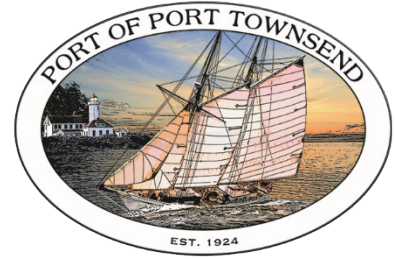


Port of Port Townsend – Short’s Farm Open House Meeting Agenda



Date: April 17, 2024

Time: 5:30 p.m. to 7:30 p.m.

Location: in person – WSU Extension - Kivley Center, 97 Oak Bay Road, Port Hadlock

Time	Item	Leader
5:30 – 6:15	Welcome & Open House Stations: General Information Wildlife Agriculture Creek Management Community & Economic Development	<i>UW Students & Attendees</i>
6:15 – 6:25	Introduction to Short’s Farm Project	<i>UW Students</i>
6:25 – 6:30	Reflection Activity	<i>All Attendees</i>
6:30 – 6:50	Summarize Community Priorities	<i>All Attendees</i>
6:50 – 7:30	Continued Open House & Informal Discussion	<i>All Attendees</i>

The Mission of the Port of Port Townsend is to serve the citizens of Jefferson County by responsibly maintaining and developing property and facilities to promote sustainable economic growth, to provide community access to Port facilities and services, and to protect and maintain our environment, community resources, and maritime heritage.

2701 Jefferson Street P.O. Box 1180 Port Townsend, Washington 98368

p: (360) 385-0656 | e: info@portofpt.com | f: (360) 385-3988 | w:

portofpt.com

Short's Farm Information

Community Open House April 17, 2024

Stations Around The Room

GENERAL INFORMATION

WILDLIFE

AGRICULTURE

CREEK
MANAGEMENT

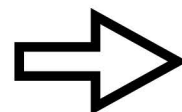
COMMUNITY +
ECONOMIC DEVELOPMENT

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

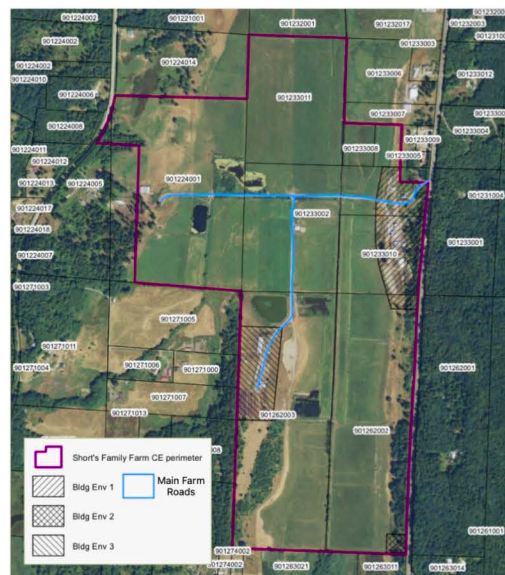
Elements for Conservation

- 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

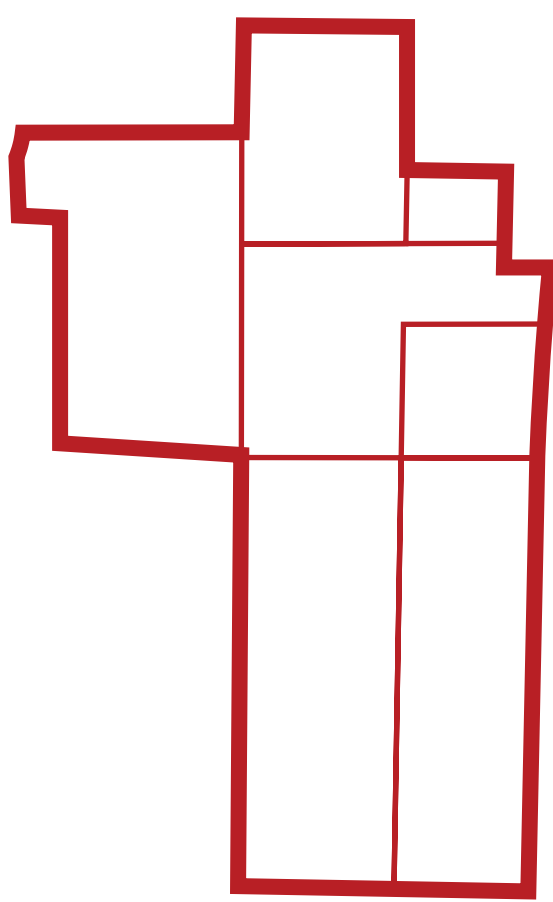


via Jefferson Land Trust

SHORT'S FAMILY FARM EXISTING CONDITIONS + GENERAL INFORMATION

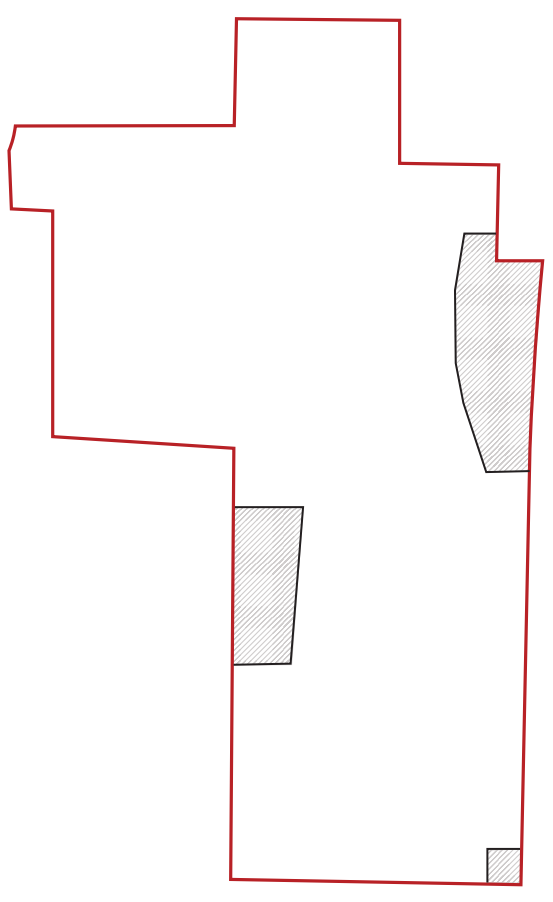
PROPERTY

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.



