divided amongst 60 property owners (Jefferson Land Trust et al. Jefferson County Conservation District, 2022, 11). Between 2000 and 2019, the area lost 15-20% of productive agricultural land due to a combination of factors including: flooding, lack of maintenance, and invasive species growth, specifically reed canarygrass (ibid.).

#### *Creeks on the property*

Both branches of the creek have very low slope, especially in the agriculturally productive areas (Jefferson Land Trust et al. Jefferson County Conservation District, 2022, 3). Chimacum Creek flows through the center of the Short's Farm property in a nearly straight trajectory (altered by the drainage district from its natural sinuous state) with a fairly uniform width channel for about one mile, an unnatural alteration (Rutherford & ADESA, LLC, 2014, 4; North Olympic Salmon Coalition et al., 2018, 13). Additionally, Naylor Creek runs northeastward into Chimacum Creek, providing a tributary for salmon spawning (North Olympic Salmon Coalition et al., 2018, 53).

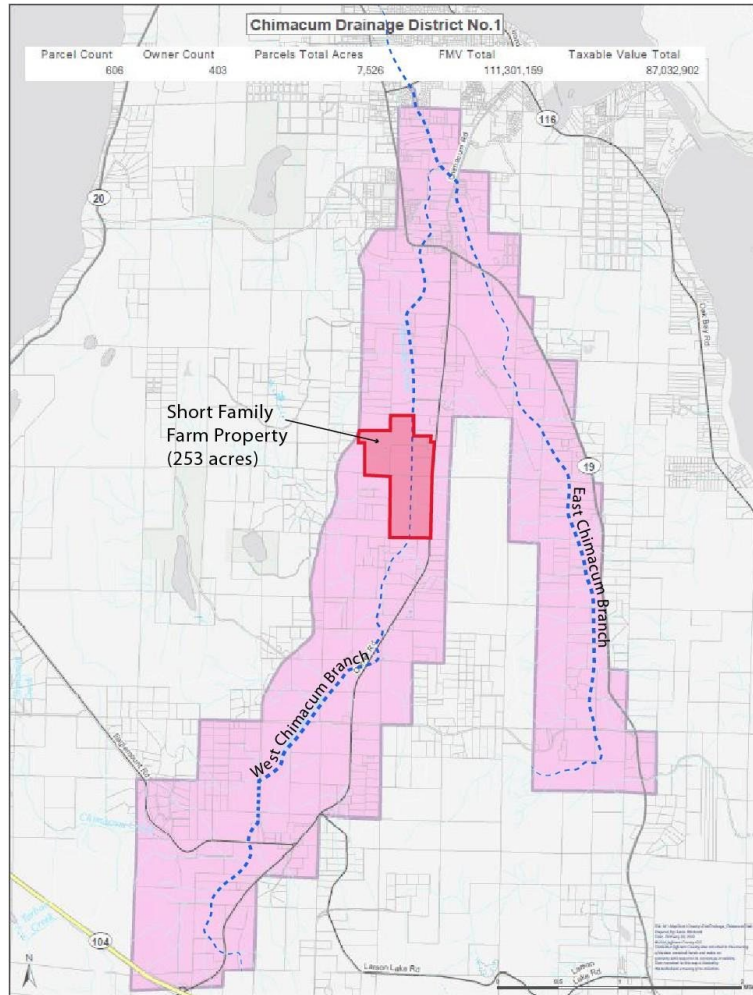


Figure 12. Adapted from the Chimacum Drainage District report, this map shows the historic Chimacum Drainage District with 2020 Tax Parcels. Additional graphics show the two branches of the creek in greater detail, and the current property boundaries of the Short's Family Farm (Jefferson County Conservation District, 2022, 8)

### Water Quality

Chimacum Creek is listed as impaired for fecal coliform bacteria and dissolved oxygen, (Natural Systems Design 2016, 3). Monitoring shows that water temperatures have been increasing, somewhat due to increasing air temperatures as well as decreased presence of shading vegetation; further, beaver dam ponding creates lower stream flow velocities, which increases water temperature (ibid, 9-10). Higher water temperatures and annual decay of reed canarygrass (and other plant matter) creates low dissolved oxygen, which can present an issue of acute concern to viability of aquatic species. Temperatures have increased enough to be lethal to salmonids during a portion of the year. Along the creek, water quality improvements are the result of replanting woody riparian buffer zones, and roughly two thirds of the length of the creek remain exposed to direct sun (Jefferson County Conservation District, 2022, 12).

As noted from the team site visit to the property, there is little livestock access to the creek as they have been fenced out. In certain areas, there is some drinking water access, but an effort has been made to keep livestock mostly out of the creek in order to preserve water quality.

### *Community Maintenance of Chimacum Creek*

Landowners in the Jefferson County Drainage District [#1] participate at varying levels in the maintenance of the creek, both legal and extralegal. In order to ensure the health of the creek, as well as the surrounding habitats and economy, there is a required level of maintenance. This drainage district comprises a significant number of drainage ditches, which demand a comprehensive strategy to maintain properly (James Robinson, 2024). Over time, there have been disputes amongst landowners as some did not see the value in paying taxes to provide for creek maintenance (Jefferson County Conservation District, 2022, 1).

Since the 1974 dissolution of the drainage district, all maintenance has been on the onus of landowners. Recently, there has been some interest shown from landowners to reactivate the Jefferson County Drainage District [#1] in an effort to restructure the ways in which maintenance for the creek is provided.

