APPENDIX

Complete Materials

Created by the UW Student Team

A Initial Conditions Report

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

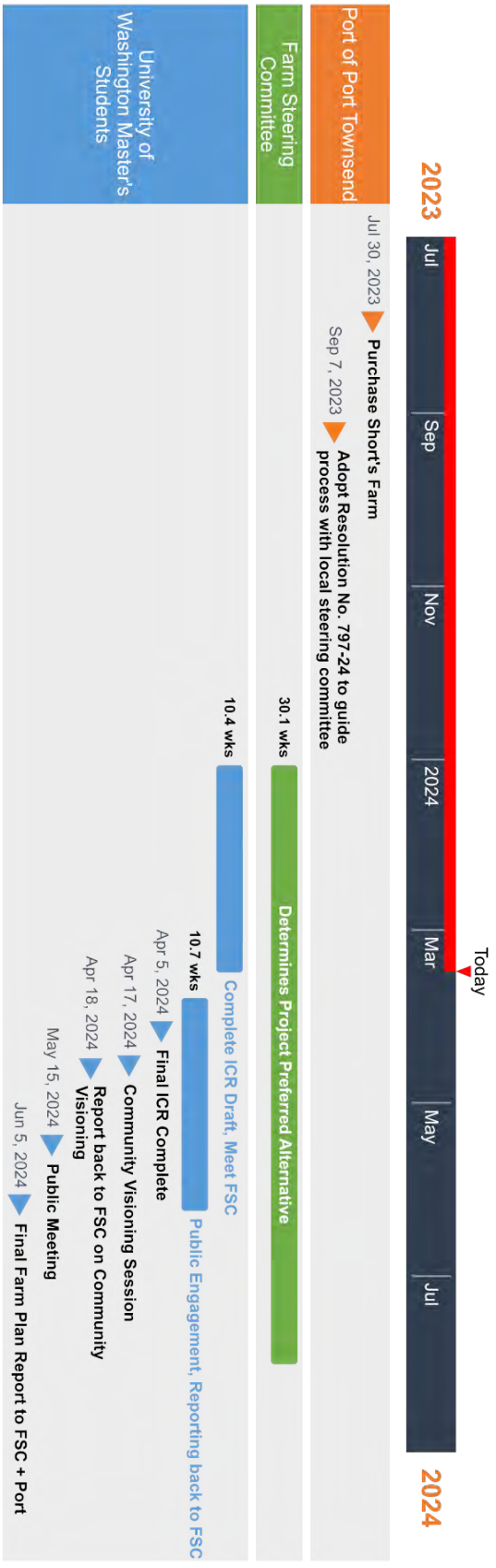

Table of Contents

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	12,201
Average per farm	dollars	64,896
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
Average Household Income	$74,198	15.7%
Median Household Income	$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.

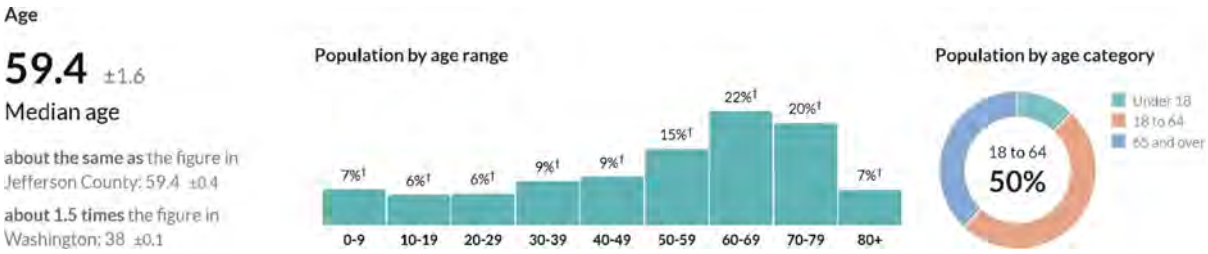

Figure 4. Census data distribution of population characteristics related to poverty in Chimacum (Census Reporter, 2022)

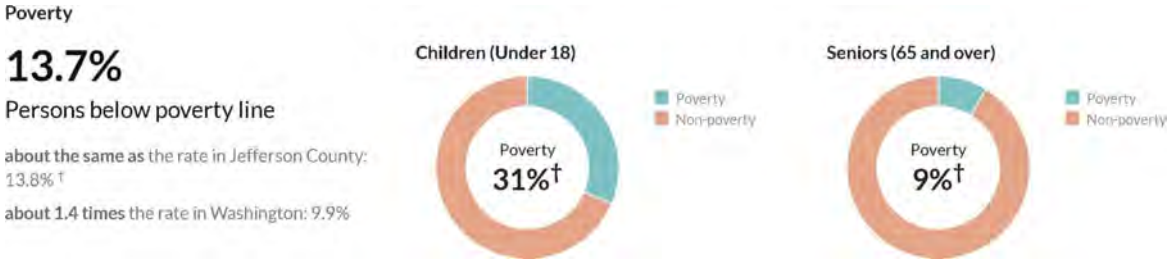

Figure 5. Census data distribution of population characteristics related to poverty in Chimacum (Census Reporter, 2022)

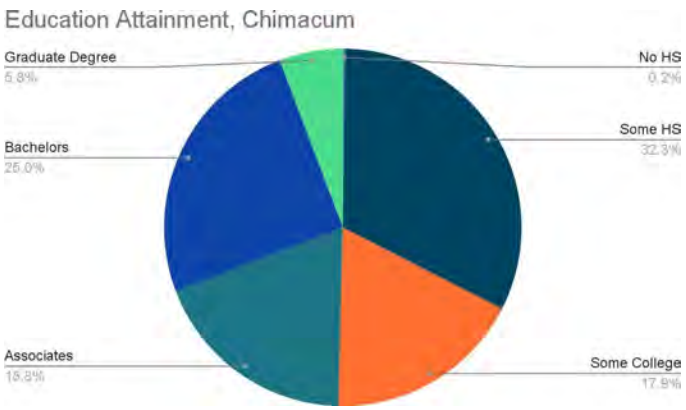

Figure 6. Distribution of educational attainment in the population of Chimacum (Point2 Homes, 2022)

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
Port of Port Townsend	Purchaser of the Short's Farm property.
Jefferson Land Trust	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.
Jefferson County Economic Development Department (EDC Team Jefferson)	The government agency overseeing economic activity in the county. The agency serves as a link to state and federal funding sources.
Jefferson Landworks Collaborative	A network of local nonprofits whose mission is to make working lands productive and profitable in Jefferson County.
North Olympic Salmon Coalition	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.

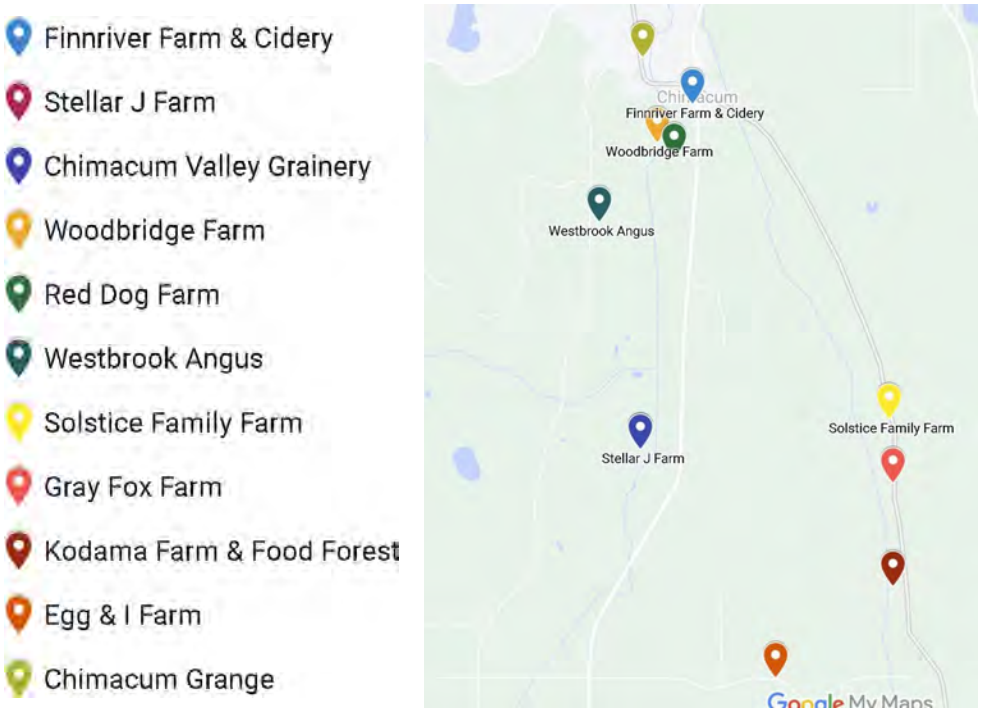

Figure 7. Major producing farms in Chimacum Valley (UW Studio students) (Note: This list includes various farms and granaries found through preliminary internet searches, word of mouth, and USDA documentation. The list provides a snapshot of different operations already in existence in the area)

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.

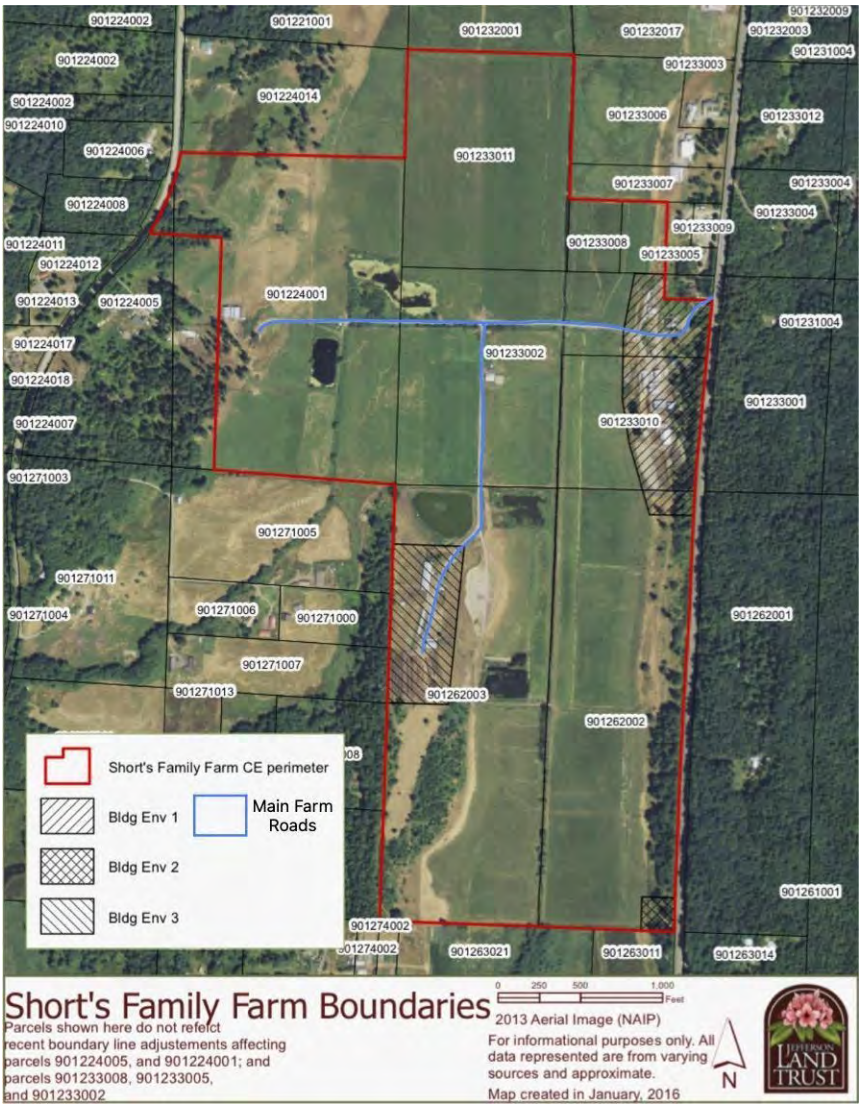

Figure 8. Main roads on the property (blue line), and base map of Short's Family Farm with Boundaries and Building Envelopes (Jefferson Land Trust, 2016).

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 is 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.

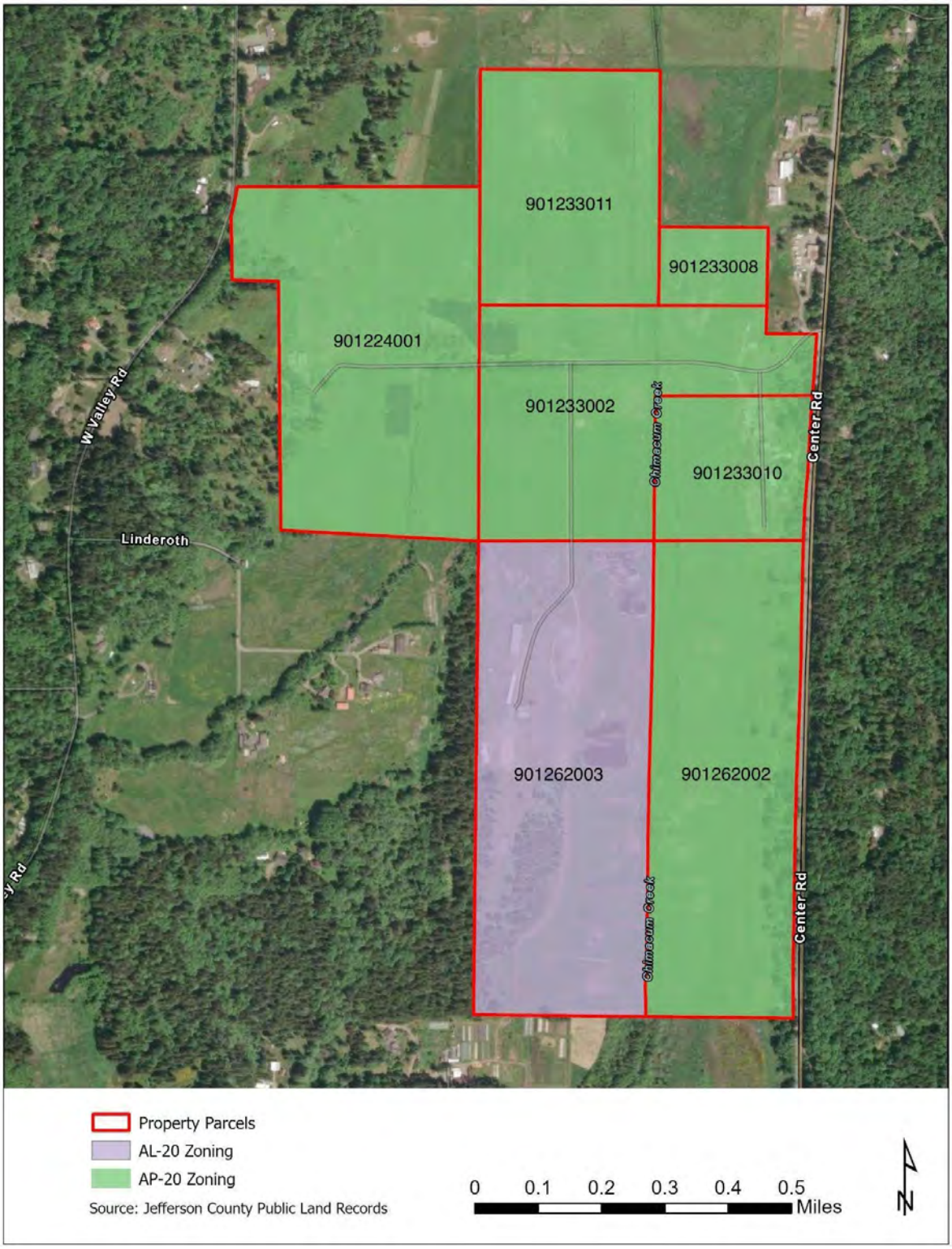

Figure 10. Parcel numbers and zoning on the property's seven parcels.