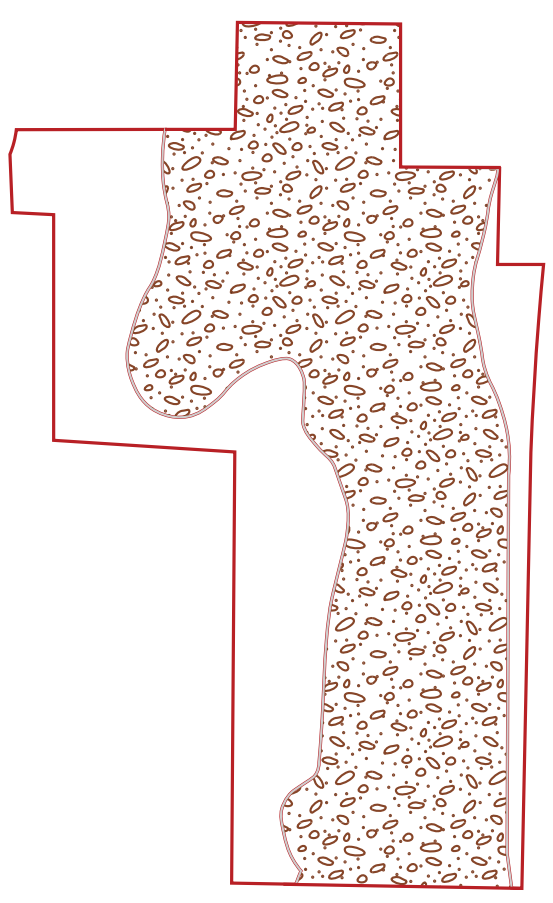
CONSERVATION EASEMENT

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.