In 2023, the Board of County Commissioners voted not to dissolve the Jefferson County Drainage District [#1], which instead “initiated a public engagement process to determine if the district should be reactivated” (Jefferson County Conservation District, 2023). The purpose of this planning effort led by the Jefferson County Conservation District, along with public engagement, is to develop a Chimacum Creek Management & Improvement Plan which will examine funding needs and funding sources, special maintenance needs and implementation mechanisms (ibid.).<sup>4</sup>after Whatcom Conservation District’s drainage management guide, which involved contributions from County Public Works, County Planning and Community Services, WA Department of Fish & Wildlife, WA Department of Ecology, local tribes, and federal agencies (ibid.). There are three possible outcomes from the drainage district public process: reactivation of the Jefferson County Drainage District [#1], the creation of a new entity that takes responsibility for plan implementation, or falling back on the current system where individual landowners take responsibility for maintenance (ibid.). The draft plan acknowledges that the Short Farm project is running in tandem with the drainage district public process. It is possible that there could be some overlap between the processes, and even that the Short Farm property “could serve as a case study for other areas of the watershed” (ibid.).

To date, the Jefferson County Conservation District has held a few meetings, including an open house on February 28, 2024 that introduced the public to the issues and the planning process, in addition to two public meetings held in March 2024; one

for a focus group on the western portion of Chimacum Creek, and one for the eastern portion.

### *Wetlands*

The Short's Farm property is primarily composed of freshwater emergent and historic wetlands (Palustrine, Emergent, Persistent, Seasonally Flooded and Partially Drained/Ditched – PEM1Cd) which cover most of the Chimacum Valley floor. There are some smaller areas of forested/shrub wetlands (Rutherford & ADESA, LLC, 2014, iv). Water moves as sheet flow toward low-lying areas of the property where it infiltrates directly to the subsurface or enters surface water (Rutherford & ADESA, LLC, 2014, 5). The aquifer water level is likely within 5 feet below the ground surface (bgs), but seasonal variation is likely (Rutherford & ADESA, LLC, 2014, 5). Wetland ecological benefits include wildlife habitat, water filtration that improves quality, floodwater storage, recharging aquifers, reducing force of streamflow (Jefferson County Conservation District, 2022, 17).

The prepared 2022 Environmental Impact Assessment Report from ADESA found that areas of Short's Farm that are most frequently flooding may be best restored as wetlands, but the land is productive farmland if drained and these areas are currently used for marginal pasture or hayland. The North Olympic Salmon Coalition (NOSC) and Natural Systems Design engineer's assessment of the property observed "Substantial acreage flooded throughout winter," and recommended "Wetland and riparian restoration," (Jefferson County Conservation District, 2022, 17). It is important to note that the wetlands on the property are a designated Critical Area under Jefferson County Municipal Code, described in further detail under Regulations.

Stream Component	Historic	Current	Reduction
Wetlands	2,240 acres (1,650 inundated in winter, 590 year-round)	904 acres (mostly agricultural land)	>60%
Channel Length	27.2	21.7 miles	>20%
Riparian Forest	Unknown	36% of main channels in various stages of development	>60%
Agricultural Ditches within Valley Bottom	None prior to agricultural development	~16 miles of ditches, 26% with riparian vegetation	N/A

*Table 8. Historic and Current Conditions of Chimacum Creek and Wetlands, adapted from the 2018 Chimacum Creek Restoration and Protection Plan (Jefferson County Conservation District, 2022, 11)*