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 finaled 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)
Residential: • Accessory Dwelling Units • Co-Housing/Intentional Communities (Subject To Planned Rural Residential Development Overlay) • Single-Family Residences • Transient Rental Of Residence Or Adu • Duplexes Accessory Uses: • Home Business • Cottage Industry • Hobby Kennel Commercial Uses: • Bed And Breakfast Inn (4-6 Rooms) • Bed And Breakfast Residence (1-3 Rooms) • Mineral Extraction Activities (With Or Without Mrl Overlay) • Mineral Processing Accessory To Extraction Operations (With Mrl Overlay)	• Cottage Industry • Commercial Day Care • Mineral Processing Accessory To Extraction Operations (Without MRL Overlay) • Animal Shelter • Emergency Services (Police, Fire, Ems) • Parks And Playfields • Public Works Maintenance/Equipment Storage Shops • Recreational Facilities; • Permanent Cultural Festival And Historic Sites • Equestrian Centers; • Public Display Gardens • Park And Ride Lots/Transit Facilities • Major And Minor Utility Developments

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 (Caldbick, 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.

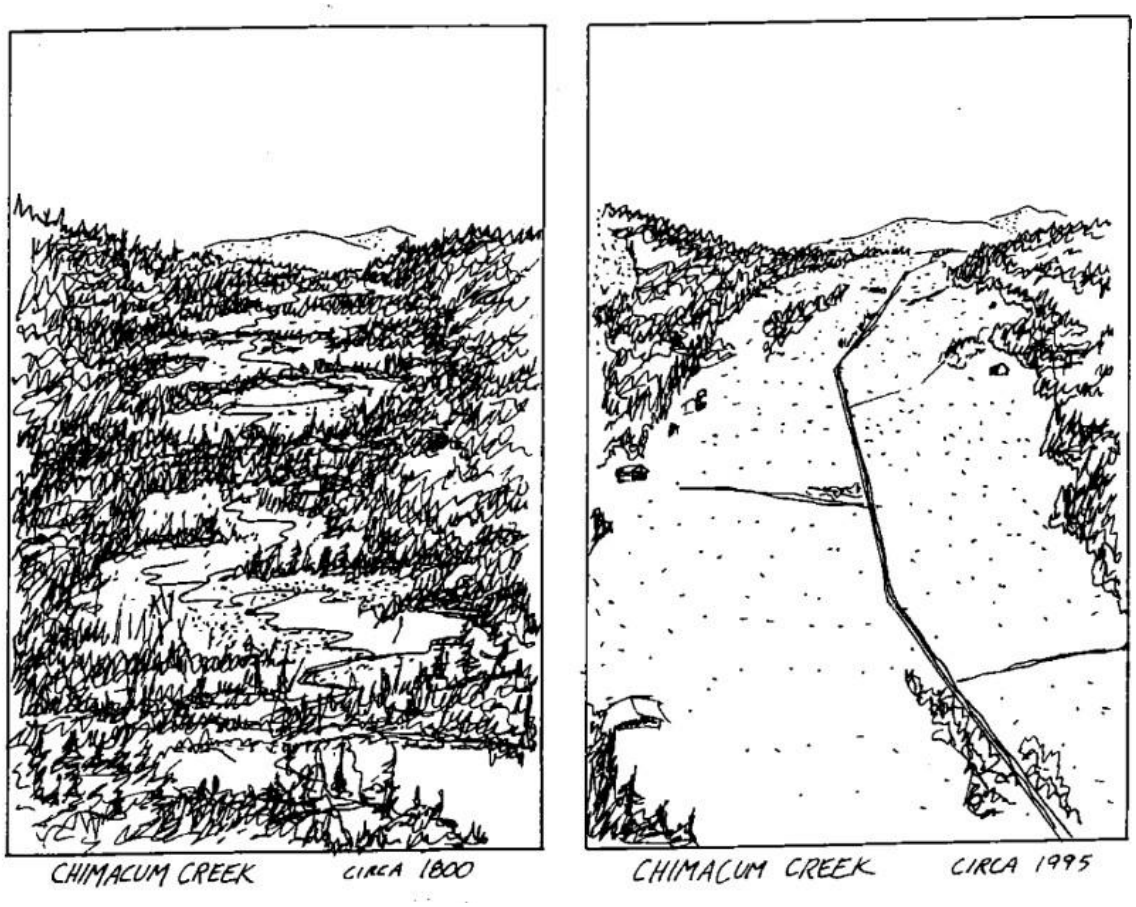

Figure 11. Illustration of Chimacum Creek watershed looking upstream, displaying historic conditions in 1800, according to GLO survey data; and conditions as of 1995, after channelization and removal of riparian forest (North Olympic Salmon Coalition & Natural Systems Design, 2016, 2)

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).

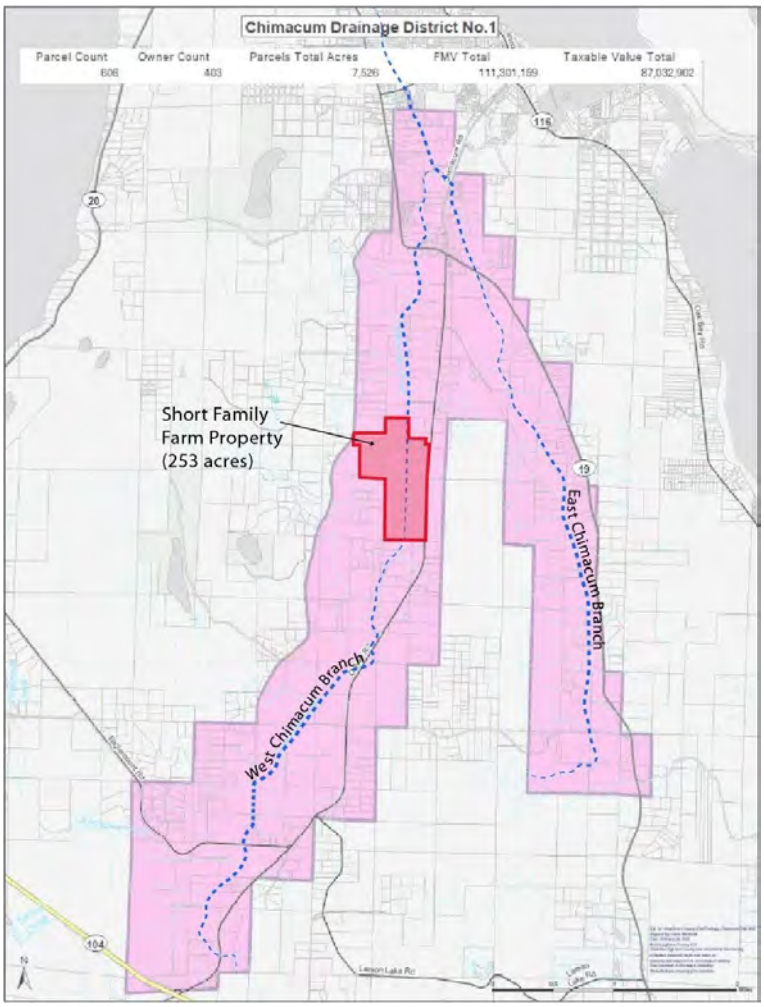

Figure 12. Adapted from the Chimacum Drainage District report, this map shows the historic Chimacum Drainage District with 2020 Tax Parcels. Additional graphics show the two branches of the creek in greater detail, and the current property boundaries of the Short's Family Farm (Jefferson County Conservation 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.).4after 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)

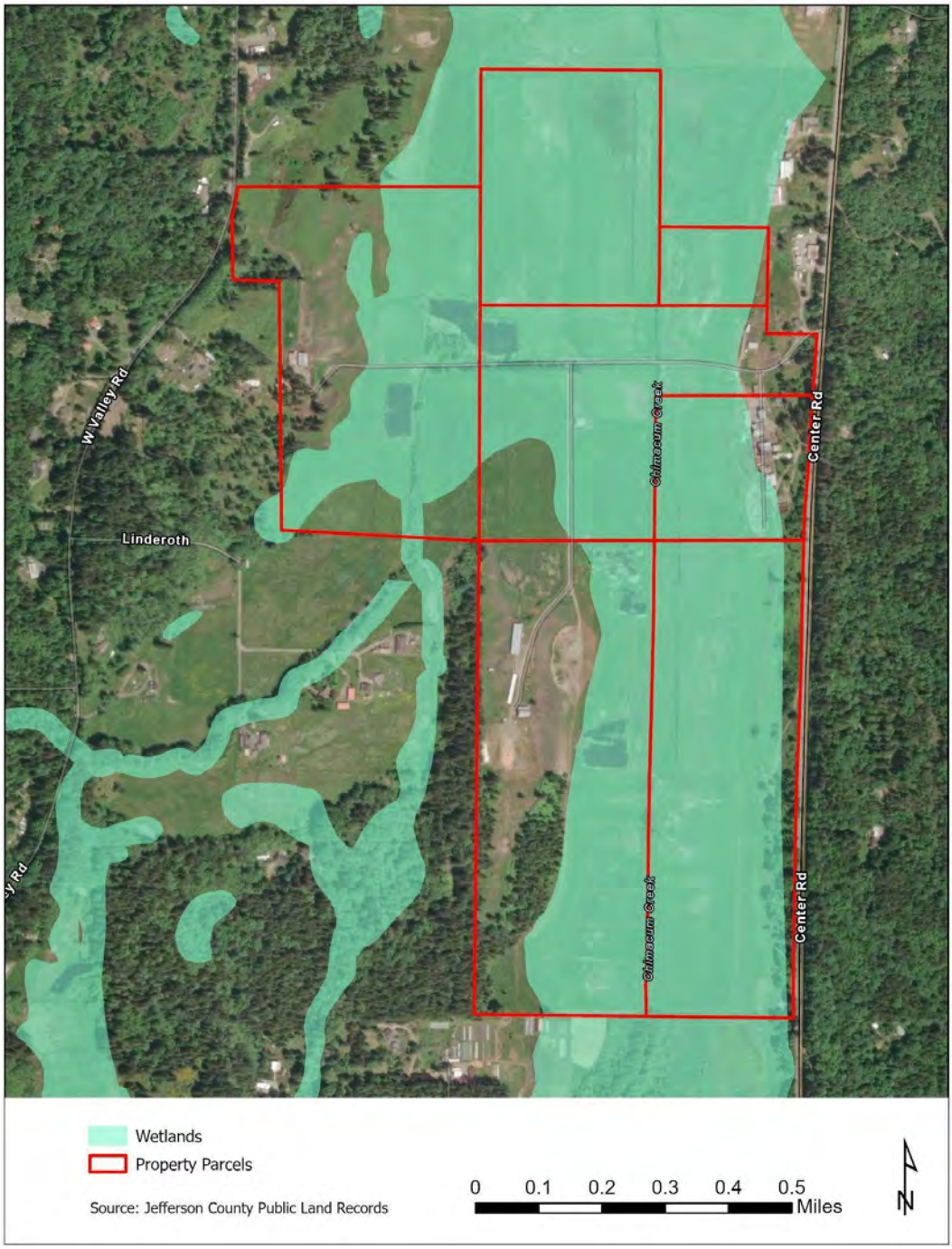

Figure 13. Map showing the property parcels above the Critical Areas wetland designation from Jefferson County Public Land Records.

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 includes peat, muck, and diatomite; or beach, dune, lacustrine, estuarine, marsh, landslide, lahar, glacial, or colluvial deposits; or volcaniclastic 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).

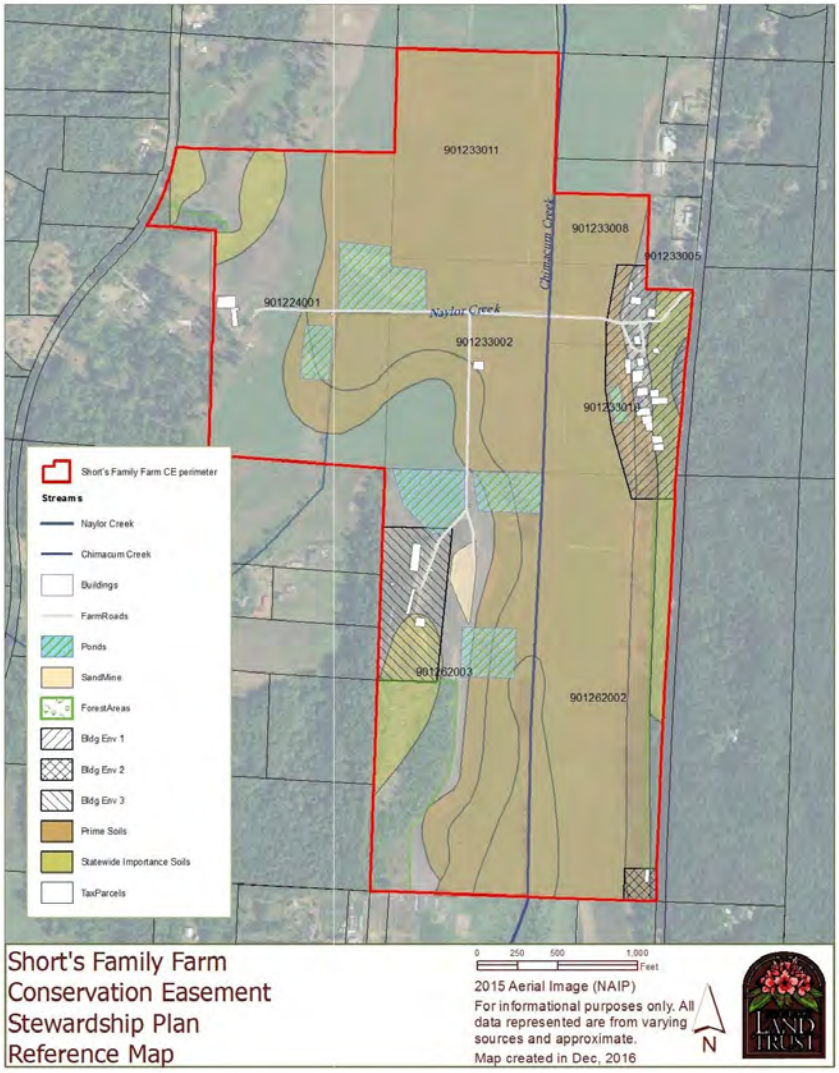

Figure 14. Map showing soil conditions on the Short's Farm property, including "Prime Soils" and "Statewide Importance Soils." (Kingfisher, 2016, 8)

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 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).

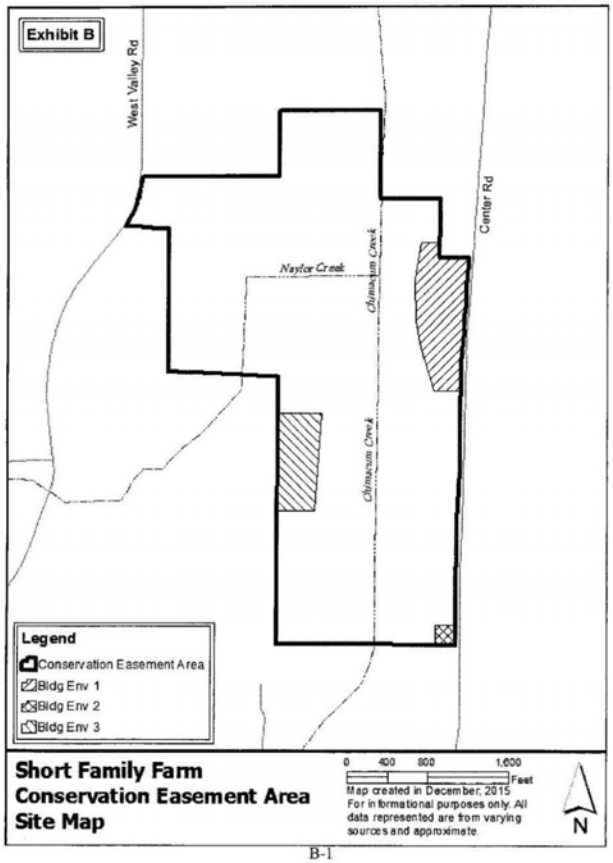

Figure 15. Map showing building envelopes per the conservation easement on the Short's Farm property (Jefferson Land Trust, 2016)

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 Occurence	Federal Endangered/ Threatened Status	State Status	Priority Habitat & Species Listing Status
Coho (Oncorhynchus kisutch)	Breeding Area	Candidate	N/A	PHS Listed
Cutthroat (Oncorhynchus clarki)	Occurrence	Not Warranted	N/A	PHS Listed
Fall Chum (Oncorhynchus keta)	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

• Mining or extraction of soil, peat, sand, gravel, oil, natural gas, fuel, or any other mineral substance on the property
• Any action that would include transference or forfeiture of existing water rights
• Establishment or maintenance of a commercial feedlot (see chapter 6.7.1 of 2016 Conservation Easement for more details) • Cultivation of marine or freshwater aquatic products
• Any development of the property that would exceed 2% of impervious surface • 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) • New road construction, unless necessary for agricultural operations • No more than three Single Family Residential structures are allowed within the property under any circumstances
• 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)
• Long-term waste accumulation • Hazardous substance release/generation/treatment/dumping/etc • Any activities that would cause (or is likely to cause) soil degradation (pollution) or erosion
• Motor vehicle usage other than those required for agricultural, forestry, habitat management, law enforcement and public safety, or other permitted uses on the property
• Engagement in any Forestry Activities that would preclude the opportunity for agricultural activity on the Property ○ Does not apply to commercial production of Christmas trees
• All forms of developed recreation and any recreational activity that requires infrastructure with impervious surfaces
• Any commercial signs, billboards or other improvements installed, built or constructed for the purpose of advertising nonagricultural activities or products on the property

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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B Complete Meeting Summaries + Materials

FSC Meeting #3
5:30 pm, March 6, 2024 – WSU Extension in Hadlock

UW Students Present & Roles

Tony Charvoz – Facilitator
Malia Wing – Lead Presenter
Ben Hagen – Land Use and Infrastructure Presenter
Abby Newbold– Conservation and Ecological Features Presenter
Justin Patterson– Agriculture and Economic Context Presenter
Will McPherson, Will Palmer, Clelie Fielding – Breakout Session Leaders
Greg Suskin, Aziz Alazzaz – Meeting Notetakers

FSC, Port Members, and Others Present

FSC
Keith Kisler, Rebecca Benjamin, Kellie Henwood, David Seabrook, Laura Lewellyn, Martin Mills, Martin Fredrickson, Janet Aubin, Al Latham

Port of Port Townsend and Others
Heidi Eisenhower, Sarah Spaeth, Katie Cote, Erik Toews, Eron Berg, Joanna Sanders

Meeting Purpose & Summary

The purpose of this meeting was to introduce the Farm Steering Committee (FSC) to the team of UW students who will help facilitate public meetings and, following public comment, produce the Farm Plan for the Short's Farm project initiated by the Port of Port Townsend. The UW students presented their Initial Conditions Report (ICR) findings, followed by a breakout session to meet and brainstorm with members of the FSC. While the meeting was open to public observation, it was not open to public comment. Later meetings on this project will be open for public comment.