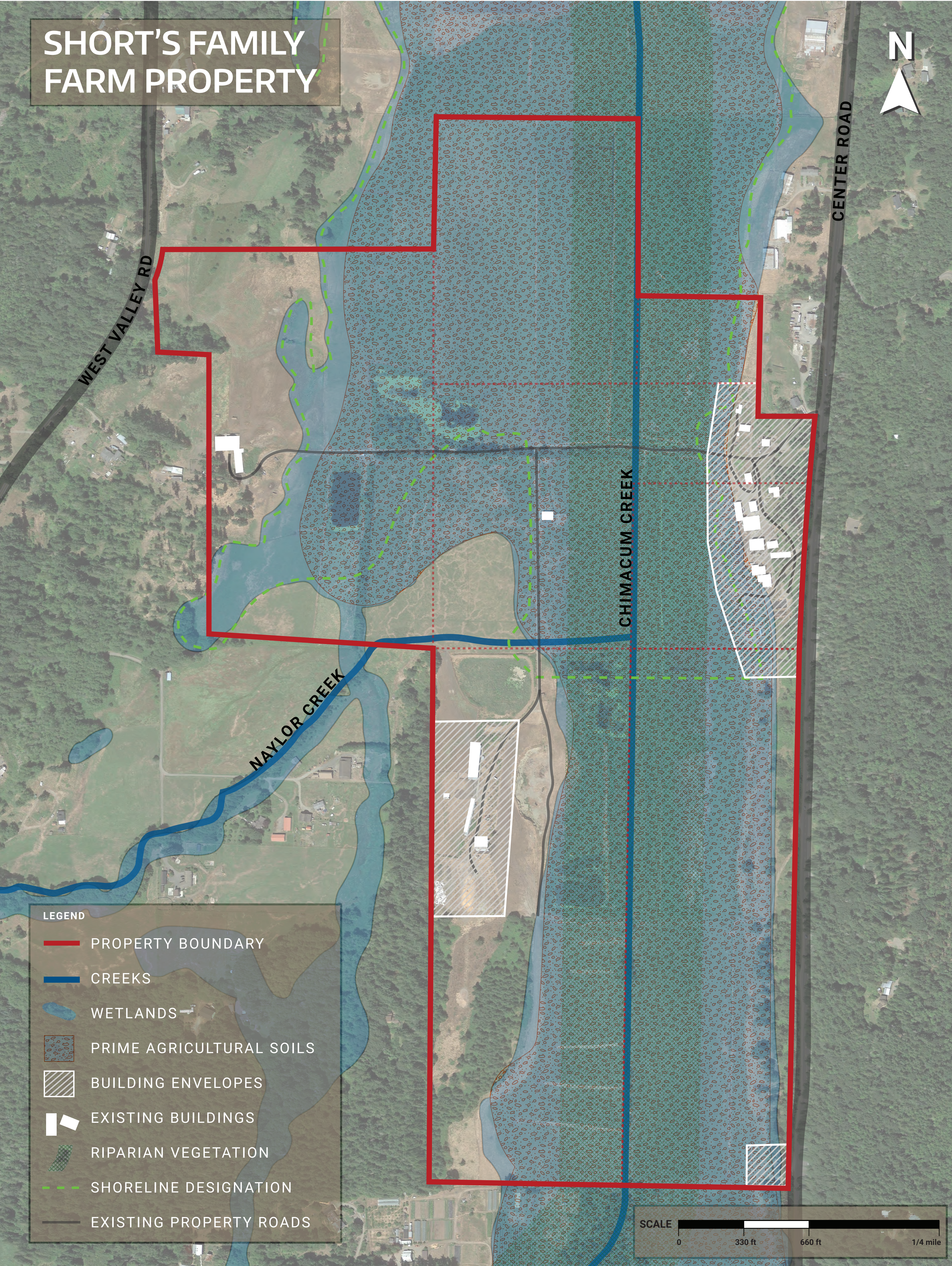
USDA PRIME AGRICULTURAL SOIL

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

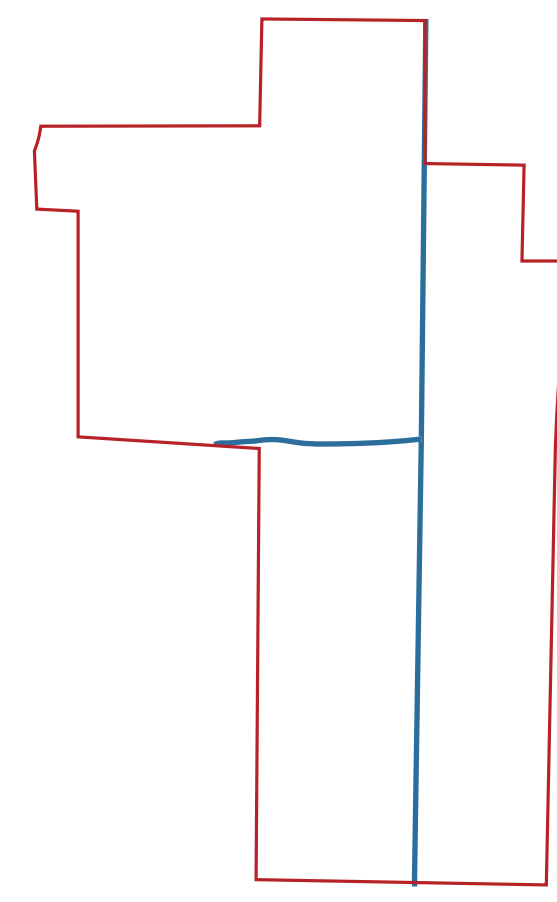
1. The Plan must tangibly **benefit local farmers** and help to support, sustain, and expand agricultural production in Jefferson County.
2. The Plan must materially **improve environmental conditions** and habitat functions and values, especially for migratory fish.
3. Direct Port investments in the 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).

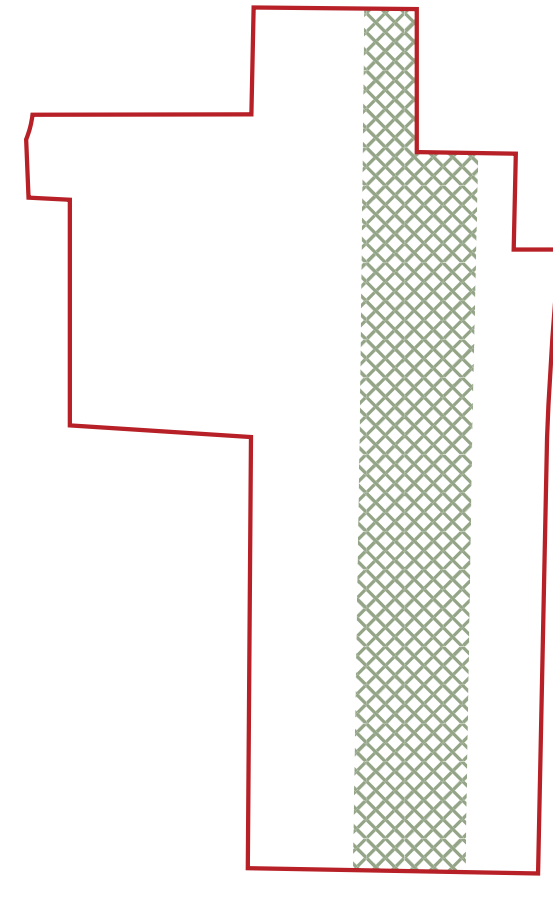
CHIMACUM AND NAYLOR CREEKS

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.



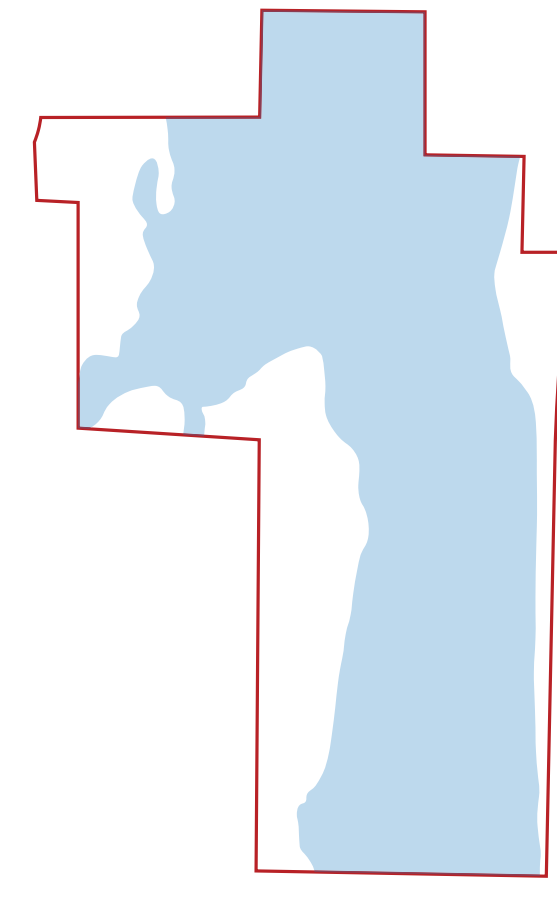
RIPARIAN VEGETATION

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.



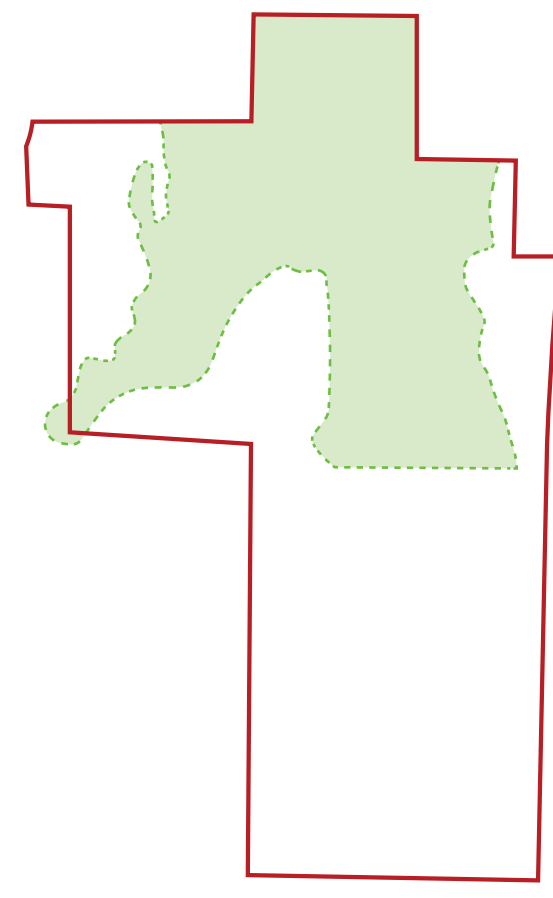
MAPPED WETLAND

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.