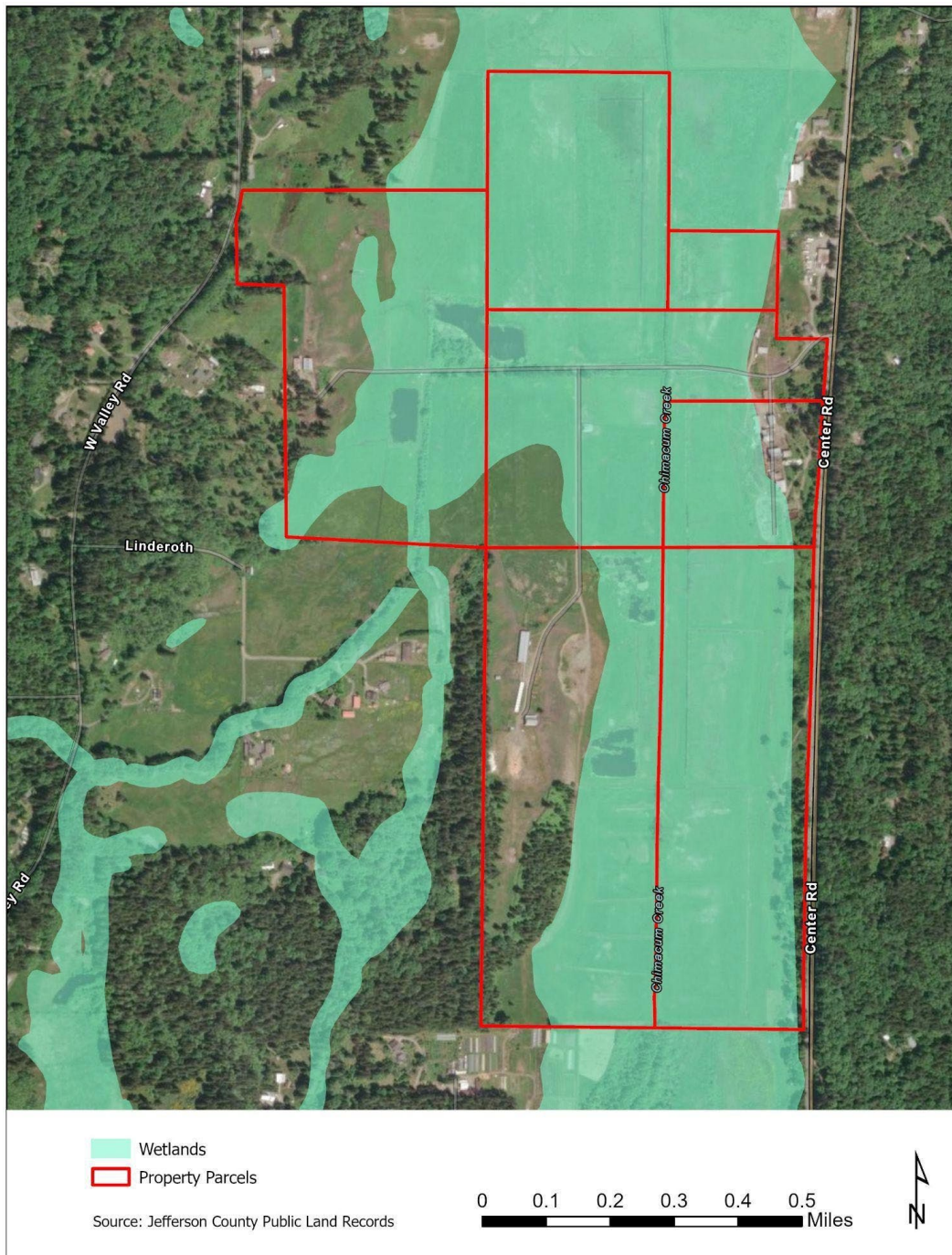


Figure 13. Map showing the property parcels above the Critical Areas wetland designation from Jefferson County Public Land Records.

### *Climate Change and Flood Management*

Historically, the climate within the Jefferson County Drainage District has been mild, with an average annual rainfall between 20-30 inches (Jefferson County Conservation District, 2022, 4).

However, "Climate change modeling predicts a wetter rainy season with more intense storm events and drier summers" (Jefferson County Conservation District, 2022, 4). More specifically, the Chimacum watershed can anticipate a 5°F increase in temperature, and an additional 1" of precipitation in the winter and 0.5" precipitation reduction in the summer by the 2050s (North Olympic Salmon Coalition & Natural Systems Design, 2016, 6). The predicted increase in rainfall would exacerbate the existing flooding issues in the watershed, and on the Short's Farm property in particular. The Chimacum watershed has likely been susceptible to flooding since the end of the last ice age (Jefferson County Conservation District, 2022, 11).

Flooding during the farming season is detrimental to crop growth in many ways: it delays cultivation, planting, crop production and harvest, it can drown crops, and it also causes damage to roads and other infrastructure (ibid.). At the site visit in February 2024, the team observed what they thought was a significant amount of flooding; roughly 4 feet of standing water creating what appeared to be a lake on either side of the narrow, channelized creek. The team was told by Roger Short that this amount of flooding was typical for this time of year in the recent decade, perhaps even less than typical, and that the water would not recede to the limits of the creek until July. This leaves a very short window of "dry" season for crop development and/or creek maintenance.

There are several natural characterizations of the Chimacum watershed area that contribute to annual flooding, listed in the Drainage District report as "exceptionally low gradient streams; broad, flat stream valleys; excessive in-stream vegetation growth that restricts channel capacity; beaver dams that restrict flow and create ponds" (Jefferson County Conservation District, 2022, 11). All of these elements reduce the flow rate of water in the creek. The existing shallow slope (an average of 0.4%) is a major challenge to rapid movement of water, and in-stream vegetation and beaver dams can contribute to reduced channel capacity and considerable overflow (ibid.). Inconsistent and piecemeal maintenance of the factors that lead to flooding, critically beaver activity, has resulted in high tree mortality in "approximately 15 acres of previously restored riparian forest buffers" in the Chimacum Creek watershed (ibid., 12).

### *Reed canary grass*

A big environmental concern with current day Chimacum Creek is the presence of reed canary grass. *Phalaris arundinacea*, the scientific name for reed canary grass,

was listed as a Washington State Class C noxious weed in 1995 (Washington State Noxious Weed Control Board, n.d.). Class C noxious weeds are widespread in Washington State, and are particularly harmful to agricultural landscapes (ibid.).

The team was told by the Short family at the site visit that they were encouraged to plant the canary grass near Chimacum Creek in the 1950s as a forage species that could tolerate wetland flooding. However, as the team observed on the site visit, reed canarygrass has a dominant presence on the Short's Farm property, concentrated around the creek channel. Reed canarygrass is particularly harmful to wetland areas because it thrives in poorly drained soils and flooded waterways, and can cause siltation in drainage ditches (Jefferson County Conservation District, 2022, 14; Washington State Noxious Weed Control Board, n.d.). Canarygrass spreads by seeds and competitive rhizomatic networks, can grow up to 3'-6' tall if not maintained, and forms matted monotypic stands that have little habitat value, and in fact are inhibitive to migrating salmon and other aquatic life (ibid.).

There are several methods and best practices for managing reed canarygrass, as well as a few precedent examples of successful restoration efforts along the Chimacum Creek. The grass can be mowed to deter excessive growth, but mowing must be done several times during the growing season to be effective (Jefferson County Conservation District, 2022, 14). Mowing, combined with herbicide treatment can eradicate the weed, but it is prohibitively expensive unless done in conjunction with riparian plant establishment, which can shade the RCG and eventually end the need for maintenance, such as on the adjacent Steller Jay farm (ibid.).