The meeting began with introductions between members of the FSC and UW students, with each group addressing the room. UW students then presented their draft ICR document. Using the framework of the three sections within the ICR, one student from each sub-team gave an overview of their section. A brief Q&A session followed the ICR presentation, during which the FSC asked follow-up questions, and UW students responded. Questions focused on wetland designation, soil testing, and shoreline management, along with the state of infrastructure, such as the electrical systems and sewer. Following a brief break, there was additional time for Q&A, during which the FSC asked additional questions on the existing and relevant regulations of the

property (particularly as they relate to the Conservation Easement), wildlife considerations of the property, and agricultural production potential.

The second part of the meeting began with an explanation of the visioning activity, and splitting everyone into three breakout groups, with three FSC members and three UW students in each group. UW students led each breakout group. Students focused the conversation on how the FSC believes the project can best move forward with the public.

UW students learned from the FSC members and gained valuable insights specific to engaging members of the Chimacumthis community. Following the breakout groups, the UW students who led each group gave a brief summary to the full room about their main takeaways. The meeting concluded with reminders of the upcoming meetings as a part of the project.

Meeting Agenda

Time	Item	Presenter
5:30 PM	**Opening**	**Eric Toews**
5:35 PM	**Meeting Opening Announcements**	**Tony C.**
5:37 PM	**Meeting Introduction**	**Malia W.**
5:42 PM	**UW and Farm Steering Committee Intro**	**FSC**
5:50 PM	**Expectation Setting**	**Malia W.**
5:51 PM	**ICR Presentation**	**Malia W.**
5:51 PM	**Land use**	**Ben H.**
5:57 PM	**Conservation**	**Abby N.**
6:04 PM	**Ag Context**	**Justin P.**
6:10 PM	**FSC Questions**	**FSC**
6:20 PM	**Break**	**Tony C.**
6:30 PM	**Return and more FSC Questions**	**FSC**
6:37 PM	**Visioning Explanation**	**Malia W.**
6:40 PM	**Visioning Goals**	**Malia W.**
6:45 PM	**Visioning Break Out**	**Tony C.**
7:16 PM	**Meeting Wrap-Up**	**Tony C.**
7:21 PM	**Meeting Adjourned**	**Tony C.**

Public Visioning Meeting
5:30 - 7:30 pm, April 17, 2024 – WSU Extension in Hadlock

UW Students Present & Roles

MC (ICR Presenter / Facilitator) – Justin
Documenter – Greg
Greeter 1 / floater - Aziz
Greeter 2 / floater - Ben
General Info Poster – Abby
Wildlife – Tony
Agriculture – Will P.
Community & Economic Development – Will M.
Creek Management – Clelie
Floater / Idea Gatherer - Malia

FSC, Port Members, and Others Present

FSC
Keith Kisler, Rebecca Benjamin, Kellie Henwood, David Seabrook, Laura Lewellyn, Martin Mills, Martin Fredrickson, Janet Aubin, Al Latham

Port of Port Townsend and Others
Heidi Eisenhower, Sarah Spaeth, Katie Cote, Erik Toews, Eron Berg, Joanna Sanders. 40+ members of the public were also in attendance.

Meeting Purpose and Summary

The purpose of this meeting was to host a community visioning activity, where members of the Chimacum community engaged with UW Students to give their ideas for what they would like to see occur on the Short's Farm Property when the Port of Port Townsend takes over management responsibilities at the end of the summer. The UW Student team provided materials for recording community input, and helped distill some main ideas down into core themes.

During this meeting, the UW Students hosted four unique information 'stations' around the room: Agriculture, Community and Economic Development, Creek Management, and Wildlife, as well as a general information station. Attendees were encouraged to visit all of these stations. UW Students engaged directly with attendees to discuss future challenges and opportunities for each topic. The students used easel pads to write attendee's ideas in marker, visible for everyone to see.

About halfway through the meeting Justin (UW meeting facilitator/MC) called attention to the front of the room and gave a short presentation about the project and the event. He then

asked attendees to write a postcard to their future selves about what they envision for the farm, and UW Students collected the reflection postcards when they were finished.

During this time, the other UW Students compiled all the ideas from the stations onto new easel pads, grouping topics where it made sense. Each of these pads were brought to the front of the room and community members were invited to voice any missing information or clarifications out loud. About a dozen attendees spoke on matters that they were concerned about. Once the attendees agreed that all main ideas were written on the easel pads, they were given four yellow stickers each to stick on their most important topics. Attendees approached the front of the room and placed their stickers. Station leads stayed in place to continue talking with attendees and gathering further thoughts and ideas until the meeting closed.

The ideas generated both at the stations and at the front of the room, as well as the results of the sticker and postcard exercise, will be evaluated and researched by the UW Students in the coming weeks. Some of the most popular themes and ideas for the farm generated by this meeting included:

- An onsite USDA meat processing facility
- A 'shared farm space/hub' which could include such operations as composting, cold storage, commercial kitchen, and/or farmstands
- Farmer community housing
- Removing reed canary grass from the creeks
- Finding long-term solutions for the longevity of the creeks' health
- Enhancing food resiliency
- Permaculture education and demonstration
- Waterfowl hunting (a controversial topic, receiving high volumes of responses both for and against)

Meeting Agenda

Time	Item	Presenter
5:00 PM	**Room Opens**	**Greeters & Station Leads**
5:30 PM	**Official Start Time**	**Justin**
6:15 PM	**Introductory Presentation**	**Justin**
6:25 PM	**Reflection/Postcard Activity**	**Justin**
6:30 PM	**Solidify Key Ideas**	**Justin & Station Leads**
6:50 PM	**Open House/Top Priorities**	**Justin & Malia**
7:30 PM	**Meeting Dismissed**	**——**

Short's Farm Information

Community Open House April 17, 2024

Stations Around The Room

GENERAL INFORMATION

WILDLIFE

AGRICULTURE

CREEK MANAGEMENT

COMMUNITY + ECONOMIC DEVELOPMENT

Farm History and Facts

- The farm is historically significant to the Chimacum area, with continuous dairy and beef production since the 1880s
- At 253 acres, the farm is one of the largest agricultural land holdings in Jefferson County
- Purchased by Port of Port Townsend in Summer 2023 with the objective of supporting the local agricultural industry, community needs, and conservation elements
- The soil on most of the Farm, known as Semiahmoo Muck, is USDA prime-rated soil
- Numerous community members have expressed fond memories of days swimming in the creek and playing near the farm!

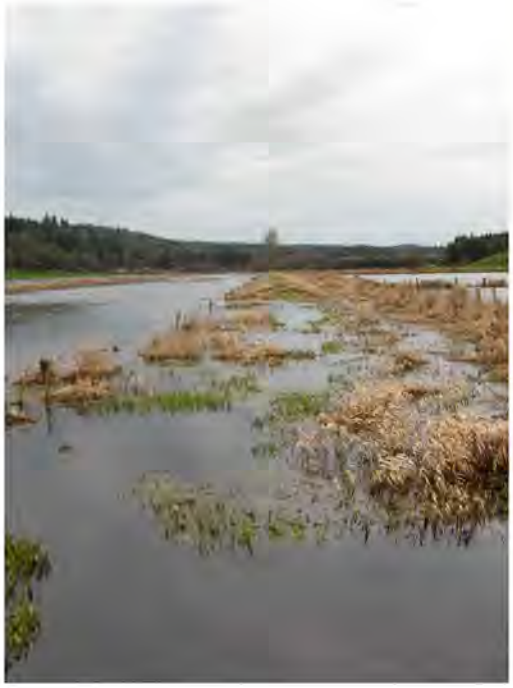
See Next Side For More ⇨

Current Assets on the Property

- There are numerous buildings within 3 distinct building envelopes on the property
- Three residential units are located on the property
- Other infrastructure elements, such as barns, sheds, storage tanks, septic tanks, etc, are in varying condition

Elements for Conservation

- Chimacum Creek, a salmon-bearing creek, cuts directly through the property
  - Chimacum Creek runs beyond the property
- Several bird and fish species, as well as beavers, are present on the Farm and in the surrounding area
- Chimacum Creek and Naylor Creek, both located on the farm, are historical salmon spawning habitat
  - Both creeks in their current condition present an obstacle for spawning salmon



Zoning and Regulations

- Jefferson Land Trust holds a Conservation Easement on the property, which limits any future development to specific 'Building Envelopes' which already exist on the site
  - Purchased in 2016, goals of the Conservation Easement include preserving open space, natural resources, and agricultural productivity
- Critical Areas and Shoreline Management laws also impact the ability to develop large tracts of the property
- Both the county's zoning and conservation easement broadly encourage most agricultural activities on this property

via Jefferson Land Trust

SHORT'S FAMILY FARM EXISTING CONDITIONS + GENERAL INFORMATION

PROPERTY

The property is 253 acres spread across seven parcels. It has been operated as a farm since the 1880s, mainly serving as a dairy, with additional uses in the production of retail soil, peat and compost, beef cattle, and hunting waterfowl. All of the property is subject to the terms of the Conservation Easement held by Jefferson Land Trust. The property was purchased by the Port of Port Townsend in the summer of 2023 from the Shorts Family.

CONSERVATION EASEMENT

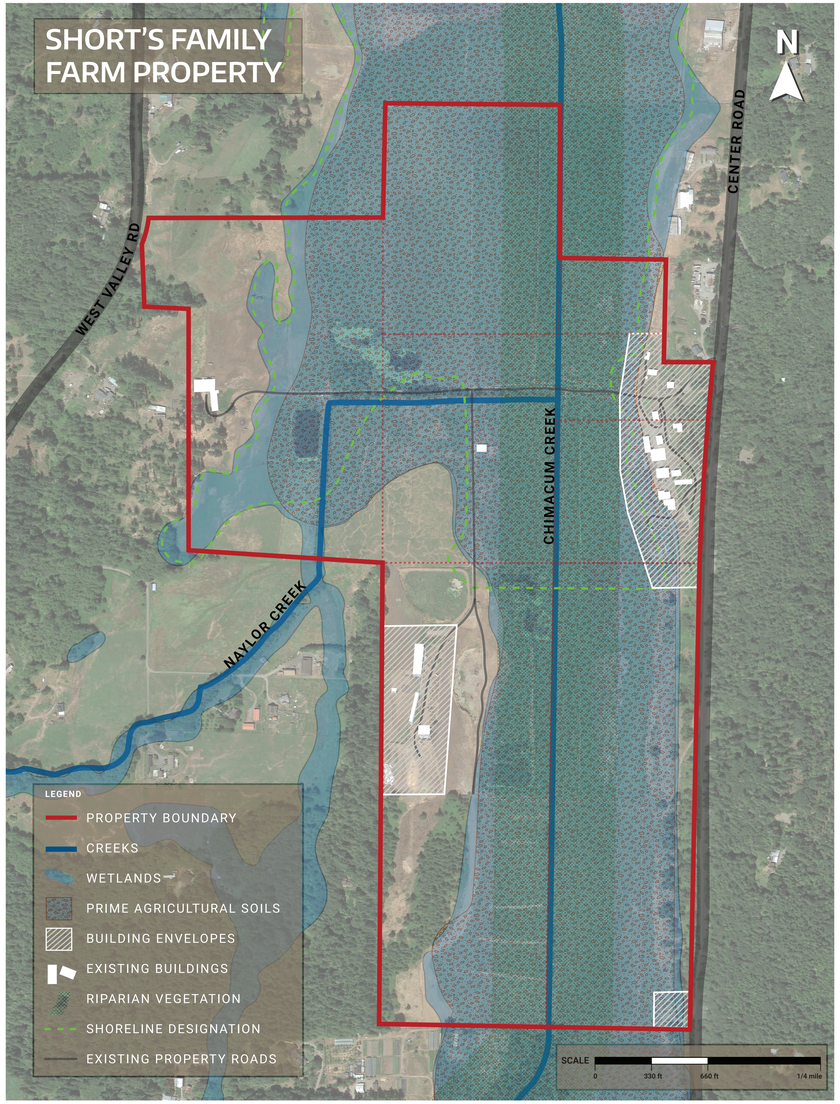
The Jefferson Land Trust holds a Conservation Easement on the property. Signed in 2016, the Easement restricts allowable uses to those which preserve the property's agricultural and ecological integrity. It identifies three 'building envelopes' within which current buildings may continue to operate, and new buildings may be built. No new physical development or construction is allowed outside the boundaries of the envelopes.

USDA PRIME AGRICULTURAL SOIL

The USDA Natural Resource Conservation Service classifies this area of the property as "farmland of statewide significance" or "prime farmland if drained," generally agricultural soil that is maintained by rotational grazing and management of invasive species. The majority of the land defined as "prime agricultural soil" is perennially wet, and falls within the bounds of the mapped wetland. If water management was improved, these fertile soils could be used for agriculture.

PORT PROPERTY OBJECTIVES

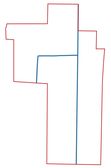
1. The Plan must tangibly **benefit local farmers** and help to support, sustain, and expand agricultural production in Jefferson County.
2. The Plan must materially **improve environmental conditions** and habitat functions and values, especially for migratory fish.
3. Direct Port investments in the Short Farm should achieve a **rate of return** of 9.5%.
4. The Plan should be **consistent with all adopted county land use** and regulatory requirements, and requirements of the Land Trust conservation easement.



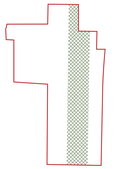
MAP SOURCES: Google Earth Aerial Imagery (2015), Jefferson County Public Land Records GIS Layers (https://gisweb.jeffcowa.us/LandRecords/), Jefferson Land Trust Conservation Easement Stewardship Plan Reference Map (2015).

CHIMACUM AND NAYLOR CREEKS

Chimacum Creek runs about 21.7 miles from headwaters to the Port Townsend Bay. The creeks both have low slopes throughout their extents, causing slow water flow. The one-mile stretch of Chimacum Creek that runs through the property was channelized (dredged and straightened) for agricultural purposes. Naylor Creek flows into Chimacum Creek. Both are observed salmon bearing creeks and are included in Jefferson County's 'critical areas' designation (a requirement of the Washington Growth Management Act), which could affect future development possibilities.