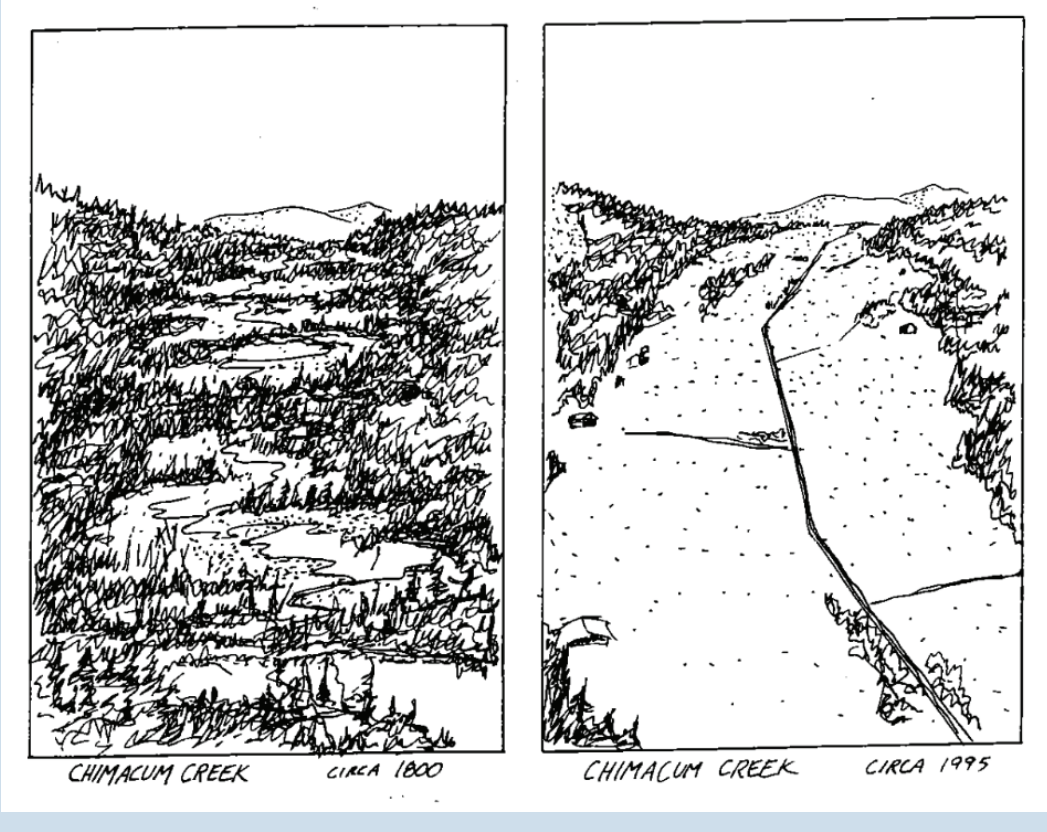


SHORELINE DESIGNATION

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.



CREEK MANAGEMENT



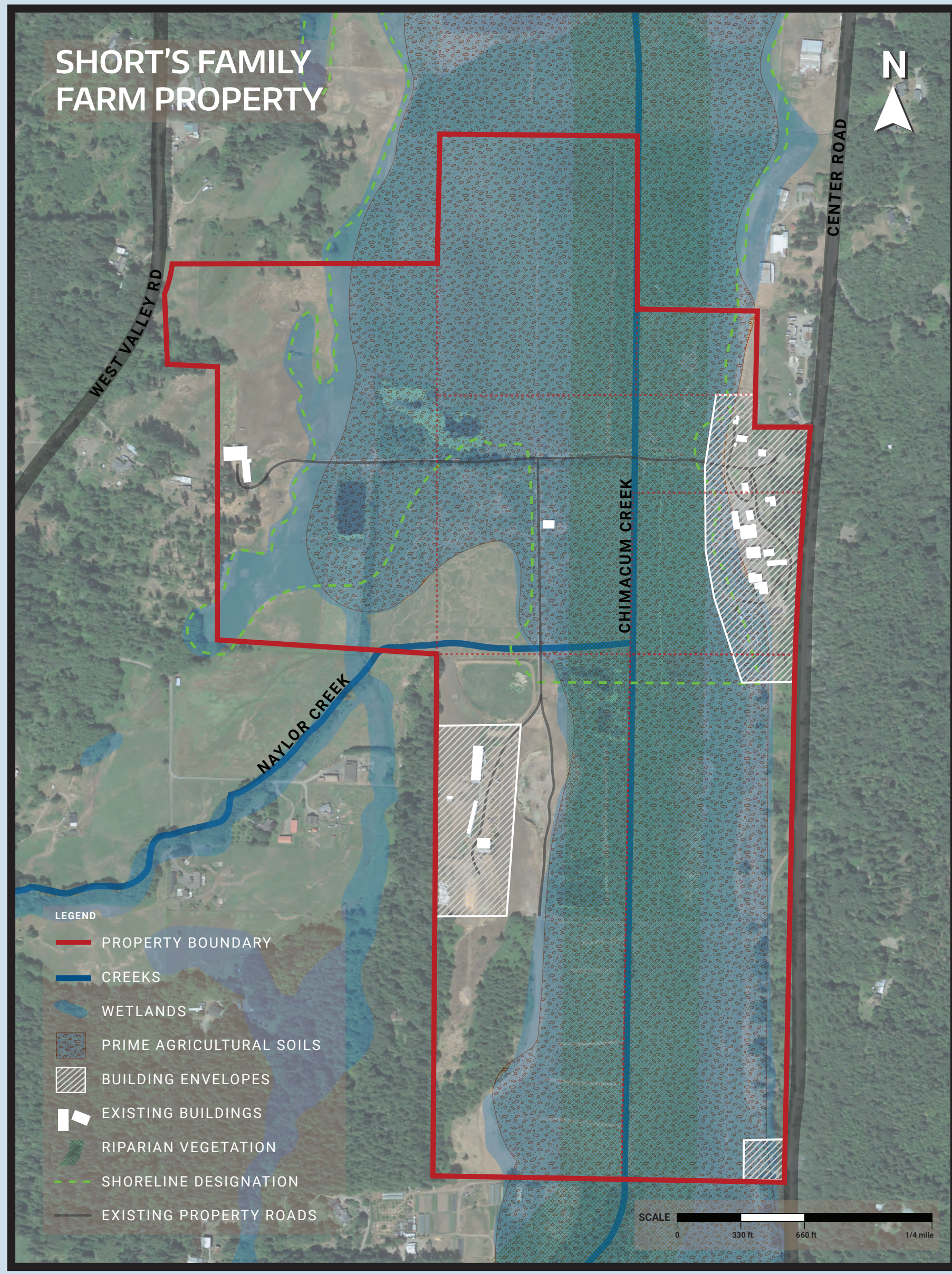
Artistic rendering of Chimacum Creek before & after channelization



Restoration by re-meandering 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 1970s
- 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 dissolved 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?