Most of these management efforts need to occur multiple times of year, yet it is only possible to implement these during summer months when flooding has receded at the property (ibid.). For example, the Jefferson County Conservation District sponsored a reed canarygrass removal project in the summer of 2020, in which 5 miles of canarygrass in the creek was mechanically removed (ibid.). The cost of the operation was shared with the participating landowners, totaling \$62,500 (ibid.). One year later the canarygrass was back, demonstrating the strength and competitiveness of its root system. One of the most promising, although challenging, eradication strategies is to plant fast growing trees and shrubs that will shade out reed canarygrass, which is not shade tolerant (ibid.). While this is not as fast acting a strategy as mowing and herbicide treatment, it is a more long-lasting form of reed canary grass control if site conditions allow for successful riparian planting (ibid.).

### *Soil Conditions*

The soil under the farm is variable and important to multiple agricultural and ecological processes. In the Chimacum Creek watershed, lower elevation valley areas like where the property is situated are designated Quaternary alluvium consisting of

unconsolidated or semi-consolidated alluvial clay, silt, sand, gravel, and/or cobble deposits; locally, soils may include peat, muck, and diatomite; or beach, dune, lacustrine, estuarine, marsh, landslide, lahar, glacial, or colluvial deposits; or volcanoclastic or tephra deposits; or modified land and artificial fill (Rutherford & ADESA, LLC, 2014, 4). Semiahmoo muck, a primary soil type, typically has a 13-inch surface layer and is easily tilled (McGEE, n.d.). The soil is not known to erode easily, with drainage being the more typical challenge. The only possible erosion zones would fall along the creeks.

As noted earlier, according to the Chimacum County Drainage District report, 70% of the soil in the property qualifies by USDA Natural Resource Conservation Service as “farmland of statewide significance” or “prime farmland if drained” (Jefferson County Conservation District, 2022, 4). Soil slope in Chimacum Valley ranges from 0-8, 0-15, and 15-30 percent grades (Rutherford & ADESA, LLC, 2014, 4). In general, the soil around the creek is poorly drained and deep, however, if drained, the soil fits USDA’s Class II: prime farmland soils (Figure 14). Cultivating these soils presents a challenge with water control; draining and cultivation of organic soils results in oxidation and soil subsidence and settling of up to one inch/year (Jefferson County Conservation District, 2022, 4).



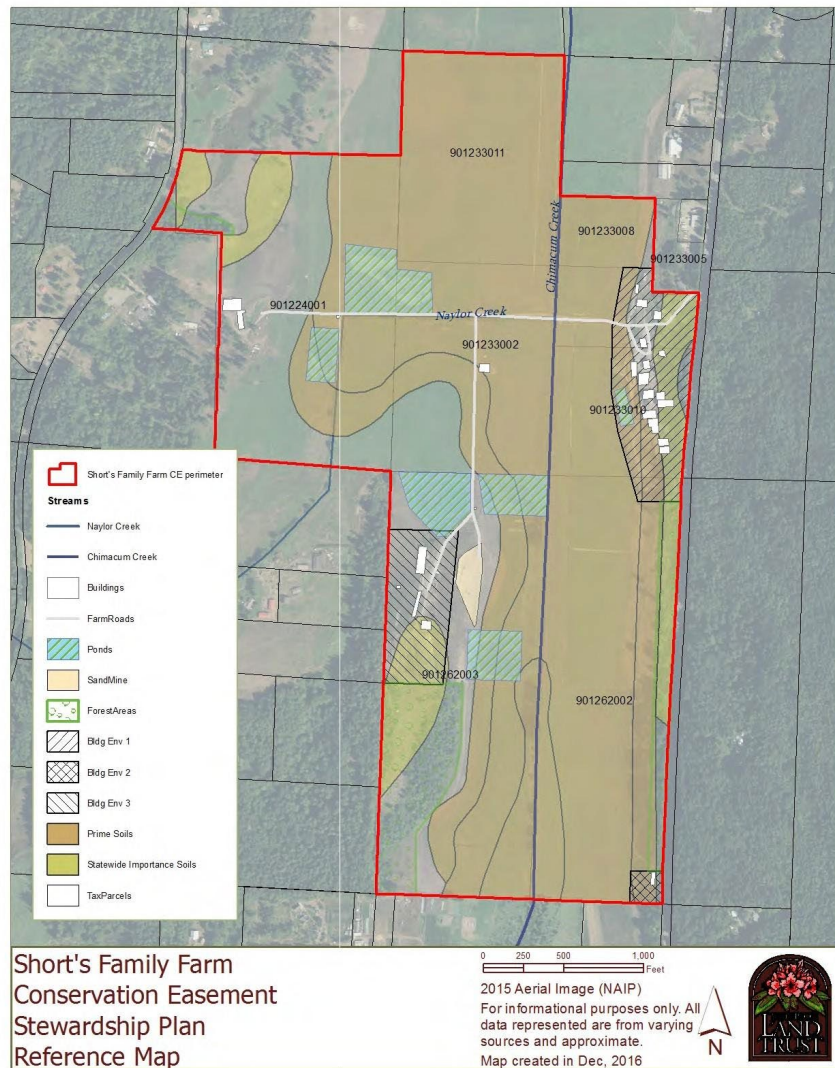


Figure 14. Map showing soil conditions on the Short's Farm property, including "Prime Soils" and "Statewide Importance Soils." (Kingfisher, 2016, 8)

A 1955 field examination from the USDA Soil Conservation Service reported that 95% of the valley could produce 5 tons of hay/acre "with improved flood control, drainage and good management" (Jefferson County Conservation District, 2022, 4). A 1956 Work Plan, developed from the field examination, identified multiple opportunities and methods for the JCDD to improve Chimacum Valley soil for better agricultural returns (Jefferson County Conservation District, 2022, 6-7). The plan identified extensive drainage improvements, and problem areas that, today, nearly overlap priority salmon restoration locations. The plan suggested the removal of several dams, installation of water control structures, and pointed to areas of unstable soils, and recommended construction of a large debris basin and annual dredging of the basin (ibid., 7).