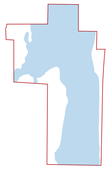
RIPARIAN VEGETATION



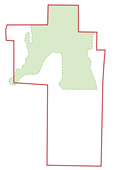
Reed canary grass is defined as a noxious weed in Washington State, which thrives in poorly drained soils. It grows rapidly, spreads via both seeds and rhizomatic roots, and forms thick mats that other species cannot grow through. In the Chimacum valley, it causes issues of slow water flow and increased silting. Repeated mowing, mechanical root removal, and planting shading species of trees and shrubs that inhibit grass growth are methods that have proven to be successful in controlling it.

MAPPED WETLAND

In its current state, the wetland area shown on the map is seasonally flooded, dry for several months in the summer. The area that floods is considered a wetland under Jefferson County designated critical areas, though the precise boundaries of the wetland would need to be verified through an official assessment should final plans for the farm require wetland compliance. This wetland provides habitat for several species of waterfowl.

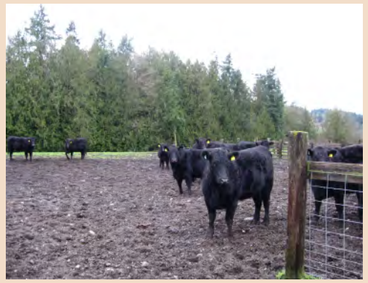


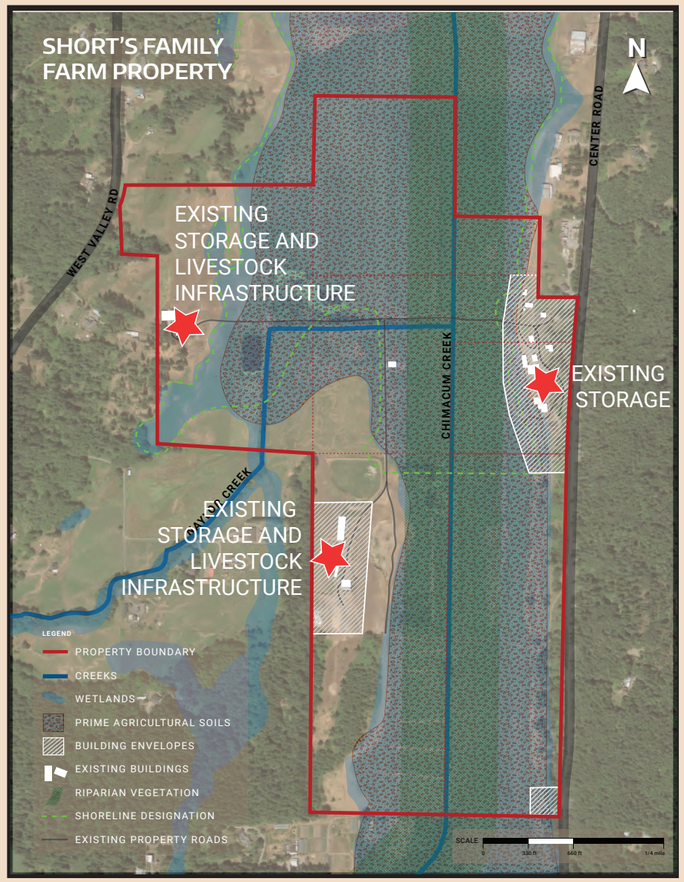
SHORELINE DESIGNATION



Per Jefferson County Code, certain geographic areas tied to shorelines must be monitored and managed. This area is a wetland connected to Chimacum Creek, which empties into the Port Townsend Bay. This area shown on the map is classified by the Jefferson County Shoreline Master Program as Conservancy.

AGRICULTURE





What has been grown on this property in the past?

- The property has been used as a farm since the 1880s, primarily operating as a dairy. It has also been used to raise beef cattle and for the retail production of topsoil.

What could be grown on this property in the future?

- The property's zoning, the conditions of the Conservation Easement, and the terms of the Port's acquisition allow for broad agricultural use
- Some examples of approved agricultural uses include: horticulture, viticulture (wine), floriculture, dairy, apiary, vegetable and animal products

Are there any limitations to future agricultural activities on the farm?

- While the Conservation Easement and the Port's terms of acquisition encourage broad agricultural use, some uses may affect other priorities, such as wildlife conservation

Who in this community would most benefit from use of the farm?

- How could members of the agricultural community successfully share the property with each other and use it to meet their goals?

What are some of the best opportunities for future agricultural activity on the farm?

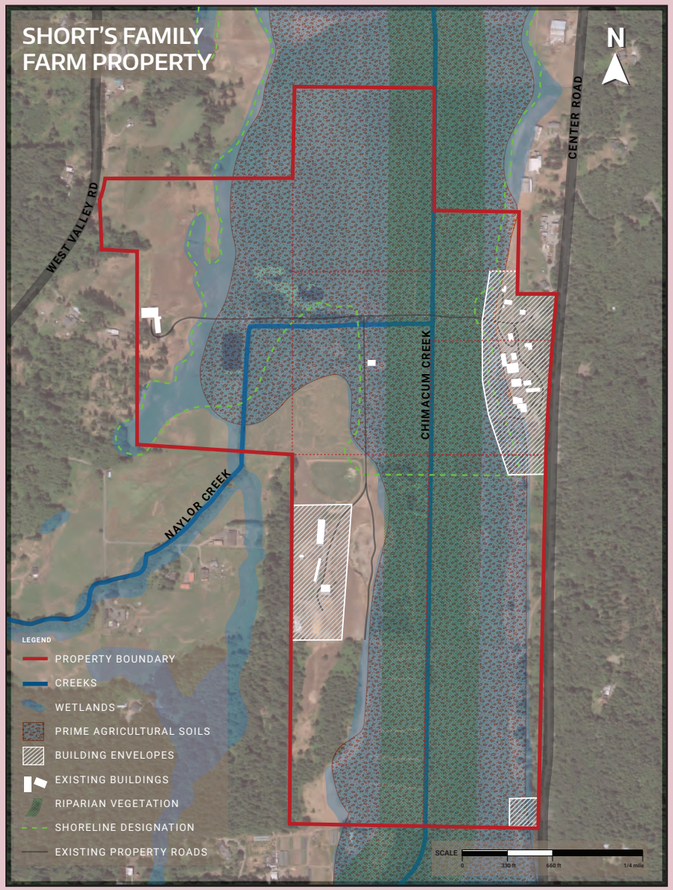
COMMUNITY & ECONOMIC DEVELOPMENT

Farming has been a key economic activity in the Jefferson County community

Farm dinners, a popular agri-tourism activity

Example of value-added farm products

Cooperative farming is a popular model for sharing resources amongst small farmers



Farm stores are a traditional way of making agricultural products available to the local community

What is community & economic development?

- Promoting social and wealth generating activities to make the community a better place for all residents
- Either for specific businesses and industries, or the coordination of organizations and events that directly support community activities (schools, churches, local organizations, etc.)

How does community & economic development relate to Short's Farm?

- Short's Farm has been a productive dairy and livestock farm for over 70 years, with beef and soil being the main products currently sold
- The farm is a designated as a vital resource for the regional food system, with some of the largest tracts of farmland in the area

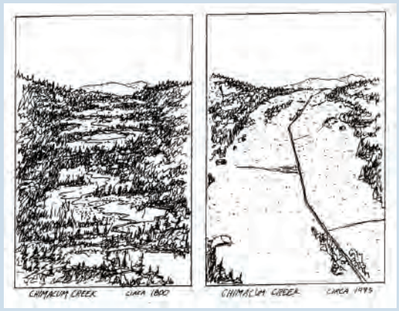
What community & economic development activities could or should occur on the Short's Farm property in the future?

Below are a list of encouraged economic development activities per the Jefferson County Comprehensive Plan:

- Businesses that pay living wages, provide skills-based training, mitigate environmental impacts, or add value to natural resources
- Programs/businesses that strengthens local food systems
- Businesses producing value-added products
- Innovative agriculture ventures and tech
- Agri- and eco-tourism

What opportunities for community & economic development are most exciting?

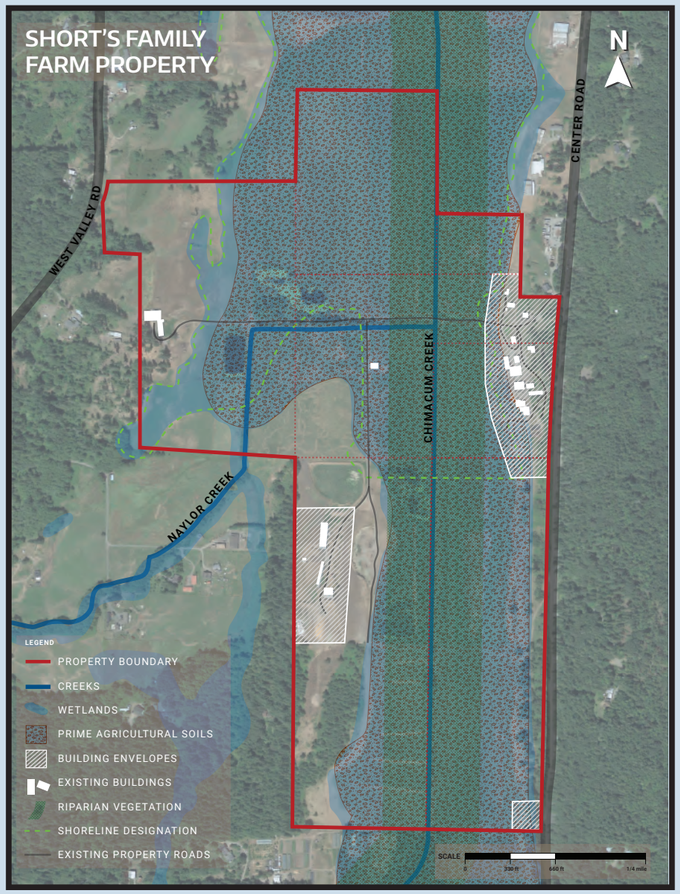
CREEK MANAGEMENT



Artistic rendering of Chimacum Creek before & after channelization

Restoration by remeandering a part of Chimacum Creek

The property in dry season, 2016



Chimacum Creek during peak flood, with reed canarygrass present; January 2024

What are the creeks on the property?

- One mile of Chimacum Creek (west branch) runs through the property towards Port Townsend Bay
- This portion of Chimacum was channelized (dredged and straightened) for agricultural purposes in the 1920s
- Naylor Creek feeds into Chimacum Creek on the property
- Both are observed salmon-bearing creeks and are designated as 'critical areas' in Jefferson County

What are the current maintenance issues?

- The natural slope of Chimacum is very low, causing slow flow
- Reed canarygrass, a noxious weed, out-grows all other species along the buffers of Chimacum Creek, causing a slower flow of water and increased silting
- Perennial flooding of the creek creates a ripe environment for reed canarygrass and other species, limiting farm land capacity

What is the Jefferson County Drainage District (JCDD)?

- The JCDD was formed in 1919 for the purposes of maintaining waterways to protect properties from flooding
- The JCDD disolved in 1974 after commissioners left the board
- There is a movement for the JCDD to be reinstated, which is currently in a public engagement phase to create a plan for how the new JCDD will operate

What opportunities are there to improve the health of the creeks?

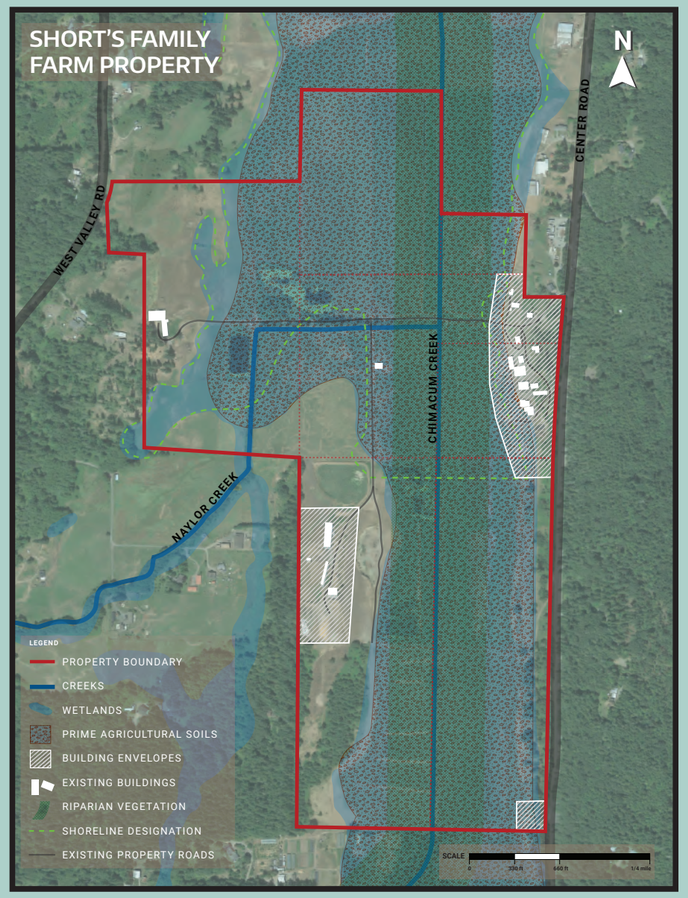
WILDLIFE

Bufflehead enjoy open-water wetland

The Creeks are flanked by pasture, with hundreds of migratory geese (above)

Wetlands offer wildlife and hunting opportunities

Coho Salmon are native to the region



Salmon migrate up Putansuu Creek to their historic spawning grounds

What kinds of wildlife may be found on Short's Farm?

- Salmon (Coho, Chum, Pink), Trout (Coastal Rainbow and Cutthroat), Trumpeter Swans, geese and other waterfowl; beaver has not been observed on Short's Farm but is present in other parts of Chimacum

I heard salmon used to migrate through both creeks on the property on the way to their spawning grounds. Do salmon still migrate through Short's Farm?

- The conditions of Chimacum and Naylor Creeks are poor in nutrient balance and obstructed with plants and bio-debris, making migration difficult if not impossible for salmon

How could wildlife conservation efforts on the property benefit the Chimacum community?

- Conserving wildlife habitat enhances the ecological landscape of Chimacum's farmlands and forests and provides various ecosystem services through natural biodiversity
- Economic and cultural, as well as potential agricultural benefits

Are there opportunities for hunting on the property?

- The Farm partners with the WA Dept of Fish & Wildlife to allow seasonal waterfowl hunting
- Significant revenue comes from the hunting agreement and activities

What opportunities related to wildlife do you find most exciting?

EXISTING UTILITIES

N

120

120

160

200

160

160

LEGEND

- PROPERTY BOUNDARY
- BUILDINGS WITH SEPTIC SYSTEM
- WATER WELLS
- TRANSFORMERS
- BUILDING ENVELOPES
- EXISTING BUILDINGS
- EXISTING PROPERTY ROADS
- CONTOUR LINES

SCALE

0 330 ft 660 ft 1/4 mile

Permitted Uses (2016 Conservation Easement)

Agricultural Activities

- Horticultural
- Viticultural (wine growing)
- 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

- 'Agricultural improvements' including maintenance/repair of any additional structures within the Building Envelopes
- Construction of additional agricultural improvements within Building Envelopes
- Improvements to existing Single-Family Residential Structures
    - Constructing an Accessory Dwelling Unit (ADU)(to the extent permitted by local ordinances and other applicable law)
- Telecommunications installations
- Wind and/or solar energy installations (solely for the purpose of generating energy for the agricultural and residential needs of the Property)

Water Rights

- Affirmative actions as may be applicable to avoid abandonment, relinquishment, loss or forfeiture of water rights

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

Permitted Uses (2016 Conservation Easement)

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
Forestry
• Removal of trees for various uses (primarily to benefit agricultural activity) • Commercial production of Christmas Trees
Emergencies

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

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

Table 10. Permitted Uses (2016 Conservation Easement)

Prohibited Uses (2016 Conservation Easement)

Prohibited Uses (2016 Conservation Easement)
• Conversion to incompatible uses   ○ Commercial, industrial, suburban/residential
• Subdivision of land into smaller parcels
• Mining or extraction of soil, peat, sand, gravel, oil, natural gas, fuel, or any other mineral substance on the property
• Any action that would include transference or forfeiture of existing water rights
• Establishment or maintenance of a commercial feedlot • Cultivation of marine or freshwater aquatic products
• Any development of the property that would exceed 2% of impervious surface • 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) • New road construction, unless necessary for agricultural operations • No more than three Single Family Residential structures are allowed within the property under any circumstances
• 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)
• Hazardous substance release/generation/treatment/dumping/etc • Activities that would cause soil degradation (pollution) or erosion
• Motor vehicle usage other than those required for agricultural, forestry, habitat management, law enforcement and public safety, or other permitted uses
• Engagement in any Forestry Activities that would preclude the opportunity for agricultural activity on the Property   ○ Does not apply to commercial production of Christmas trees
• All forms of developed recreation and any recreational activity that requires infrastructure with impervious surfaces
• Any commercial signs or billboards advertising non agricultural activities or products on the property

Table 11. Prohibited Uses (2016 Conservation Easement)

Farm Steering Committee Meeting #4
5:30 - 8:00 pm, April 18, 2024 – WSU Extension in Hadlock

UW Students Present

Will McPherson, Abby Newbold, Greg Suskin, and Malia Wing

FSC, Port Members, and Others Present

FSC

Keith Kisler, Rebecca Benjamin, Kellie Henwood, David Seabrook, Laura Lewellyn, Martin Mills, Martin Fredrickson, Janet Aubin, Al Latham

Port of Port Townsend and Others

Erik Toews, Eron Berg, Heidi Eisenhower, Joanna Sanders, Erik Kingfisher (*Approximately 6 members of the public - this meeting was not open to public comment*)

Meeting Purpose and Summary

Following the April 17th community visioning meeting, the FSC met on the evening of April 18th to follow up and discuss next steps. Representatives from the UW student team were invited to attend and briefly present their findings from the public meeting. The rest of the time was used for the FSC to continue discussion about potential uses of the farm. Ultimately, the FSC decided to hold an additional meeting for members to walk the property in person and begin to form both an operations plan and a long-term future plan for the property.