COMMUNITY & ECONOMIC DEVELOPMENT



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



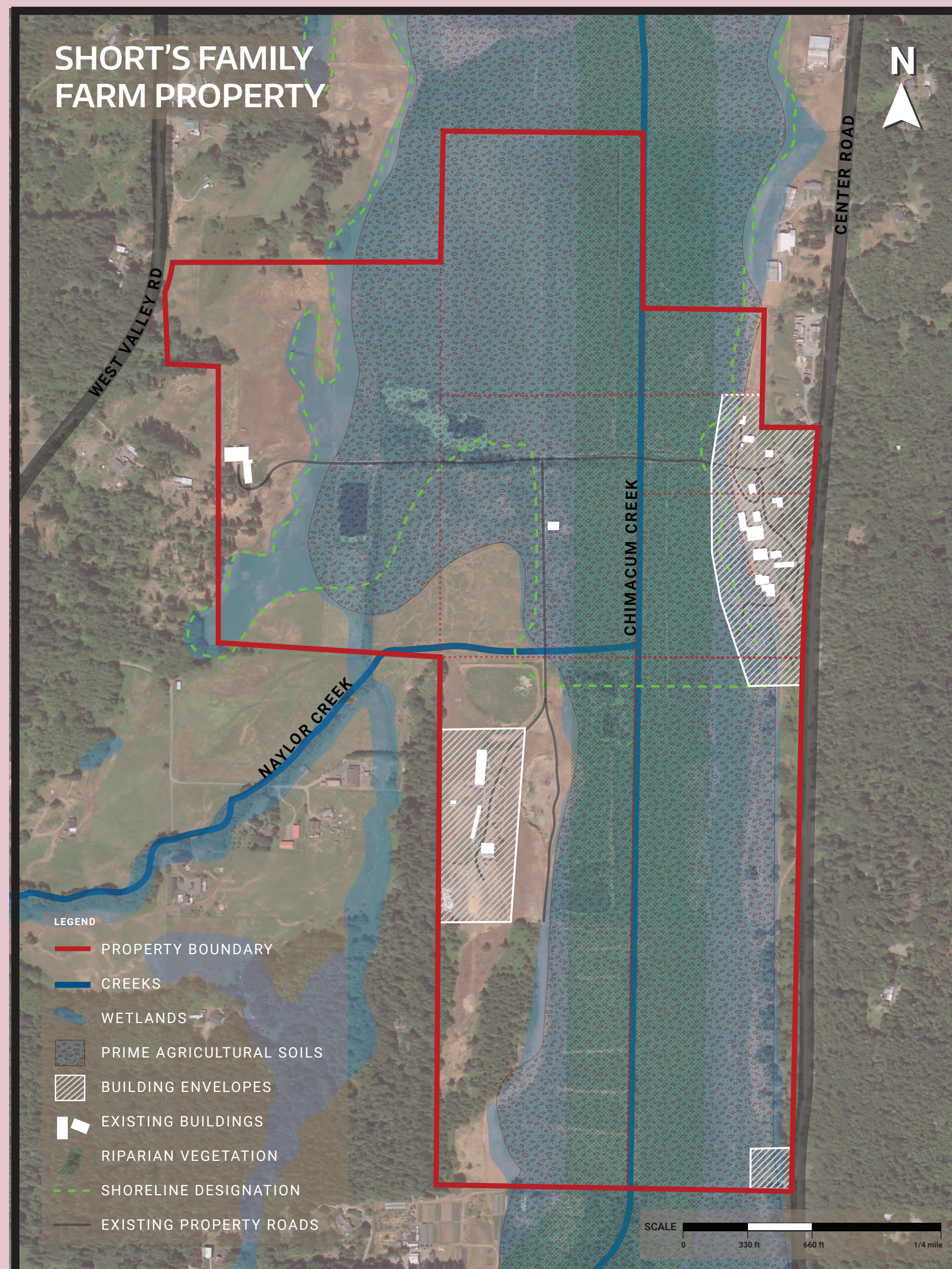
Farm dinners, a popular agri-tourism activity