Records show that at least one dam was replaced with a water control structure, which

is still present today (ibid.). In 1987, the Soil Conservation Service completed a geological assessment of Chimacum Creek after landslides in the upper watershed delivered tons of sediment downstream (ibid). Recommendations from this assessment included annual dredging of the debris basin, evaluating alternatives for reed canarygrass removal, and fencing the stream to deter livestock from entering the channel (ibid.).

### *Species Habitat*

Historically, beavers were common in the area until excessive forest clearing and trapping in the late 1800s and early 1900s (Jefferson County Conservation District, 2022, 15). Beavers were reintroduced quickly to the area when farmers were encouraged to plant fast growing trees such as cottonwood and willow to systematically shade out the reed canarygrass. It is estimated that 20 beaver dams were established within the valley bottom in both forks of Chimacum since the 1990s (ibid.). Beaver activity in streams is important for creating diversity of stream habitat, creating floodplains and pools which are ideal for salmon rearing, but they are prodigious tree fellers and flooding may not be the optimal land condition (North Olympic Salmon Coalition & Natural Systems Design, 2016, 10). Beaver activity can also negatively affect water temperatures as flooded areas create more water surface area exposed to sun and high air temperature.

Farmers have traditionally dealt with beavers individually as property owners, which can create tension between different approaches (similar to maintenance of the creek) (Jefferson County Conservation District, 2022, 15). The strategies for beaver management include removing or killing, both of which require WDFW permits, or planting trees that are not favored by beavers (ibid.). In addition to beaver, which is a less welcome presence, the creek and associated wetland on the Short's property provides rich habitat for migrating waterfowl and could provide salmon habitat if restored.

The branch of the Chimacum Creek that cuts through the property is characterized for salmon habitat purposes by "low pool frequency and size, low wood frequency and size, and low availability of spawning gravels" (North Olympic Salmon Coalition & Natural Systems Design, 2016, 2). The team have heard from those closely involved in the property that the low slope of the stream, along with the presence of the invasive canary grass has resulted in a "kill zone" for salmon through the property in late summer due to high water temperatures and low dissolved oxygen. Today, the number of coho in the Chimacum watershed are greatly reduced, as compared to historic levels, dependent on factors external to the property (Jefferson County Conservation District, 2022, 4).



## Legal Parameters for Ecological and Conservation Conditions

### *Critical Areas*

Under the Washington State Growth Management Act, jurisdictions are required to plan for critical areas and work to protect or enhance them. There are five categories of critical areas mandated by the state: wetlands, critical recharge areas, frequently flooded areas, geologically hazardous areas, fish and wildlife habitat conservation areas. Jefferson County Code (JCC) Chapter 18 Section 22 Critical Areas outlines specific rules pertaining to new development or activities in critical areas.

On the Short's Farm property, two critical areas are identified: fish habitat (for Coho salmon), and wetlands. The code provides for several exemptions to critical areas regulations, including under Section 18.22.230 General exemptions:

“(a) Agriculture, as defined in JCC 18.10.010, may continue in substantively the same manner; provided, the activity does not result in adverse impacts to a critical area or a critical area buffer. This exemption shall include maintenance and repair of lawfully established structures, infrastructure, drainage and irrigation ditches, and farm ponds; provided, maintenance work does not expand further into a critical area.”

This JCC exemption may be applicable to any future construction work on the property. Note that per the exemption, continued agricultural activity does not require additional permitted approval from Jefferson County.

### *Shoreline Designation*

Further land use regulations apply from the Jefferson County Shoreline Master Plan (SMP), and the northern half of the property falls under the Conservancy designation within the Jefferson County SMP. Section 18.20.200 of the JCC states that “the provision that provides most protection to the critical area shall apply, except that any critical area occurring within the jurisdiction of the Shoreline Management Act also shall follow the policies and regulations [of the Jefferson County Shoreline Master Program].”

### *Conservation Easement*

After several years of consideration, the Short family obtained a conservation easement on June 30, 2016 (Kingfisher, 2016, 1). The conservation easement was purchased by the Jefferson Land Trust, an organization that allows private landowners to enter into voluntary and legally binding agreements defining the permitted use for

their land in perpetuity (Jefferson Land Trust, n.d.). The Jefferson Land Trust works towards the goal of conserving agricultural land near important population centers by increasing support for the landowners and increasing incentive-based conservation opportunities (Kingfisher, 2016, 3).

The Short family combined funding from the Federal Farm and Ranch Land Protection Program; the Washington State Recreation and Conservation Office; and the Jefferson County Conservation Futures Fund (Jefferson Land Trust, 2016, 4).

The Jefferson County Conservation Futures Fund utilizes a tax levy to support property that includes any combination of open space, forests, habitats, and other uses for public benefit (Jefferson County Public Health, n.d.). The general purpose of the conservation easement is to protect the conservation values in perpetuity, primarily by prohibiting non-agricultural uses on the land (Kingfisher, 2016, 2). Under the easement, the permitted uses on the property are agricultural activities and stewardship activities (Jefferson Land Trust, 2016, 9-10). Construction of any new structures outside of the defined building envelopes is prohibited, and within the building envelopes, any proposed structures would be subject to the impervious surface requirements (Jefferson Land Trust, 2016, 11).