Summary of Discussion

- **Reflection on 4/17 Visioning:**
    - Erik - Purpose of the FSC is to winnow down the potential uses
    - Reed Canarygrass
        - Martin M - maybe needs one more good mowing, can Port fund this?
            - Could Jefferson Land Trust get volunteers to help
                - Erik K - probably not, only does this for Land Trust owned properties
        - Martin M - *important for Port to do something since they will now own the longest stretch of the creek - public will look to Port as example*
    - Are we thinking of continuation of uses, or something new?
        - Martin M - depends on soil types, environmental conditions
            - This information is not totally known
        - Janet - conservation plan will determine how much land is actually available for growing crops/grazing livestock
        - Laura - water rights are significant, not a lot of land in the County has water rights, we should take advantage of this
    - *Of Port's 4 objectives, contribution to agricultural industry seems most important*
    - What are the best ideas from last night?

        - Rebecca - cannot say, there is vital information still missing
        - Martin - need for updated Agricultural Needs Survey
    - Kellie - *lack of access to affordable and productive farmland that is close to infrastructure and water*
- **Need for studies/information from the Port**
    - Rebecca - what is the plan for the house?
        - Eron - house is leased to Shorts for up to 10 years
    - Martin M & Rebecca - need the Port to conduct updated elevation survey
        - Hasn't been done in a while, and newer LIDAR studies get messed up due to the height of the reed canarygrass
    - *How much acreage is actually available to farm?*
        - Port - could do monthly drone imagery
    - *Missing wetland expertise*
        - How can we get this? And what will be the impacts of wetland designation?
- **Need for Operations Guide/Manual**
    - Martin M - need for more information about current state of the property
        - (Much of this information is in the heads of the current team on the farm)
    - David - are there Port staff that will step in to manage the property?
        - Port - not really, ideally leasing the land, so the Port is not providing staff
        - Martin - is leasing to many people, we would need some level of property management/oversight (to avoid all 8 lessors trying to co-manage)
    - *General agreement on the need for an operations manual, topics to be addressed:*
        - Plumbing, electrical lines, septic lines, breaker panels, refrigeration systems, shut offs for buildings with water/electric
        - Processes for winterization of water and pumps
        - What are the existing problems?
            - What freezes in the winter?
            - Current maintenance needs
        - Asking Santos and Jose what they think we need to know
        - What will be included in the transitional process?
    - *Port - suggests sub-committee to assemble Operations Manual*
- **Discussion of 'Farm Plan' Document**
    - Kellie - *Land Works Collaborative has been involved in several projects of land transition*
        - Can share lessons learned, frameworks used, etc.
    - Martin M - process could be identifying land that is usable for different types of agricultural production, then overlay zoning/easement to determine which of these uses is actually allowed
- **Impact of Conservation Easement**
    - Is there a maximum amount of land that can be converted from agricultural to conservation?
        - Erik K - *converting agricultural land into habitat land is difficult, easement is written to prioritize agricultural use*

                - Might be the case that parts of the land have changed so much that they are no longer viable for agriculture (and therefore could maybe be converted to conservation)
                    - This would require assembling all involved parties to discuss amending the easement
    - Martin F - could explore agricultural uses that are consistent with conservation
        - Ex. willow coppicing - can be grown in riparian area
- **General Questions/Concerns**
    - Al - leases are set to reset in September - Sept. is a hard time to start a lease (in the middle of a growing season)
        - *First round of leases might need to be 15 months, or so, in order to account for a full growing season*
    - Port Investment
        - Martin F - *would not be possible to make $50,000/year solely from leasing land to farmers*
            - If there are additional economic development projects - who is managing those? And what is the real return on investment?
- **Next Steps:**
    - Laura - maybe on Sept. 1 there is just a short-term plan
        - And maybe a 2nd iteration of the FSC to then investigate long-term uses
    - Martin M - operations subcommittee should probably be made up of working farmers who understand farm maintenance and land issues
    - Rebecca - *Port, Salmon Coalition, and Land Trust need to meet together to better address questions of ecosystem/habitat management*
    - Several - proposing delaying of the 5/15 public meeting
    - ***4/25 FSC will walk the property***
        - Will use this meeting to determine subcommittees
        - Will have to be open to public since all FSC will be present
            - But will not actively market this meeting

Meeting Agenda

Time	Item	Presenter
5:30 PM	**Meeting Introduction & Purpose**	**Eron Berg/Eric Toews**
5:35 PM	**Observations from April 17 Open House**	**FSC**
6:35 PM	**Break**	**FSC**
6:45 PM	**Discussion of Ideas & Options**	**FSC**
7:15 PM	**Questions & Next Steps**	**FSC**
7:30 PM	**Meeting Adjourned**	**FSC**

Farm Walk-Around
6:00 pm, April 25, 2024 – Short's Family Farm

UW Students Present

Justin Patterson– Agriculture and Economic Context Presenter

FSC, Port Members, and Others Present

FSC

Keith Kisler, Rebecca Benjamin, Kellie Henwood, David Seabrook, Laura Lewellyn, Martin Mills, Martin Fredrickson, Janet Aubin, Al Latham

Port of Port Townsend and Others

Erik Toews, Erik Kingfisher, Roger Short, Sandy Short

Meeting Purpose and Summary

The purpose of this farm walk-around was for the FSC to get a better understanding of the farm property, specifics of the soil, and how the operations of the farm would be handled in the future. At the FSC meeting on April 18, the FSC discussed the need for further information on the farm property and understanding its operations prior to making any decisions on its future.

Martin Mills (FSC) brought a trailer with hay bales on the back for the group to drive around the farm. He also brought shovels and other tools to test the soil on the property. The farm walkaround provided the FSC an opportunity to look in more detail at the farm and its current condition to help determine future uses. There was also discussion at the end of the meeting about working on a future vision of the farm now that the conditions are mostly accounted for

Following a tour of the farm and further discussion about the overall goals of the FSC, the FSC agreed to create a vision for Short's Farm in the 5/15 meeting. To assist with visioning the UW students agreed to conduct further research into potential activities and management models for the farm.

Summary of Farm Walk-Around (6:00 pm – 8:00 pm)

- **6:00 – Group Meets**
    - Group meets at the quarry area on Short's Farm property.
    - Roger Short discusses canary grass planting on property with members of the FSC
    - Eric Toews outlines the purpose of the evening.
    - Eric directs FSC to look at what is usable on the farm and what is not
    - There is agreement on the purpose, and discussion to focus on best uses and limitations of the farm.
- **6:10 – Tour Begins**

    - The group walks to the southern boundary of the farm.
    - There is a fair amount of discussion along the way regarding trees planted on the property and soil types on the property. It is noted that some of the cottonwood trees suck up water from the creek, which hurts the flow of the creek.
    - The uses in surrounding areas and their seasonal variances (given wet conditions) are also discussed. Some of the land is highlighted as being good for summer grazing, and that sheep may be best for grazing in the area.
    - Hunting and its associated externalities are also addressed, including noise complaints, and neighboring properties finding bullet casings from hunting activities. This is particularly tricky to deal with as neighbors are relatively closeby.
- **6:25 – Group walks back to quarry area**
    - It is noted that the hill/quarry cut could be an area for solar panels.
    - The southwest corner could support agriculture, with the addition of irrigation.
    - The farm could be split out based on contours of farm plots, not necessarily square. This would allow plots to use the land the best, but irrigation and drainage would still be a concern.
    - Perennial systems could also work if the water situation were addressed.
    - It is also noted that parts of the quarry were used for building roads previously, and can be used for such again. While trees might do well, tree production is limited by the conservation easement.
- **6:35 – Group loads up in the truck to tour other areas of farm**
    - There is discussion of a 18-19 acre plot in the western section near the cattle pens, which could be the best land for agriculture on the property.
    - When stopping near Naylor Creek, Roger Short discusses the installed risers, and how the property is irrigated from the nearby well. Roger also explains the layout of irrigation lines on the property, and explains how water is pumped from groundwater and not from the creeks.
    - The group examines the pond area and location of the wells, including the electrical components which would likely need replacement. Roger also mentions the pond is man-made and was originally a peat field.
- **7:05 – Tour continues through northwest side of the property**
    - The group stops by the barns and main silo area, and there is a conversation about the pros and cons of silage. There is general consensus that silage processing can help produce more hay on second cuts, but may not be best for cattle feed.
    - It is discussed that the silo on the property is quite large. There is discussion about using the silo collectively or repurposing it. There is an idea to place a simple roof structure over the top of the silo and use it as a barn, a pen, or for storage.
    - There are 4 silos on the property total, and the one here is the largest with about 400 tons of storage capacity.

    - There is discussion about the electrical in the barns. Roger explains that electrical was put in to run off of an inverter from a truck. It is tied into the main electrical, but it is not working at this time.
    - It is pointed out that the barn buildings by the silo are still valuable and usable, but that it is hard to feed cattle regular hay in the current setup.
- **7:45 – Tour travels back to the quarry area**
    - Everyone walks through the main buildings at the entrance of the property. There is a question regarding whether the property will be public access when the Port takes it over, to which Eric responds that it is not intended to be, but it is possible that parts could be depending on the final vision.
    - There is further discussion about birding and hunting on the property, and that hunting can bring in a good amount of money. Sandy mentions the current money made from hunting and birding comes from the Washington Department of Fish & Wildlife.
- **8:00 – Group meets back at the main building envelope to wrap-up the tour**
    - Eric asks the FSC members about next steps in the process. There is some discussion about needing more information related to the data and operations of the property before any decisions can be made. Eric states that is something the Port is working on, but that the FSC is charged with putting together a vision for the property.
    - There is discussion about the opportunity the FSC has to outline a vision for the property and the short timeframe with which to do it. Justin says the UW students can assist in the visioning process, but the timeframe is further limited by the academic calendar. There is agreement and understanding that the vision for the property will give everyone something to work toward with respect to the farm.
    - Eric also notes that the FSC meeting on April 18th was heavily focused on the agricultural uses and operations of the property, but ultimately is not what the FSC is responsible for; the FSC is responsible for providing a longer term plan for how the farm could impact the local community.
    - There is also an ask for the FSC to receive a packet for their next meeting showing case studies from similar entities which have done something similar, which the UW students would provide.
    - There is further discussion of what could be included in a Farm Plan document. Topics on meat processing and understanding rent ranges was important. While the UW students can research the feasibility of meat processing, Eric states the FSC's experience can help with understanding what farmers might reasonably pay for a service.
    - After discussing next steps for the meeting on May 15, Eric closes the meeting and thanks everyone for being there.

Farm Steering Committee Meeting
5:30 - 7:30 pm, May 15, 2024 – WSU Extension in Hadlock

UW Students Present

Katie Cote (Instructor), Abdulaziz Alazzaz, Clelie Fielding, Will Palmer, Justin Patterson, and Malia Wing

FSC, Port Members, and Others Present

FSC

Keith Kisler, Rebecca Benjamin, Kellie Henwood, David Seabrook, Laura Lewellyn, Martin Fredrickson, Janet Aubin, Al Latham [One committee member absent]

Port of Port Townsend and Others

Erik Toews, Joanna Sanders, Katie Cote, Heidi Eisenhower, Erik Kingfisher Approximately 11 members of the public were in attendance.

Meeting Purpose and Summary

The UW students facilitated a meeting with the Farm Steering Committee (FSC) on Wednesday, May 15th with two main goals. The first goal was for the UW students to present key research findings from other existing farm properties on possible viable uses and operating strategies for the Short's Farm property. The second goal was in leading a discussion on visioning for the farm property with members of the FSC, and narrowing down the potential list of uses from the public visioning meeting held on April 17.

The meeting began with a quick recap of the Farm Tour that took place on Thursday, April 25th. During this time, Eric mentioned that the Port is taking the lead on developing an operations plan for the property so that it can continue in use on September 1st. This frees up the FSC to engage in longer term visioning. This discussion also included the UW students presenting a map of potential agricultural uses on the property. The FSC provided feedback on the map for the students to use in creating a final version of the map. Within this conversation, it was brought up that while the map shows approximate acreages for different agricultural activities, these acreages will likely be inaccurate once wetlands and critical area buffers are taken into account.

The meeting then proceeded to presentations on the research that UW students had done on the possibility of bringing a mobile slaughter unit (MSU) to the property and case studies of publicly owned farmland. On the topic of an MSU, key discussion points included:

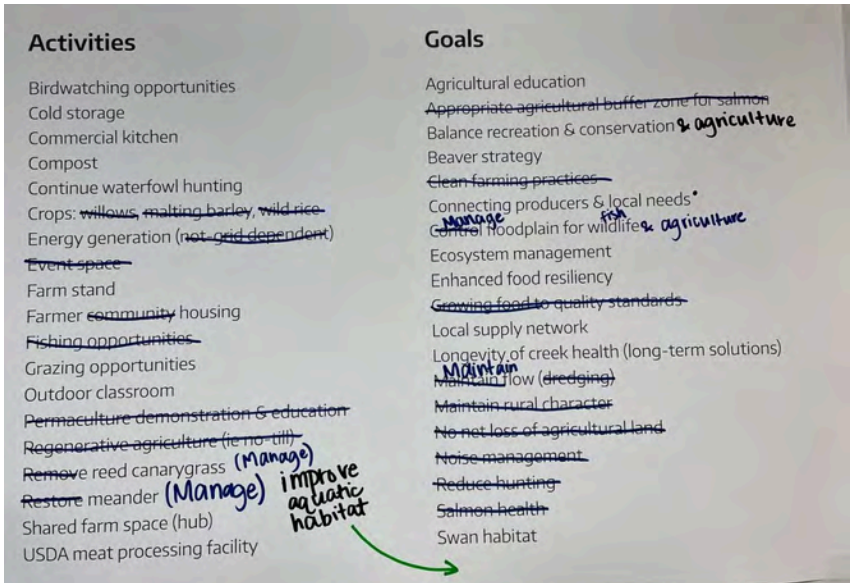
- Meat processing is definitely a gap in agricultural services in the county
- It would be unlikely to be able to slaughter 1,000 cattle annually, there are more like 200 cattle prepared for slaughter each year in the county

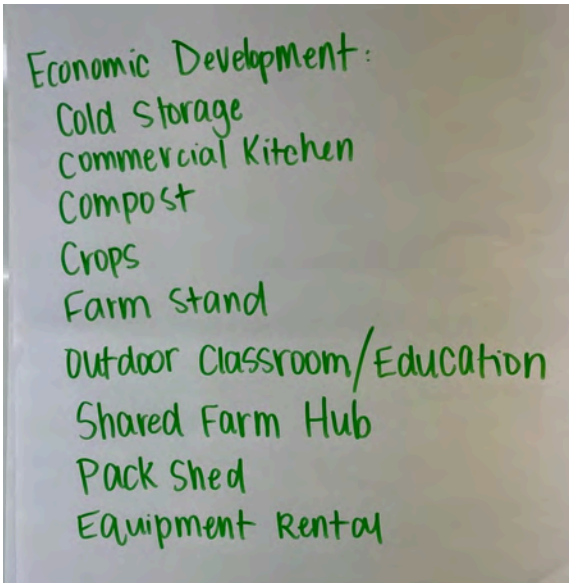
- Puget Sound Processing is an organization that might still be willing to collaborate with the Port
- There may be private investors interested in investing in a meat processing facility
- There are remaining questions about the utilities needed (specifically for waste water)

On the topic of publicly owned farmland case studies, key discussion included:

- Given the lack of agriculturally productive land in the county, the idea of "incubating" farms is less applicable to Short's Farm. There would be no land for incubated farms to move to
- A key theme in the case studies is the existence of a full-time staff on many of these example farms. It is likely that Short's Farm will need to explore staffing a property manager and/or other operations staff
- The future of Short's Farm is a mix of agriculture and conservation - this allows us to explore funding tied to either of these goals

The meeting then progressed to a conversation on the goals and actions brought up by the public at the April 17th meeting. Going through the list of ideas, the FSC was asked to cross off any options that were deemed not feasible for this property. After crossing off some ideas, and editing others, the resulting list is included below (left). It is important to note that several ideas were added to a separate "economic development" list. This list included ideas that the Port would be open to if there was an entrepreneur who wanted to use the land for this activity. However, they are not actions that the Port is likely to take on their own. These ideas are included below (right).