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

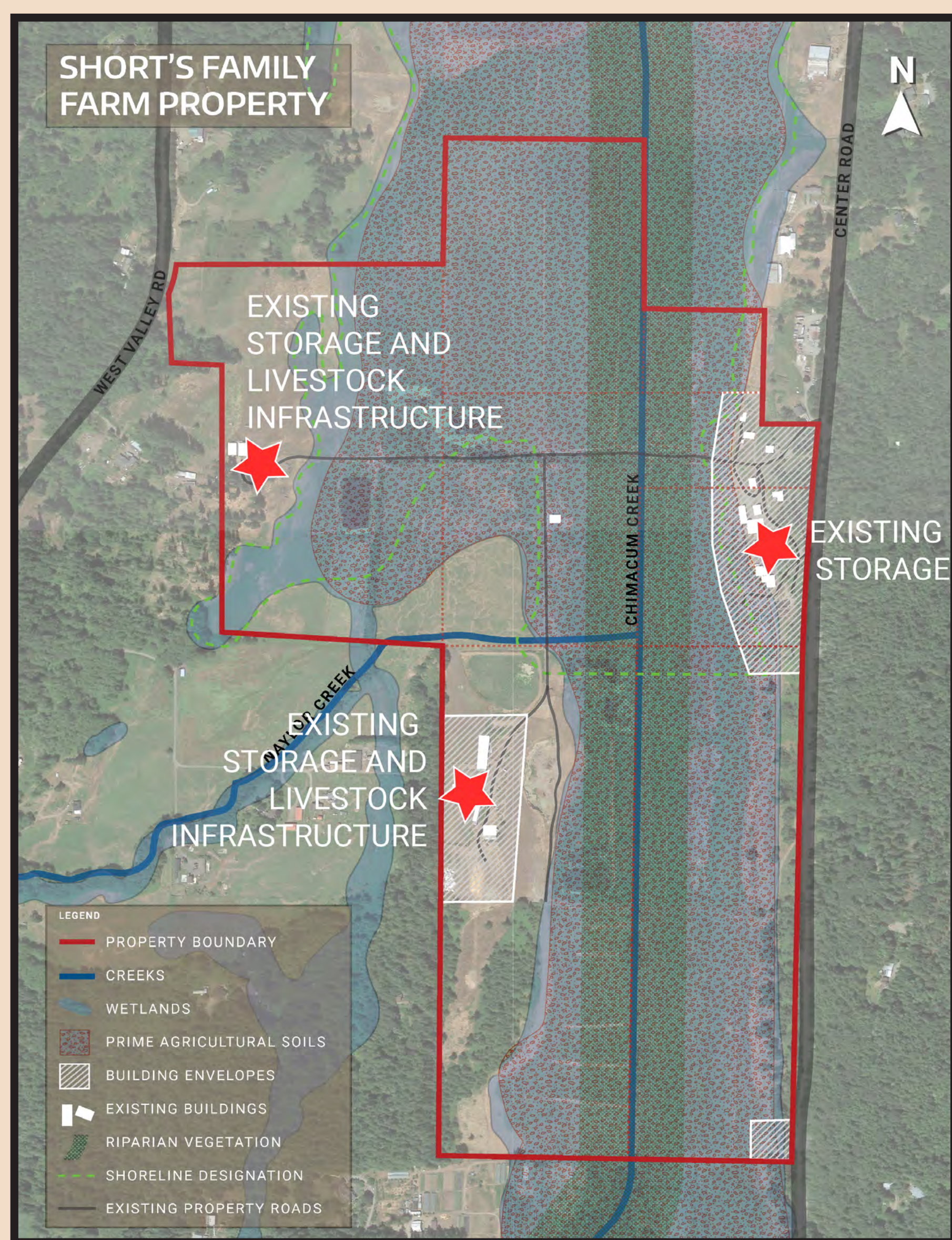
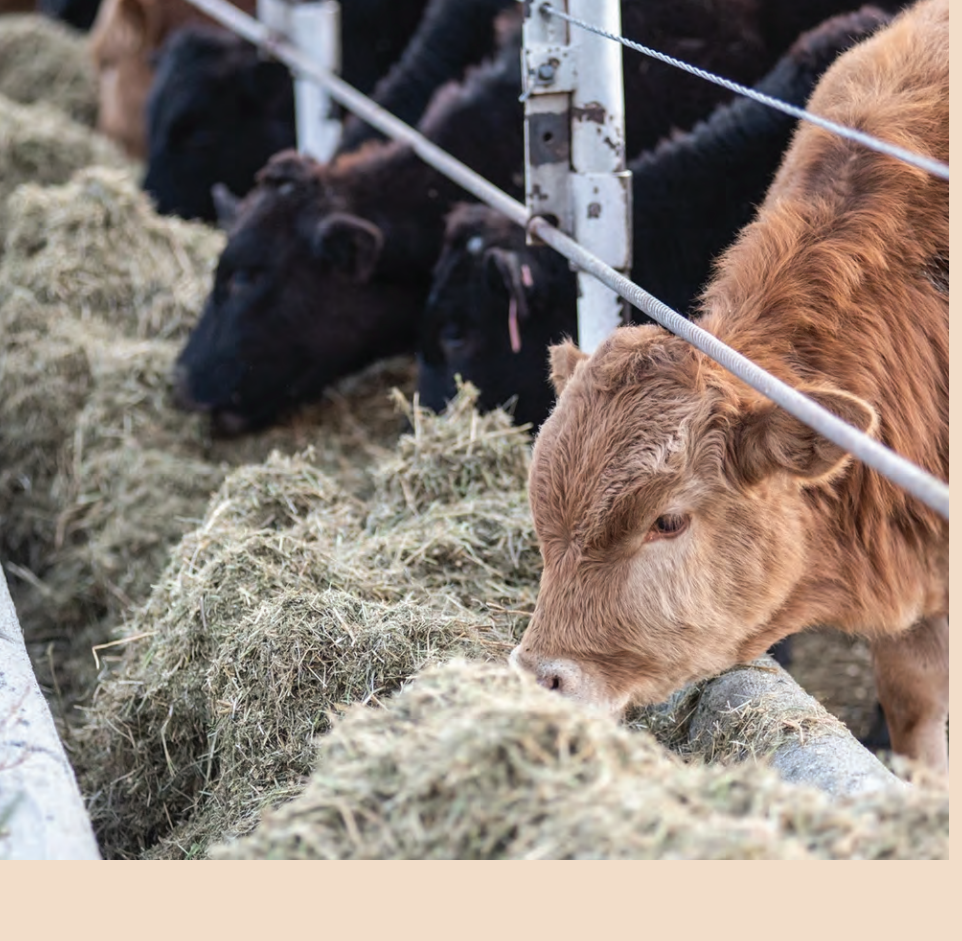
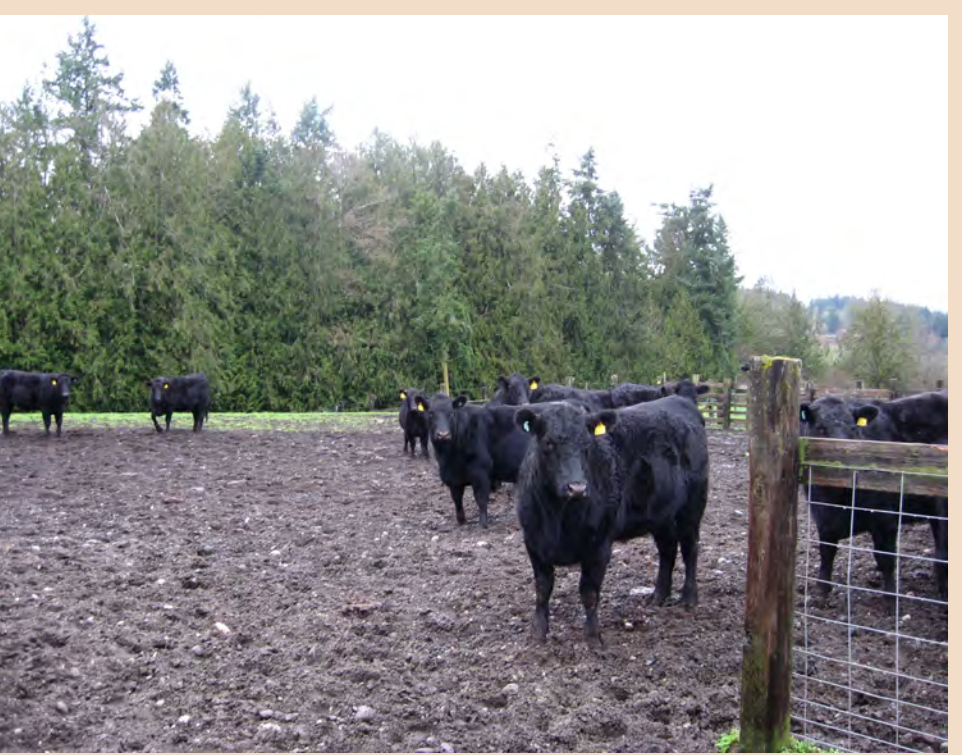
What community & economic development activities could or should occur on the Short's Farm property in the future?