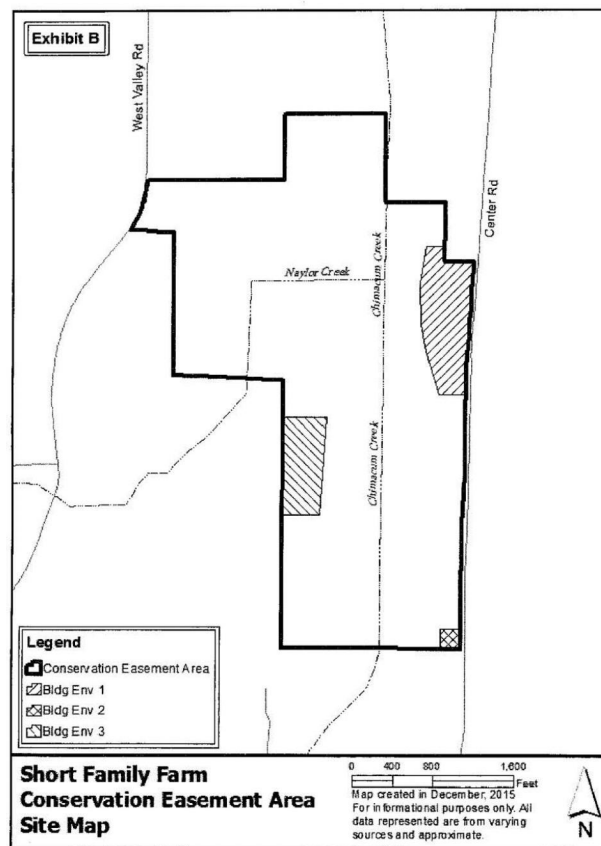


Figure 15. Map showing building envelopes per the conservation easement on the Short's Farm property (Jefferson Land Trust, 2016)

One of the two key purposes of the easement is to “ensure no net loss of agricultural activities” (Kingfisher, 2016, 2). The conservation easement aims to prohibit any use of the land that would threaten the defined agricultural ‘value’ of the land. Under the agricultural values, objectives of the easement include flood management through clearing vegetation in slow-moving portions of the creek. Additional objectives include continuing the practice of rotational grazing, maintaining documentation of water usage, monitoring and removing invasive species in the pastures and maintaining current infrastructure to allow for continued agricultural use (Kingfisher, 2016, 3-4).

The second key purpose is to protect “critical areas, wetlands, fish and wildlife habitat” (Kingfisher, 2016, 2). The Short’s farm land serves as an important habitat for a variety of both year-round and migratory waterfowl species (Kingfisher, 2016, 7). In order to protect these habitat values, several objectives have been defined in the easement.

These objectives include: maintaining exclusion fencing along the creek to prevent the cattle from entering the water, managing the existing wetland ponds for wildlife, continuing rotational grazing so that waterfowl have access to lowland pastures during the winter, managing the forested areas in order to allow for maturation (Kingfisher, 2016, 5-7). A comprehensive list of the fish and bird species identified on the property is provided below in Table 9, compiled from data provided by the Washington Department of Fish and Wildlife.

Species Common Name (Scientific Name)	Type of Occurrence	Federal Endangered/ Threatened Status	State Status	Priority Habitat & Species Listing Status
Coho ( <i>Oncorhynchus kisutch</i> )	Breeding Area	Candidate	N/A	PHS Listed
Cutthroat ( <i>Oncorhynchus clarki</i> )	Occurrence	Not Warranted	N/A	PHS Listed
Fall Chum ( <i>Oncorhynchus keta</i> )	Occurrence/ Migration	N/A	N/A	PHS Listed

Pink Salmon Odd Year (Oncorhynchus gorbuscha)	Occurrence/ Migration	N/A	N/A	PHS Listed
Resident Coastal Cutthroat (Oncorhynchus clarki)	Occurrence/ Migration	N/A	N/A	PHS Listed
Trumpeter Swan (Cygnus buccinator)	Regular Concentration	N/A	N/A	PHS Listed
Waterfowl Concentrations	Regular Concentration	N/A	N/A	PHS Listed
Winter Steelhead (Oncorhynchus mykiss)	Breeding Area, Occurrence/ Migration	N/A	N/A	PHS Listed

*Table 9. Existing Bird and Fish Species on the Short's Farm Property (Source: WA Dept. of Fish and Wildlife Priority Habitats and Species Report)*

Per the terms of the conservation easement, there are certain activities permitted. See Table 10 for more information on allowed activities.