The final topic of discussion was broader visioning for the meeting. After considering the variety of actions and goals from the public meeting, the UW students had drafted the following Vision Statement:

> *Short's Farm is a place that preserves agricultural opportunities for the farmers of Chimacum. Short's Farm will enhance the resilience of local food systems, support the community as a multifunctional hub for agriculture and recreational uses, and maintain a biodiverse and healthy ecosystem.*

After a short discussion, the FSC made some edits to the Vision Statement, resulting in the following:

> *Short's Farm is a place that preserves agricultural opportunities for the farmers of Jefferson County. Short's Farm enhances the resilience of local food systems, supports the community as a multifunctional hub for agriculture, and maintains a biodiverse and healthy ecosystem.*

Meeting Agenda

Time	Item	Presenter
5:35 PM	**4/25 Tour Recap**	**Eric, Justin & Aziz**
6:00 PM	**Update on ICR**	**Justin**
6:05 PM	**Presentation of Research on Meat Processing**	**Justin**
6:30 PM	**Presentation on Case Studies**	**Will P.**
6:55 PM	**Discussion of Ideas from the Public & Determining Vision for the Farm**	**Clelie & Malia**
7:25 PM	**Discussion of Vision Statement**	**Clelie**
7:40 PM	**Meeting Dismissed**	**——**

POTENTIAL PRODUCTION AREAS

N

36.8 AC

44.8 AC

18.2 AC

CHIMACUM CREEK

NAYLOR CREEK

22 AC

9.7 AC

8.6 AC

8.2 AC

120

120

50

200

160

192

LEGEND

- PROPERTY BOUNDARY
- CREEKS
- EXISTING PROPERTY ROADS
- BUILDING ENVELOPES
- EXISTING BUILDINGS
- PASTURE “68.5 ACRES”
- SUMMER PASTURE OR HAY “8.2 ACRES”
- HUNTING AND BIRDING “8.6 ACRES”
- SUMMER PASTURE “44.8 ACRES”
- FARMING AND CROPS “18.2 ACRES”
- WATER BODIES
- CURRENT HUNTING LOCATIONS

SCALE

0 330 ft 660 ft 1/4 mile

Farm Steering Committee Meeting #5
5:30 - 7:30 pm, May 29, 2024 – WSU Extension in Hadlock

UW Students Present

Tony Charvoz, Ben Hagen, Will Palmer, Will McPherson, Abby Newbold, and Greg Suskin

FSC, Port Members, and Others Present

FSC

Keith Kisler, Kellie Henwood, David Seabrook, Laura Lewellyn, Martin Mills, Martin Fredrickson, Janet Aubin, Al Latham

Port of Port Townsend and Others

Erik Toews, Heidi Eisenhower, Joanna Sanders, Erik Kingfisher (*Approximately 6 members of the public - this meeting was not open to public comment*)

Meeting Purpose and Summary

After the FSC's discussion of a vision for the farm and potential future uses on 5/15, Eric Toews (Port of Port Townsend) consolidated the FSC's initial recommendations into a draft Farm Plan document, along with a list of short-term implementation activities. The 5/29 meeting was dedicated to the FSC's discussion of recommended changes to the Farm Plan and implementation activities. Time ran out before they could review the full document, so the 6/5 meeting will be dedicated to further FSC discussion of the Farm Plan.

Summary of Discussion

- **Eric Toews introduces the Draft Farm Plan that he created based off of past FSC discussions**
    - Goal of the meeting is to discuss the plan recommendations and make edits. If the FSC is able to get through the entire document, the 6/5 meeting could be open to the public.
        - Eric will be taking notes and share a redlined document as follow up to the meeting
    - Final "Farm Plan" will be presented to the Port Commission on 7/10
- **Discussion of Vision Statement**
    - The FSC is in general agreement that the vision statement reflects their overall goals for the property
        - Al L. mentions that the language around canary grass management should be "manage canary grass, *especially in the creek channel*" to specify
- **Discussion of Challenges section**

    - Martin F. notes that topography will be a major challenge for improving riparian habitat, along with shade
    - Martin M. also shares concern that if the land is not mowed consistently, it will turn to weeds. Concern for short-term management
        - David S. has talked with Santos and said he is potentially willing to stay on as a farm hand/operations management for the Port
        - Martin M. has a short term agreement with Roger Short to mow land in the meantime
    - Kellie H. agrees that asking lessees to maintain farm conditions will be a big challenge, especially if they are newer farmers
- **Discussion of Opportunities section**
    - Janet A. and Kellie H. both note that the wording of "farm incubator" should be changed to "*access to land for farmers & agricultural infrastructure*"
        - Incubator carries too many connotations, specifically implies nonprofit activity
    - Martin M. thinks the Opportunities section would be a good place to include the Port mission statement, FSC in agreement
    - Further discussion regarding adding "*land stewardship & food system development*" after habitat goals
- **Discussion of Goal 1 Strategies**
    - Strategy 1.1
        - Martin F. notes that "value add" is really the overarching point of strategy 1.1, but requires access to the proper facilities to gain benefits
        - Agreement that second bullet under strategy 1.1 should be edited to remove "food Hub" and instead mention "*licensed processing facilities*"
            - Keith K. mentions that some may think this means a commercial kitchen, which is not consistent with land use
        - Al L. mentions the third bullet should also mention the renting farm equipment from existing vendors as an alternate option to the Port buying equipment
    - Strategy 1.2
        - David S. mentions that hunting may not fit in with this strategy, the FSC agrees. Agree to move discussion of hunting under strategy 2.4.
            - Martin F. also adds that agriculture should be prioritized in the wording of the goals, any recreational use is secondary
            - Another goal around public access to agricultural lands (recreation) will be added to strategy 2.4 & 3.4
        - Kellie H. thinks the entire goal could be rewritten to say "*develop a land access strategy"*, which would allow for tiers of use and a more formal set of farm practice recommendations

        - The FSC agrees this framing is probably better, especially interested in coming up with farm practices
            - Janet A. mentions calling this the "*agricultural practices manual"*. FSC likes the suggestion.
    - Al L. mentions other stakeholders should be added to the collaboration list in the last bullet point
    - Laura L. thinks paludiculture does not need to be included as a strategy, it will be researched by farmers based on ag practices manual. FSC in agreement.
        - Janet A. adds that more inclusive language should be used instead of "arable crops and perennials"
        - FSC agrees they should add "*but not limited to, agroforestry, orchards, paludiculture, etc."*
- **Discussion of Goal 2 strategies**
    - Overall Al L. notes that they will not make a ton of progress on this goal without Rebecca B., FSC agrees
    - Strategy 2.1
        - Janet A. suggest removing "regulators" and use broader language to include possible inclusion of tribal groups and others
            - FSC agrees and wants this language applied across the document
        - Janet A. thinks bullet about re-meandering Chimacum Creek should be broader
            - FSC agrees it should be something like "*Research potential strategies to reduce summer water temperatures for migratory fish in Chimacum Creek"*
        - Al L. suggests changing the last bullet to be more general and say "*grant funding*". FSC agrees with change.
- **Discussion of Goal 3 strategies**
    - Strategy 3.1
        - Eric T. clarifies this strategy is acknowledging the complex nature of the ROI goals that the Port has more generally, allows for flexibility in the future
    - Strategy 3.4
        - New strategy about lease agreements will be added here based on previous discussions under Goal 1. Will include mention of public land access.
- **Discussion of Goal 4 strategies**
    - Overall, the FSC agrees with most of the strategies under this goal
    - Strategy 4.2
        - David S. notes he is a big fan of this strategy, emphasizing the need to retain farm workers to maintain operations

            - Eric T. recommends strengthening the language if the FSC wants to add emphasis to this recommendation to the Port Commission
        - Martin M. suggests they write language that would be open enough to allow Port staff to manage the farm if they do not hire a full time "caretaker"
            - FSC agrees, Eric T. will make the language more comprehensive and direct
    - Kellie H. wants to also include a strategy that addresses the existing housing and development rights that may go unused
        - FSC agrees, this will be written into the Implementation Plan Eric T. created
- **Meeting Wrap-Up**
    - The FSC was unable to make revisions to the entire document, so they plan to use the 6/5 meeting to follow up and finish the conversation
        - Goal 2 is going to need special attention because Rebecca B. was not present at the meeting this week
        - Eric T. will create a new draft of the Farm Plan based on the discussion and share with the FSC prior to the 6/5 meeting
    - The UW students will attend the 6/5 meeting, which will be the last of their academic quarter and conclude their engagement with the Port.

Meeting Agenda

Time	Item	Presenter
5:30 PM	**Introduction**	**Eric Toews**
5:40 PM	**Discussion and Deliberation**	**FSC/Facilitator**
7:35 PM	**Questions, Next Steps, Next Meeting: June 5, 2024**	

Farm Steering Committee Meeting #6
5:30 - 7:30 pm, June 5, 2024 – WSU Extension in Hadlock

UW Students Present

Abdulaziz Alazzaz, Tony Charvoz, Clelie Fielding, Ben Hagen, Will Palmer, Abby Newbold, and Malia Wing

FSC, Port Members, and Others Present

FSC

Keith Kisler, Kellie Henwood, David Seabrook, Laura Lewellyn, Martin Mills, Martin Fredrickson, Rebecca Benjamin, Al Latham

Port of Port Townsend and Others

Eron Berg, Erik Toews, Heidi Eisenhower, Joanna Sanders, Erik Kingfisher (Approximately 4 members of the public - this meeting was not open to public comment)

Meeting Purpose and Summary

The main goals of the FSC meeting held on June 5th were to finalize the Draft Farm Plan and go over the new Implementation Matrix that had been created by Eric Toews. The members of the FSC discussed a few additional revisions and updates to the Farm Plan - specifically based on feedback from members who were not in attendance on May 29th. Discussion centered around which interested parties or advisory bodies should be included along with where the recreational activities should be included in the document's goals and strategies. The FSC also discussed the need for two different types of surveys to be done in the Chimacum/Port Townsend community - one focused on the agricultural industry, and another looking more broadly at food systems and food resiliency. By the end of the meeting, the FSC was in agreement on both the Farm Plan and the Implementation Matrix. Members of the FSC will be present on July 10th when both documents are presented to the Port Townsend Commission.

Summary of Discussion

- **Discussion of Strategy 2.3**
    - It was recommended that the strategy be revised to include the potential need of contracting with a qualified engineering firm to conduct a land survey. Additionally, the FSC and the Port recognized a need to include communication with interested tribal partners within this strategy.
    - The title of the plan mentioned was revised to "Habitat Restoration and Public Access Plan"
- **Discussion of Strategy 2.4**
    - The decision was made to strike strategy 2.4 since all of the included actions are mentioned elsewhere in the document.

- **Discussion of Vision Statement**
    - Revisions were made to the vision statement with the goal of being inclusive to all members of the agricultural community, and to eliminate confusion caused by including the phrase “multifunctional hub.”
    - The revised vision statement is as follows: *The Port’s ownership and management of the Short’s Family Farm has expanded agricultural opportunities for the farmers of Jefferson County, enhanced the resilience of the local food system, and improved fish and wildlife habitat along Chimacum and Naylor’s Creeks. The ag-supporting infrastructure developed and maintained by the Port supports processing, storing and distributing local ag products, and the property has been wisely stewarded to help nurture the farmers in our community.*
- **Discussion of Surveys and Needs Assessments**
    - The FSC discussed the need for both a (1) Agricultural Needs Assessment and (2) Food Resiliency Survey in the community. It was decided that both of these surveys would be included in the Implementation Matrix. Within the Food Resiliency Survey, the desire is to expand the understanding of food systems beyond traditional farmers/producers. The findings of this survey may also encourage the Port to utilize their other properties in ways that support food resiliency.
- **Discussion of the Potential Uses Map**
    - Concerns arose regarding some of the shapefiles that were used on the Potential Uses Map. Revisions will be made to this existing map, and the Jefferson County Land Trust will likely assist in the creation of additional maps to inform both the Port and potential lessees about the conditions of the property.

Meeting Agenda

Time	Item	Presenter
5:30 PM	**Introduction**	**Eric Toews**
5:40 PM	**Discussion and Deliberation**	**FSC/Facilitator**
7:30 PM	**Questions, Next Steps**	

C Case Study Research

Executive Summary - High Level Takeaways

- A mobile slaughter unit (MSU) is feasible on Shorts Farm, but financial investment will be the largest barrier
- A managing entity would need to be created/identified for permitting, investments, grant applications, and day-to-day operations
- There are options for non-USDA facilities, such as Retail-Exempt or Custom-Exempt butcher operations. The feasibility for these options may be easier to obtain, but limit options for sale. An **Initial Target Operation** (ITO) should be determined before moving forward
- Once an ITO is determined, there are numerous steps to ensure permit approval
- Costs are prohibitive, but funding is available from numerous grants/other sources

Introduction

Throughout the public engagement process regarding Short's Farm, local livestock farmers have consistently expressed the desire for a mobile meat processing facility, commonly referred to as a Mobile Slaughter Unit, or **MSU**. The Port of Port Townsend and the Farm Steering Committee acknowledge that the lack of available slaughter and meat processing facilities in the area is an ongoing challenge, and would like to understand the opportunities and weaknesses of locating a MSU on Short's Farm. The research below is presented by the UW student team. Ultimately, we recommend that the Port partners with or supports the establishment of a non-profit or other type of managing entity that can obtain grant funding to finance the purchase of a MSU that can operate on Short's Farm. This is mainly due to financial targets required for Port investment and the desire of the Port to not be in charge of day-to-day operations. There are currently no available MSU's for rent in the region. Furthermore, it is difficult to profit off of a MSU due to overhead costs and capacity constraints. Promisingly, there are a number of available federal and state grants that support meat processing and have successfully been obtained by mobile meat processing operators in the past.

Short's Farm's agricultural zoning allows accessory uses related to agricultural production, and meat processing specifically be permit-exempt if at least 50% of the product was raised in Jefferson County. As such, a MSU has been deemed the most appropriate solution for meat processing on Short's Farm by the Farm Steering Committee, however, there is also potential to **start slow and use a Retail-Exempt butcher facility, until capacity is built for a MSU.** Short's Farm is not suited for a full scale slaughter and meat processing facility, as there is limited buildable space and lack of sewage capacity.

In order to obtain and operate a MSU, there are a number of prerequisites that must be met:

- There must be an ideal number of livestock to justify the cost of a MSU
    - May require coordination amongst local producers and outside funding.

- There must be appropriate facilities to operate the MSU including sewage, cold storage, and available labor to operate the unit.
- Jefferson County Public Health Department must approve the water source & waste disposal process.
- The USDA District Office must be notified and approve scheduled dates and times for slaughter & processing

Regional Capacity

One of the biggest challenges to local livestock farmers is simply the capacity to make USDA-inspected processing worthwhile. Often, farmers and ranchers are forced to make financial decisions on an individual basis. The usage of Short's Farm as a collaborative and shared space could help solve these challenges by leveraging regional capacity to lessen cost burdens. The feasibility of this solution would require enough capacity from within the region over a consistent timeline. Thus, it is important to look at the region as a whole. For the purposes of this report, the estimates below are pulled from only Jefferson County, however, this can also be enhanced by further estimates from the broader WA peninsula area. It is also important to note that **regional capacity is theorized to be limited by infrastructure and ability to process.** This suggests that increasing infrastructure, particularly meat processing, would **positively impact the overall regional capacity of livestock farming.** Therefore, current estimates could be viewed as baseline conditions.