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?

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?

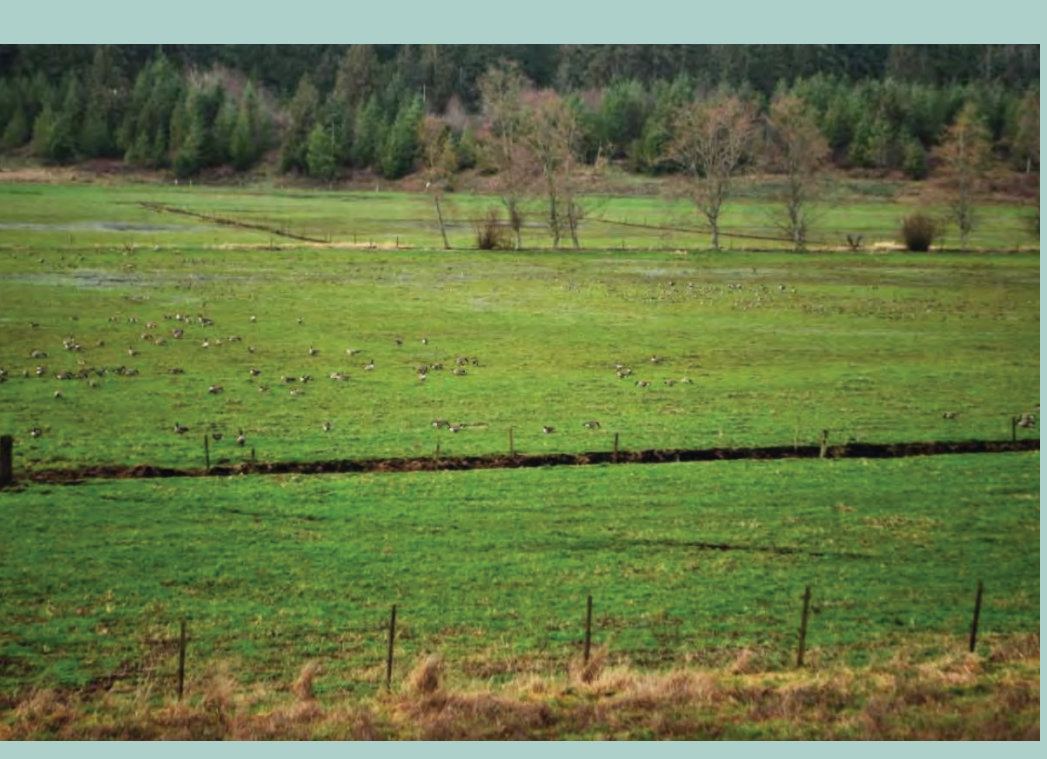
- How could members of the agricultural community successfully share the property with each other and use it to meet their goals?

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

WILDLIFE



Bufflehead enjoy open-water wetland



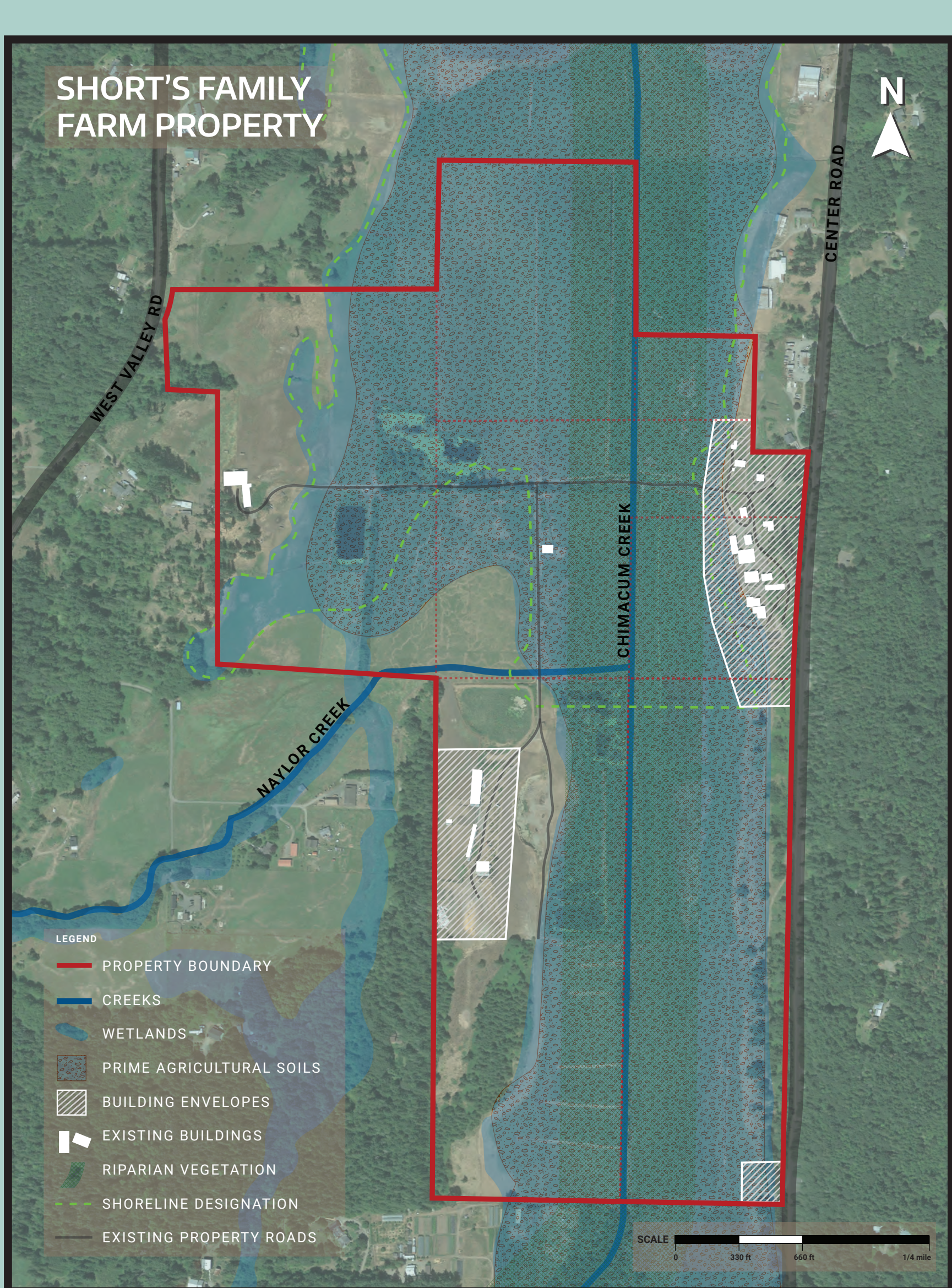
The Creeks are flanked by pasture, with hundreds of migratory geese (above)