### Agricultural Activities

- Horticultural
- Viticultural (winegrowing)
- Floricultural
- Dairy
- Apiary
- Vegetable
- Animal products
- All conditions and activities occurring on a farm in connection with such commercial production
- 'Accessory' Agricultural Uses

### Stewardship Activities

- Activities which monitor, protect, or maintain the Agricultural Conservation Values or Habitat Values
- Habitat restoration or management activities (pursuant to the Stewardship Plan)

### Maintenance and Construction of Buildings and Other Structures

- 'Agricultural Improvements': maintaining, repairing, replacing, enlarging, or decommissioning existing structures within the Building Envelopes, including:
  - Electric power lines
  - Septic systems
  - Water storage and delivery systems
  - Telephone and communication cable systems
- Construction of Additional Agricultural Improvements within Building Envelopes
- Improvements to Existing Single-Family Residential Structures:
  - Maintaining, repairing, 'reasonably enlarging', replacing, or decommissioning the two SFR structures within Building Envelope 1 and the one SFR in BE2
  - Constructing an accessory dwelling unit (ADU)(to the extent permitted by local ordinances and other applicable law)
- Telecommunications installations (to the extent necessary to serve the agricultural and residential needs of the property, with notice to JLT in accordance with Section 7 of Conservation Easement)

- Wind and/or solar energy installations (solely for the purpose of generating energy for the agricultural and residential needs of the Property). May include:
  - Foundations
  - Concrete pads and footings
  - Wind turbine units and/or photovoltaic panels
  - Guy wires, support fixtures, anchors and fences
  - Buildings needed for maintenance of wind turbine units and maintenance and storage of related equipment
  - Electric transformers and energy storage facilities
  - Electric transformers, electric distribution and transmission towers and lines either above ground or underground
  - Substations or switching facilities for the purpose of connecting to public or private transmission systems
  - Private roads providing access from public roads to the wind energy facilities
  - 'Any other items necessary to the successful and secure use of any area of the Property within Building Envelope 1 for the production of wind energy, solar energy, or other source or alternative energy'

### Water Rights

- Affirmative actions as may be applicable to avoid abandonment, relinquishment, loss or forfeiture of water rights, including but not limited to:
  - Exercising the Water Rights by putting them to beneficial use in accordance with Chapter 90.14 RCW
  - Seeking to place or enroll the Water Rights in the Washington State trust water rights program on a temporary basis
  - Leasing the Water Rights for use on land other than the Property (subject to conditions in Chapter 5.5 of 2016 Conservation Easement agreement)

### Pond Creation / Wetland Restoration

- Construction and restoration of ponds and wetlands in accordance with the Stewardship Plan
  - Ponds must support agricultural operations
  - Wetlands must either be used to treat agricultural waste or support critical habitat needs for wildlife species



### Customary Rural Enterprises

- Home occupations
- Cottage industries
- Educational programming
- Professional offices within a residence
- Child-care facilities
- Nonprofit work
- Bed and breakfast lodging
- Craft production
- Firewood distribution

### Recreational or Educational Use

- Grantor may use, or allow others to engage in:
  - Hiking
  - Fishing
  - Hunting
  - Horseback riding
  - Other forms of recreation that do not require site modification or impervious surfaces
- Grantor specifically reserves the right to enter into contracts concerning the lease or licensing of waterfowl rights

### Forestry

- Removal of trees for
  - Safety
  - Fire protection
  - Salvage
  - Pest control
  - Disease control
  - Restoration
  - Domestic Use
  - As necessary to benefit Agricultural Activities
- Commercial production of Christmas trees (see section 5.9 of the 2016 Conservation Easement for details)

### Emergencies

- Any activities that are necessary to protect
  - Health and safety
  - Significant property damage

*Table 10. Permitted Uses (2016 Conservation Easement)*

There are further prohibited activities per the terms of the conservation easement, which are outlined in Table 11.

### Prohibited Uses (Conservation)

- Conversion to incompatible uses
  - Commercial, industrial, suburban/residential
- Subdivision of land into smaller parcels
  - Boundaries may only be adjusted in the case of technical errors made in the survey or legal description

<ul style="list-style-type: none"> <li>● Mining or extraction of soil, peat, sand, gravel, oil, natural gas, fuel, or any other mineral substance on the property</li> </ul>
<ul style="list-style-type: none"> <li>● Any action that would include transference or forfeiture of existing water rights</li> </ul>
<ul style="list-style-type: none"> <li>● Establishment or maintenance of a commercial feedlot (see chapter 6.7.1 of 2016 Conservation Easement for more details)</li> <li>● Cultivation of marine or freshwater aquatic products</li> </ul>
<ul style="list-style-type: none"> <li>● Any development of the property that would exceed 2% of impervious surface</li> <li>● Alteration of the surface of the land, including grading, excavating or removing soil, peat, sand, gravel, rock, stone, aggregate, or sod (unless solely for use on the property, promptly revegetated, and not exceeding 2 acres of the property)</li> <li>● New road construction, unless necessary for agricultural operations</li> <li>● No more than three Single Family Residential structures are allowed within the property under any circumstances</li> </ul>
<ul style="list-style-type: none"> <li>● Entering into additional easement agreements for utilities, pipelines, water lines, power lines, gas lines, sewer lines, telecommunication lines, cell towers, wind farms, solar panel farms, etc (except where necessary for the permitted uses of the property as granted under the 2016 Conservation Easement)</li> </ul>
<ul style="list-style-type: none"> <li>● Long-term waste accumulation</li> <li>● Hazardous substance release/generation/treatment/dumping/etc</li> <li>● Any activities that would cause (or is likely to cause) soil degradation (pollution) or erosion</li> </ul>
<ul style="list-style-type: none"> <li>● Motor vehicle usage other than those required for agricultural, forestry, habitat management, law enforcement and public safety, or other permitted uses on the property</li> </ul>
<ul style="list-style-type: none"> <li>● Engagement in any Forestry Activities that would preclude the opportunity for agricultural activity on the Property <ul style="list-style-type: none"> <li>○ Does not apply to commercial production of Christmas trees</li> </ul> </li> </ul>
<ul style="list-style-type: none"> <li>● All forms of developed recreation and any recreational activity that requires infrastructure with impervious surfaces</li> </ul>
<ul style="list-style-type: none"> <li>● Any commercial signs, billboards or other improvements installed, built or constructed for the purpose of advertising nonagricultural activities or products on the property</li> </ul>

Table 11.  
Prohibited  
Uses (2016  
Conservation  
Easement)

## Section IV - Further Research Areas

At a public meeting between UW students and the Farm Steering Committee on March 6, 2024, the Committee provided further areas of research for the UW students to explore as additional background information for this project. Beginning in the academic Spring Quarter, the UW student team will resume work on this report.