Under current estimates as of Dec 31, 2022, there are **843 head of cattle and calves, 118 goats, 206 hogs and pigs, and 76 sheep and lambs**. (USDA, 2023) Again, these could be viewed as baseline numbers, as capacity would be expected to grow as more infrastructure is in place. It is difficult to assess how many farmers and ranchers are not processing livestock due to high transportation costs and difficulty due to lack of local infrastructure. However, as many farmers and ranchers are transporting livestock to non-local processing facilities and back to their own farms, it is expected that individual farmers and ranchers have capacity for storage. While this is an assumption, it also raises a critical point. To be viable long term, the region will be expected to increase livestock capacity. Therefore, individual farms will likely need to expand cold storage capacity, as well. In the included **MSU- Financial Breakeven Scenario Example**, the expected capacity for processing is an average of 10 cattle per day. This could likely be reduced with other livestock, such as sheep and pigs. More sheep and pigs can be processed per hour than cattle, however, the price per pound is higher and financial return is lower for the operating entity. To summarize, feasibility and long term viability will require a subsequent increase in total livestock capacity in the region, but this capacity should also increase with a local processing unit as the lack of processing infrastructure is noted to be a barrier to capacity.

Infrastructure

Short's Farm may be an ideal location to host a MSU, but it must meet the facility and infrastructure regulations to support its unique operational needs.

There are three levels of inspection that a meat processor can operate under in Washington:

1. USDA Inspection
2. Retail-Exempt
3. Custom-Exempt

The USDA inspection is the most difficult to obtain, but once approved it allows meat processed in the facility to be sold at almost any retail location. Washington does not have an approved state inspection process, limiting inspection options. Without a USDA inspection processing facilities will be limited to selling retail-exempt and custom-exempt meats, which can only be sold in limited quantities at approved locations.

To receive approval from the USDA, a MSU operator must apply for a grant of inspection. Once obtained, the USDA will send inspectors to the facility during operations to ensure practices meet required standards.

The following steps outline the process for obtaining a grant of inspection from the USDA:

1. Obtain approved water source letter from local health department
2. Obtain approved septic disposal letter from local health department
3. Ensure facilities meet regulatory performance standards
4. File application for grant of inspection to USDA
5. Obtain approved labels or brands
6. Provide written standard operating procedures for sanitation
7. Provide written hazard analysis and HACCP plan

Overall, we find that Short's Farm should meet the infrastructure requirements for operating a MSU, however, the septic tank capacity will need to be confirmed. There is ample water supply, multiple septic tanks that can be used for waste disposal, large areas of gravel that drain well for the unit to operate on, and available space for the USDA inspector's office. Beyond the regulatory environment, the MSU and site always needs to have adequate processing capacity to make operations on a single site financially viable. Holding pens for livestock, cold storage space, and available trained labor are all limiting factors on how much a unit can process. More critically, the proximity of the MSU to a packing & storage facility is a primary limitation on productivity. Without a nearby location to bring carcasses, farmers will not be able to take advantage of the MSU without appropriate cold storage of their own. The lack of trained labor is also especially concerning and factors into scheduling challenges. There may be a need to provide greater education and avenues to employment in the industry to increase productivity. These concerns are discussed in greater detail in the regional capacity section.

Process

Below is a more detailed review of the USDA requirements for setup and operation of an MSU, including grant of inspection application, scheduling, sanitation requirements, and HACCP systems.

MSU USDA Grant of Inspection Application Process:

- File Application for Inspection
- Facilities must meet regulatory performance standards
    - If documentation and facility comply, conditional grant of inspection issued to allow 90 for operator to validate HACCP program
- Obtain Approved Labels or Brands
- Obtain Approved Water Source Letter
- Obtain Approved Sewage System Letter
- Provide a Written Standard Operation Procedure for for Sanitation
- Provide a Written Hazard Analysis and HACCP Plan
- If MSU Operator is in more than one district:
    - First application district listed will be "primary" location
    - Send separate application for each additional district operations will be conducted

Scheduling:

- Everytime MSU moves (and before starting any new operations), District Office with oversight of location must be notified by operator
    - Operator provides a schedule of days and hours of operation
    - Must provide schedule 2-4 weeks in advance
    - Any changes to schedule must be approved by District Office

Sanitation Requirements:

- Sanitation Performance Requirements
    - Water
        - Water supply must comply with National Primary Drinking water regulations
        - MSU can operate at location where it can utilize either municipal water supply or private well
            - Permissible to transport a water tank to slaughter location as long as it has water report on potability
    - Waste Disposal
        - Local Health authority must provide letter of approval regarding waste water handling process
        - MSU usually will not have traditional sewage, *unless there is access to a private septic system*

    - Grounds and Facilities
        - Water, floors, and ceilings of MSU must be built of durable materials and impervious to moisture
        - MSU operator must have a program to prevent harborage or entry of pests
        - Grounds immediately surrounding MSU are to be maintained to prevent creation of insanitary conditions that could lead to adulteration of product
            - Recommended to be positioned on a *well-draining concrete or gravel pad*
    - Sanitary Facilities and Offices for Inspection Personnel
        - Hand washing and toilet facilities are required for inspection and operation employees (in "reasonable" distance)
- Sanitation Standard Operating Procedures (SOPs)
    - MSU operators must develop, implement, and maintain written SOPs for sanitation

<u>Hazard Analysis and Critical Control Point (HACCP) Systems:</u>

- Written hazard analysis and slaughter HACCP plan tailored to MSU will need to be developed by HACCP expert
- Hazard analysis determines food safety hazards reasonably likely to occur and identify measures to control hazards

Grants and Funding

HIGH LEVEL OVERVIEW

Assumptions below based on average costs of new MSU and supplies. Assumed processing capacity of ~84 head of cattle per month (1000/yr), averaging 650 lbs, with a fee (all inclusive) of $240 per head.

- Initial investment : **$500-600K**
    - Includes MSU, infrastructure improvements, initial supplies
- Testing equipment, supplies and, utilities : **$36K**
- Labor : Between **$75-150K**
- Overhead : **~$17K**
- Total Estimated Upfront Expenses : **$628-803K**

- Revenue Target : **$240K in year 3**

According to the Niche Meat Processor Assistance Network, financial feasibility is significantly difficult to achieve, but is possible. Unfortunately, there are minimal options for renting a processing unit in the area, so the solution seems to be purchasing a unit. This will

require a managing entity to complete the purchase of all equipment and any necessary infrastructure improvements on Shorts Farm. The financial feasibility hinges on the financing of equipment purchases.

Fortunately, there are grants and funding sources that appear available. Particularly, WSDA has offered grants as recent as 2022 for meat processing infrastructure purchases. A quick search shows numerous grant opportunities for agricultural development projects at county, state, and national levels. It is the opinion of this report that the Port of Pt Townsends financial targets for this project would need to be adjusted in order to accept a deficit in the mid-term, 3-5 years, if the Port financed the processing unit without external resources. However, if grants and other funding sources are secured, this may prove to be much more achievable. There are more resources available, including financial breakevens and business plans, which were researched by the UW Student team.

Recommendations

- Determine accurate regional capacity for slaughter and processing
- Determine infrastructure capacity (mainly septic capacity) and identify any infrastructure investments required for either “Retail-Exempt” or full MSU
- Determine if “Retail-Exempt” Butcher or Full USDA MSU is the initial target operation (ITO)
- Review and apply for grants and funding
- Obtain/develop infra and building structures required, depending on ITO
- Obtain proper permits for ITO
- Survey regional farmers/ranchers to determine best day(s) to operate
- Create operational and implementation plans

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Case Study: Viva Farms
Mount Vernon, WA

Fast Facts

- Farmed area is 119 acres, with 29 incubator farms
- Property owned by the Grow Food operating as Viva Farms; land leased to farmers
- Education opportunities including Practicum in Sustainable Agriculture in addition to various workshops, events, and volunteer programs

The range of plot sizes available for incubator farmers is evident at Viva Farms' Skagit Valley location.

I. Summary of entity/activities

Viva Farms was established in 2009 as a 501c3 Farm Business Incubator and Training Program. The organization (Grow Food is the legal name of the non-profit organization.owns 119 acres of land in Western Washington State, two locations in Skagit County and one in King County. "We lower barriers for beginning farmers, and create the opportunity for success." The organization is currently incubating 29 farms, with the incubator farms producing berries, eggs, flowers, herbs, microgreens, mixed vegetables, plant starts, seeds. Plots used by the incubator farmers range from 1/8th acre to 20 acres. Viva provides "Farming Essentials" in the form of land, capital,

training, infrastructure & equipment, and assistance with grant writing and marketing. Rent is paid to the nonprofit by the incubator farmers.

II. Organizational makeup

All incubating farms are operated as independent farm businesses responsible for all elements of their business. There were between 9 and 30 employees on the organization's payroll across the years 2011-2021. A Board is in place with four members listed, including an attorney, sales representative, farm owner, and consultant.

III. Community Involvement

Viva Farms supports many programs and initiatives that involve the greater community, especially related to farming education. The SAgE Collaborative was a legacy farming education initiative that has been reduced in scope since the COVID-19 pandemic to only the Practicum in Sustainable Agriculture. This signature educational workshop welcomed 40 students in 2021. Additionally, Viva Farms hosts workshops and events that feature community educational opportunities related to farm business operations, organic certification, and sustainability, some of which are provided in Spanish language. Viva's New Farmer Training Center recently opened in one of the Skagit Valley locations.

Community-supported agriculture (CSA) is a seasonal subscription service offered by the organization for the community to purchase weekly boxes of produce grown by the incubator farms. This program encourages the community to contribute to the success of beginning farmers building their businesses. The organization maintains partnerships with community organizations including public, private, financial, and nonprofit entities.

Viva Participates in Farm to School (F2S) programming in Skagit County. This program increases fresh local produce in school food programs through partnerships between Viva and local schools. Viva also provides farm and food systems education via school garden education. Other community involvement programs include farm tours and opportunities for community members to volunteer on the farm.

IV. Financing

The organization files publicly available tax documents under Employer Identification Number (EIN) 20-4396437. The latest tax form 990 that is available is for 2021 and is shown in Figure 1, with a graphic showing the organization's growth in revenue over the last decade in Figure 2.

			Prior Year	Current Year
Revenue	8	Contributions and grants (Part VIII, line 1h)	802,373	1,002,336
	9	Program service revenue (Part VIII, line 2g)	33,046	36,529
	10	Investment income (Part VIII, column (A), lines 3, 4, and 7d)	264	48
	11	Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	251,030	198,928
	12	Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	1,086,713	1,237,841
Expenses	13	Grants and similar amounts paid (Part IX, column (A), lines 1–3)	87,299	38,981
	14	Benefits paid to or for members (Part IX, column (A), line 4)	0	0
	15	Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	725,118	711,436
	16a	Professional fundraising fees (Part IX, column (A), line 11e)	0	42,240
	b	Total fundraising expenses (Part IX, column (D), line 25) ▶115,507		
	17	Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	309,361	315,085
	18	Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)	1,121,778	1,107,742
	19	Revenue less expenses. Subtract line 18 from line 12	-35,065	130,099

Figure 1. Viva Farms' breakdown of Revenue and Expenses as appears on the organization's Tax Form 990 filed for 2021 (Source: https://www.guidestar.org/profile/20-4396437)

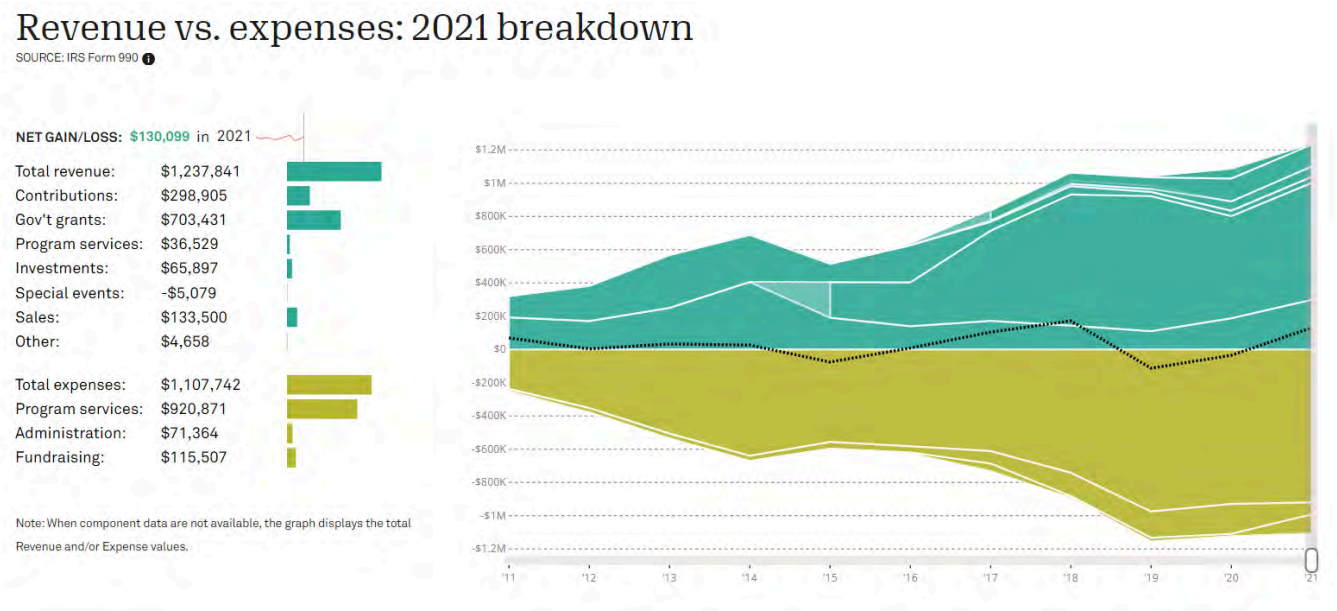

Figure 2. Viva Farms' Revenue vs. Expenses with growth over time (Source: https://www.guidestar.org/profile/20-4396437)

V. How does this structure apply to Short's Farm?

Viva Farms is an example of a collaborative farming business model that serves as a small business incubator for small farm businesses. Providing the resources and education for small farmers building their businesses could be an impactful way to expand agriculture in Chimacum, and the business model could be expanded into livestock farming on Short's Farm because of the availability of grazing land. Additionally, the various educational opportunities offered by Viva

could serve as a model for engaging the greater Chimacum community through learning workshops.

References:

- https://vivafarms.org/
- https://www.guidestar.org/profile/20-4396437

Case Study: Cuyahoga Valley National Park Countryside Initiative
Brecksville, OH

Fast Facts

- Nonprofit 'cooperating partner' with Cuyahoga Valley National Park
- Ten working farms leased on National Park Service property
- ~300 acres of farmed area
- Educational, apprenticeship, and internship programming
- Has founded and help operate a dozen farmers markets in Northeast Ohio

I. Summary of entity

The Cuyahoga Valley National Park (CVNP)'s Countryside Initiative leases restored farmsteads to working farms. As of 2020 there are 10 working farms on the property. The operation also includes the Countryside Farmers Market (credited as the first farmers market operating within a national park) and provides educational programming for new farmers.

Figure 1. Countryside Farmers Market at Howe Meadow.