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?

WELCOME!

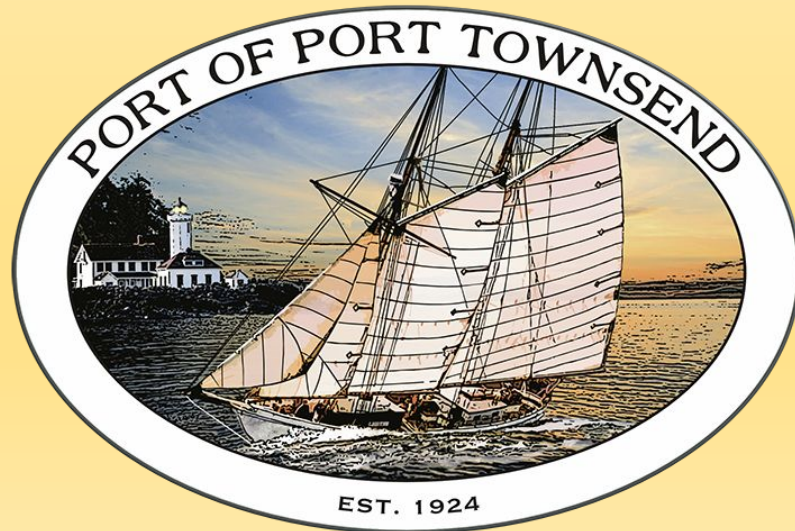


The Short's Farm Project

Supporting Community Resilience & Prosperity

Community Visioning Open House

April 17, 2024





Short's Family Farm Snapshot

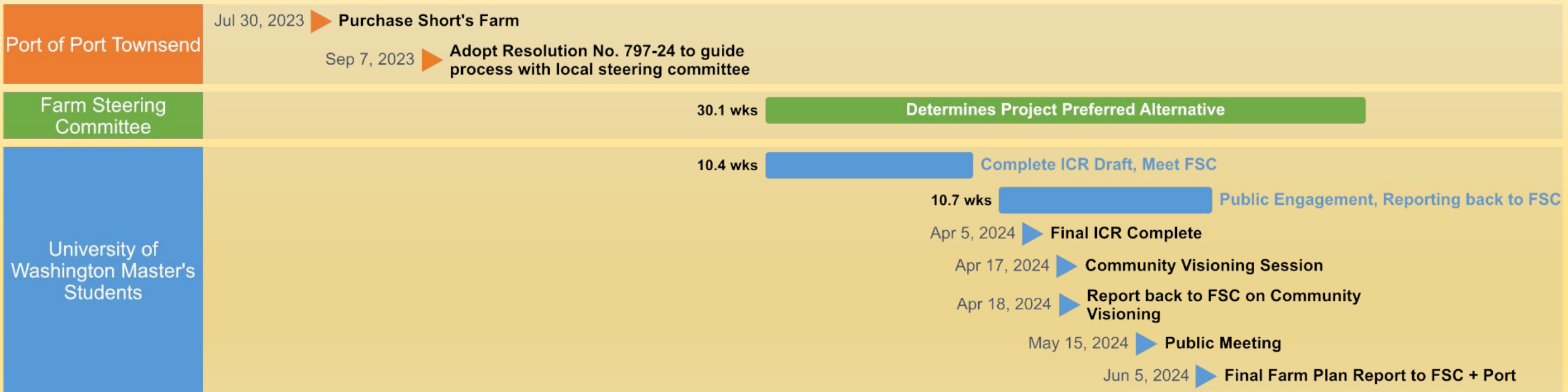
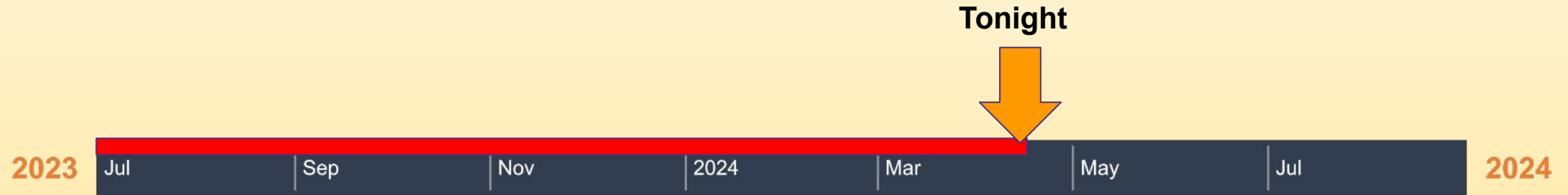
- 253 acres - one of the county's largest agriculture land ownerships
- Began as a dairy farm in 1945, in operation as a farm since at least 1880's
- Purchased by the Port in Summer of 2023
 - \$1.0M funding support provided by the State of Washington
- Farm leased back to the Short's Family through August 2024



Port Objectives for the Farm

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 governing the property.

How It Fits In The Bigger Picture



What We're Doing Tonight

- Talking about what the Farm is now and what it can be!
- Identifying your priorities
- Collecting ideas for the Farm's future use



What We Will Do Next

- Report community priorities back to the Farm Steering Committee (FSC)
- Take these ideas and research them
- Present the researched ideas back to you (**next Open House: May 15**)
- Identify the top ideas
- Develop the Farm Plan with the help of the FSC



Reflection Activity

- Take a moment to write a postcard to your future self, or your children and grandchildren
- How do you see the Farm as an integral piece of the Chimacum community in the future?

20 years? 30? 50? **Think Big!**