Going forward the UW student team will, working in collaboration with the Port of Port Townsend and the Farm Steering Committee, prepare for an April 17, 2024 public meeting for this project. During this meeting the UW student group will lead a community visioning activity in which the public will be invited to share their ideas and visions for the property's future.

By early June 2024, the UW student group will develop a Farm Plan for the Port of Port Townsend, working with the Farm Steering Committee and the Port. The Farm Plan will include three proposals for alternative uses on the site. These will be created through a synthesis of community feedback, economic and agricultural feasibility, and thorough analysis of conservation impacts. Once the Farm Plan proposals are delivered, the Farm Steering Committee will be asked to select a "preferred alternative" or propose a separate alternative solution to complete the Farm Plan.

The UW student team received preliminary feedback from the Farm Steering Committee at the March 6, 2024 meeting. In finalizing this report, the team incorporated the following areas of research.

- Regulations from Washington Fish & Wildlife, especially game management (hunting and fishing)
- A table of conservation easement continuous use parameters and requirements
- Pursuing the terms of the conservation easement in conjunction with the wetland regulation
- Potential overlap or opportunities for collaboration with the ongoing Drainage District discussions
- Expanded history of the farm and significance in the community

Some of the following topics will require further research that the team may be unable to complete within the time bounds of the project.

- Timber capacity of the property
- Manure ponds, particularly permitting, county or other regulations

# Section V - Conclusions

## Agricultural and Economic Context

Short's Farm is one of the longest-operating farms in the Chimacum Valley, and Jefferson County as a whole. At roughly 250 acres, Short's Farm is prominent for its large size in an area made up primarily of small-scale farms. Since the 1940's the farm has primarily been used to raise cattle for dairy and livestock purposes. In its current state, Short's Farm is limited in agricultural productivity by the seasonal flooding of Chimacum Creek. Improving the flow of the creek would be critical to improving any productivity of the farmland, though the topography of the property may not allow this to be a feasible option. There may also be infrastructure improvements needed to expand agricultural operations on the farm.

In the local food system, there is an opportunity to diversify the types of local crops and value-added products that are available to improve food security. The Chimacum Farmstand, and community supported agriculture (CSA) orders are the main place where Chimacum farmers can sell their produce to the northeast Olympic Peninsula community. Any agricultural economic ventures in the area should be supported by local development organizations such as EDC Team Jefferson, North Olympic Development Council, WSU Small Farms Program, and Jefferson Landworks Collaborative. The abundance of local tourism in the neighboring Port Townsend area offers potential for further growth, but there needs to be more channels for sales and overall connectivity between the areas. More research needs to be done into possible grant funding sources for immediate development plans.

## Infrastructure and Land Use

The Short's Farm property's Land Use and Infrastructure situation is consistent with the Chimacum Valley's rural residential character. It is served by minimal, adequate public utilities, and the property is generally outfitted in a manner that reflects self-sufficiency within the property boundaries itself. The property is scattered with a variety of buildings, many of which are in disrepair and serve primarily agricultural storage or residential uses.

Zoning and land use conditions reflect a variety of potential uses on the property, but the zoning code's main designation for this land is agricultural in nature. The primary restriction on new development is a Conservation Easement held by the Jefferson Land Trust. This easement protects environmental elements of the property and restricts new development to three distinct 'building envelopes.'

## Conservation and Ecological Conditions

Due to the nature and historical uses of the property, the environmental conditions on the property have changed since farming began in the area. The critical area designations of both wetlands and salmon habitat restrict new construction and development on certain areas of the property. Careful consideration must be given to planned future uses of the property as well as future priorities, given the natural constraints of the land. The constraint of seasonal flooding on the property creating the designated wetland may create a significant barrier to some agricultural uses.

Ecosystem, creek and wetland habitat restoration is complicated and requires engagement of landowners, engineers, scientists and restoration practitioners to further explore possible solutions to this challenging site. Knowing tree establishment will lead to beaver activity, management measures must be planned out to ensure needs of the farm and neighboring lands are met. One potential funding source for restoration is the Conservation Reserve Enhancement Program (CREP) through the Washington Conservation Commission. The property was ruled ineligible for CREP by the NRCS due to the high chance of planting failure due to flooding. Under the ownership of the port, the property may be able to apply again.

As noted in the Geomorphic Assessment, “[s]ince the natural function of Chimacum Creek relies upon large floodplain water bodies, beaver activity, and riparian forests, there is high potential for land-use conflict when considering process-based restoration in concert with agricultural and residential land uses. [The North Olympic Salmon Coalition and Natural Systems Design] therefore recommend additionally considering watershed-scale planning to accommodate room for Chimacum Creek to function naturally where feasible and simultaneously designate locations for optimal agricultural land-use” (North Olympic Salmon Coalition & Natural Systems Design, 2016, 13).

These potentially competing priorities should be carefully weighed, and creative options explored, to determine how the Port can best make use of the land in an agricultural manner while following applicable regulations and fulfilling the needs and wishes of the Chimacum community. Any proposed development or conservation measures should be a collaborative effort between regulatory agencies, tribes, farmers, salmon recovery organizations, and the property owners.



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