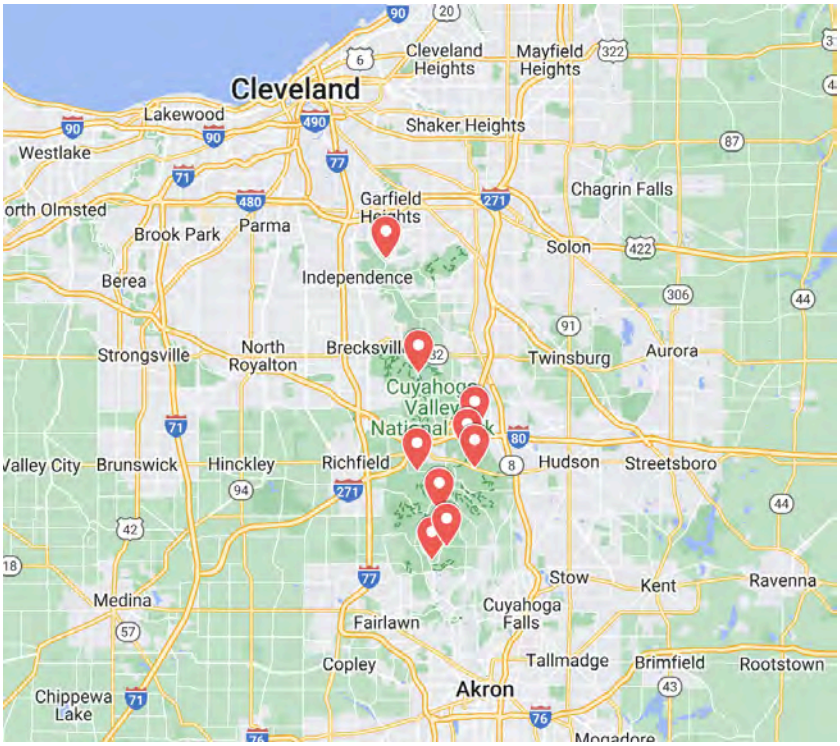

Figure 2. A map of all of the current Countryside farms. For reference, Cleveland and Akron are approximately 40 miles apart.

CVNP is 33,000 acres in size, but farmed land is about 300 acres. The park was started as a National Recreation Area in 1974, and remains one of the only national parks in the National Park System to have begun in this manner. Within the geographical bounds of CVNP there are many smaller organizations and businesses such as the Cuyahoga Valley Scenic Railroad, Ohio Erie Canalway, and the Conservancy for Cuyahoga Valley National Park.

The Countryside Initiative was formed as a ‘cooperating partner’ of the National Park Service by late director Darwin Kelsey in 1999.

II. Organizational makeup

During its first four years, Countryside was focused primarily on restoring historic farmsteads on park property from the 1800s and 1900s. Much of the existing farm infrastructure was in poor condition when Countryside was established, and the organization’s first tasks involved identifying salvageable equipment and infrastructure.

Figure 3. Conrad Botzum Farmstead, Cuyahoga Valley National Park.

Later, the organization began to lease land on the restored farmsteads. There are currently ten farms operating within the CVNP connected with the Countryside Initiative. Their products include:

- Poultry
- Beef
- Pork
- Lamb
- Sheep
- Bees
- Herbs
- Fruits and vegetables
- Grapes/wine
- Flowers
- Teas
- Jams
- Mushrooms

III. Community Impact

Starting in 2004, Countryside began its own series of Farmers Markets throughout Northeast Ohio. As of 2022 they serve 12 markets in 4 counties serving 35,000 visitors a year. They also administer food access programming facilitating SNAP and WIC for low-income families.

In 2018 Countryside started the New Farmer Academy, which provides training and internships for new farmers, and connects new farmers with mentors. This is a partnership with Old Trail School in Bath, Ohio, where much of the educational and training programming takes place. The school provides two greenhouses and a small series of plots for farming.

IV. Financing

Countryside operates as a nonprofit and is therefore supported by contributions and grants in addition to program service revenue. It's difficult to find information on operations, but farmers

operate on 60-year leases, which is done in an effort to encourage lessees to make long-term capital investments.

2020 Form 990:

		Prior Year	Current Year
Revenue	8 Contributions and grants (Part VIII, line 1h)	533,572	542,266
	9 Program service revenue (Part VIII, line 2g)	107,070	90,996
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	1,831	0
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	16,649	27,128
	12 Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	659,122	660,390
Expenses	13 Grants and similar amounts paid (Part IX, column (A), lines 1–3)		0
	14 Benefits paid to or for members (Part IX, column (A), line 4)		0
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	514,626	456,190
	16a Professional fundraising fees (Part IX, column (A), line 11e)		0
	b Total fundraising expenses (Part IX, column (D), line 25) ▶22,121		
	17 Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	274,944	147,169
	18 Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)	789,570	603,359
	19 Revenue less expenses. Subtract line 18 from line 12	-130,448	57,031

Figure 4. Revenue and expenses, 2020 Form 990.

		Prior Year	Current Year
Revenue	8 Contributions and grants (Part VIII, line 1h)	468,588	313,588
	9 Program service revenue (Part VIII, line 2g)	98,496	216,290
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)		0
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	1,150	51,622
	12 Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	568,234	581,500
Expenses	13 Grants and similar amounts paid (Part IX, column (A), lines 1–3)	625	0
	14 Benefits paid to or for members (Part IX, column (A), line 4)		0
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	456,515	396,668
	16a Professional fundraising fees (Part IX, column (A), line 11e)		0
	b Total fundraising expenses (Part IX, column (D), line 25) ▶19,703		
	17 Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	196,690	193,060
	18 Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)	653,830	589,728
	19 Revenue less expenses. Subtract line 18 from line 12	-85,596	-8,228

Figure 5. Revenue and expenses, 2022 Form 990.

In 2022, Countryside's total revenue was approximately $581,000. They received approximately $130,000 in government grants and $180,000 in 'other contributions,' leaving approximately $255,000 in operational revenue.

They listed 24 employees and 44 volunteers on their Form 990, paying ~$396,000 in payroll-related expenses. They paid $15,000 in occupancy fees.

Total Revenue	$581,500
Government grants	$132,963

'Other contributions'	$180,625
Operational Revenue (Total revenue less grants and contributions)	**$267,912**

V. How does this structure apply to Short's Farm?

The CVNP is a publicly-owned entity which leases land to private farmers.

The structure is also useful to consider because in its early years, Countryside's primary focus was the rehabilitation of unused and/or decaying farm infrastructure. This could make for a useful case study with the varied physical status of much of the Short's Farm property.

It also makes direct connections with farmers markets, in particular having been closely tied with the formation of the Cuyahoga Valley Farmers Market. It seems that much of Countryside's success is due in part to its direct connections with local farmers markets, a structure which could also be beneficial in the future of the Short's Farm property.

References

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https://www.cooperativeconservation.org/viewproject.aspx?id=966

https://www.ideastream.org/news/environment-energy/2020-09-11/new-sustainable-farmers-join-countryside-initiative-program-in-cvnp

https://www.nps.gov/cuva/learn/historyculture/countryside.htm

https://www.nps.gov/cuva/learn/historyculture/botzum-farm.htm

Case Study: Intervale Center
Burlington, VT

Fast Facts

- 360 acres owned by entity, with 7 farms renting land
- 501c3 nonprofit with Board of Directors
- Food Hub sells crops wholesale to University and sells CSA shares to community
- Business Planning, Land Access, Farm Incubation, and other community activities
- Year-round recreation and festivals

I. Summary of entity

Intervale Center has reclaimed over 360 acres of historic agricultural land for vegetable, flower, herb, and other food production. They lease land to seven small to medium-sized organic farms at the Intervale.

Intervale Center began operations in 1988 as a Farm Incubator, on land reclaimed from the city dump. Today, the center operates as a food hub, distributing food from the farms on the property to the local university through wholesale operations, and formerly through small-scale retail until 2023.

Figure 1: Sandy Bottom Farm, by photographer Scott Cherhoniak

There are 7 operating farms on the property, including the Intervale Community Farm which participates in a seasonal CSA farmshare program. All farms on the property grow crops and do not participate in animal production.

The area is prone to flooding due to its proximity to the Winooski river, and suffered major damage during hurricane Irene in 2011 and summer flooding in 2023. There is an ongoing flood recovery fund relying on donations to aid the seven farms on the property.

Business Planning and Land Access Programs

One revenue generating service of the Intervale is farm business planning and coaching, with full time staff teaching bookkeeping, marketing, financial literacy and loans to farmers. Additionally, there is a land access support program working with Vermont Land Link and the Vermont Land Trust Farmland Access Program.

Vermont Farm & Forest Viability Program

This program focuses on improving the vitality and economic viability of farming in Vermont. The program provides business advice for farmers, agriculturally related businesses, and forest landowners. The program also provides competitive grant opportunities when funding allows.

II. Organizational makeup

Intervale Center is a 501c3 non profit operating several mission-focused programs supporting farming and the stewardship of land. The organization has an all volunteer Board of Directors which works with the Executive Director on policy and governance issues related to Intervale Center. In 2022, there were 46 employees reported as being compensated by the organization, with likely half of them being full-time employees of Intervale Center.

III. Community Involvement

One of the seven farms operating on the Intervale is New farms for New Americans, which connects refugees and immigrants in the community with land to grow food and continue agrarian traditions.

The property receives an average of 72 inches of annual snowfall, and participates in free cross country skiing weekends throughout the winter for city residents. During the summer, the weekly Summervale festival includes a concert series and food for sale.

IV. Financing

		Prior Year	Current Year
Revenue	8 Contributions and grants (Part VIII, line 1h)	2,220,261	1,982,889
	9 Program service revenue (Part VIII, line 2g)	89,259	137,640
	10 Investment income (Part VIII, column (A), lines 3, 4, and 7d)	6,515	2,299
	11 Other revenue (Part VIII, column (A), lines 5, 6d, 8c, 9c, 10c, and 11e)	531,767	524,550
	12 Total revenue—add lines 8 through 11 (must equal Part VIII, column (A), line 12)	2,847,802	2,647,378
Expenses	13 Grants and similar amounts paid (Part IX, column (A), lines 1–3)	89,000	554,350
	14 Benefits paid to or for members (Part IX, column (A), line 4)	0	0
	15 Salaries, other compensation, employee benefits (Part IX, column (A), lines 5–10)	1,673,748	1,820,596
	16a Professional fundraising fees (Part IX, column (A), line 11e)	0	0
	b Total fundraising expenses (Part IX, column (D), line 25) ▶370,676		
	17 Other expenses (Part IX, column (A), lines 11a–11d, 11f–24e)	596,965	853,186
	18 Total expenses. Add lines 13–17 (must equal Part IX, column (A), line 25)	2,359,713	3,228,132
	19 Revenue less expenses. Subtract line 18 from line 12	488,089	-580,754

Figure 2: Intervale Center – breakdown of revenue & expenses, 2022 form 990 filing showing 2021 (Prior Year) and 2022 (Current Year).

In 2022, Intervale Center's total reported revenue was reported at $2,647,378.

- $1,982,889 came from donations and grant funding, including $83,030 from fundraising events, $315,033 from government grants. The rest of this funding came from donations and non-government grants.
- The $137,640 in program service revenue came from a combination of Intervale's planting service (including delivery fees), consulting fees, and tour revenue.
- The $524,550 of "other revenue," includes $146,614 in rental income, funds from inventory sales, and other revenue related to the organization's operations.

In 2022, Intervale Center's total reported expenses were reported at $3,228,132.

- $554,350 in grant funding was provided by the organization to two separate food hub collaboratives in Vermont.
- $1,820,596 included salaries, wages, and all payroll expenses, including $134,659 for the Executive Director.
- The $853,186 in other expenses included funding required for the operations and management of the organization broadly.

V. How does this structure apply to Short's Farm?

Intervale Center's 360 acres of land is part of the broader 900 acres of the Intervale, and is used for farming and land stewardship broadly. This work is facilitated by Intervale Center and its programs, and a similar approach to Short's Farm could provide a starting point for many farmers, and encourage further involvement in Jefferson County's farming community.

References

https://www.intervalecommunityfarm.com/
https://www.guidestar.org/profile/03-0329656

Case Study: Bainbridge Island Public Farmland
Bainbridge Island, WA

Fast Facts

- Farmland is about 60 acres with 5 farmers
- Property owned by the City of Bainbridge Island, leased to nonprofit Friends of the Farms
- Managed by Friends of the Farms, which leases out land to farmers
- Property used for crop production, school tours, farm stand for selling produce
- Since 2019 the City of Bainbridge Island pays $65,000 annually for nonprofit operating costs

I. Summary

Bainbridge Public Farmland is made up of 60.68 acres of city-owned agricultural land, though the plots are not contiguous. The city purchased the farmland to ensure it remained farmland in accordance with their city goals. Further details of the purchases like time and cost are unknown.

The property is leased to 5 farmers by the City of Bainbridge Island. Potentially any excess lease income goes back to the city as per the terms of the lease, though it is unlikely that this occurs. The smallest plot is 2.3 acres. The largest is 14.76 acres.


Figure 1 & 2. Morales Farm, left, and historic Suyematsu Farm, right, current farm tenants.

II. Organizational Makeup

The plots are owned by the City of Bainbridge Island, and managed by nonprofit Friends of the Farms (FOTF). The City signed a 30 year lease and management agreement with Friends of the Farm in 2011. The lease is non monetary but legally binding. Daily management of the land is by Friends of the Farms, in partnership with the City of Bellevue.

Friends of the Farms have three staff. There is a Board of Directors with 7 members.

III. Community Strategy and Activities

- A significant amount of work and effort on the farm comes from volunteer hours, and donations (cash, in-kind) to FoF for managing the land

Properties are rented out by farmers who grow produce and contribute to local food systems.

On Morales farm (one of the tenants) there are three units of farm worker housing for interns as of 2022, provided via pro bono work from local construction companies and salvaged materials.

Figure 3. Constructed farm worker housing on Morales Farm, a tenant of FOTF.

In addition to the farmers utilizing the land for crop production, the general public also engages with the property through the following activities:

- FoF organized school group tours
- Farm stand on the property is a space for farmers to sell goods
- Farmers sell produce at farmer's market on Bainbridge (I think)
- City Parks department maintains a public access trail for people to come view activities on the farm

IV. Financing

The City of Bainbridge Island leases the land for free to FOTF. FOTF receives income for management from land rent to farmers and "other revenue sources" such as donations. Further funding for the nonprofit is provided via $65,000 of general funds financing from the City of Bainbridge Island General Fund, first provided to FOTF in 2019. The City has provided the same amount of funding annually since then. Below is a brief accounting of yearly expenses from FOTF provided to the City of Bellevue.

Expenses Related to City-owned Farmland

	2017	2018	2019	2020	2021	2022	2023 (estimate)	Grand Total
Studies	$ 49,640	$ -	$ -	$ -	$ -	$ -	$ -	$ 49,640
Suyematsu Fuel Tank	$ 117,658	$ 827	$ -	$ 16,630	$ 17,200	$ -	$ -	$ 152,315
Suyematsu Well	$ 16,101	$ 171	$ -	$ -	$ -	$ 13,233	$ -	$ 29,504
Suyematsu/ M&E Irrigation	$ 17,903	$ -	$ -	$ -	$ -	$ -	$ -	$ 17,903
General Mntc./ Repair	$ 836	$ 7,129	$ 10,959	$ 11,982	$ 12,033	$ 22,895	$ 10,567	$ 76,401
O&M Staff time	$ 8,990	$ 5,425	$ 10,959	$ 9,864	$ 11,949	$ 18,802	$ 14,000	$ 79,989
Shade Covenant	$ -	$ 4,599	$ 10,141	$ -	$ -	$ 21,982	$ 288,000	$ 324,722
M&E Culvert	$ -	$ -	$ 15,372	$ 223	$ -	$ -	$ -	$ 15,595
Miscellaneous	$ -	$ -	$ 2,955	$ -	$ 1,098	$ 9,765	$ -	$ 13,818
Subtotal	**$ 211,128**	**$ 18,151**	**$ 50,386**	**$ 38,699**	**$ 42,280**	**$ 86,676**	**$ 312,567**	**$ 759,888**
Friends of the Farms	$ -	$ -	$ 65,000	$ 72,000	$ 65,000	$ 65,000	$ 65,000	$ 332,000
Grand Total	**$ 211,128**	**$ 18,151**	**$ 115,386**	**$ 110,699**	**$ 107,280**	**$ 151,676**	**$ 377,567**	**$ 1,091,888**

Figure 4. Friends of the Farms, tenant to Bainbridge Island Public Farmland, annual expenses.

V. Relevance to Short's Farm

The property is publicly owned land by the City, specifically maintained for agriculture, similar to the context on Short's Farm. In this same vein, lessons may be learned from how the land is leased to local farmers, who grow produce, sell in the community, and occupy relatively small plots of land.

Crucial to this farm example is the importance of management by the nonprofit organization, which manages the day to day running of the land.

Resources

https://www.bainbridgewa.gov/1182/Public-Farmland

https://depts.washington.edu/mgis/capstone/files/2013_1_Stcherbinine_Palmer.pdf

https://apps.bainbridgewa.gov/WebLink/DocView.aspx?id=154497&dbid=0&repo=Bainbridge&cr=1

https://www.bainbridgereview.com/news/tiny-houses-have-enormous-impact/