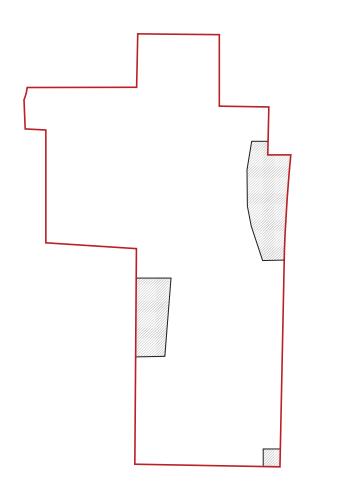
SHORT'S FAMILY FARM EXISTING CONDITIONS + GENERAL INFORMATION

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

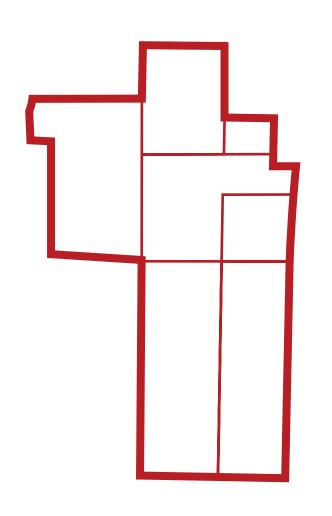
The Jefferson Land Trust holds a Conservation Easement on the property. Signed in 2016, the Easement restricts allowable uses to those which preserve the property's agricultural and ecological integrity. It identifies three 'building envelopes' within which current buildings may continue to operate,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

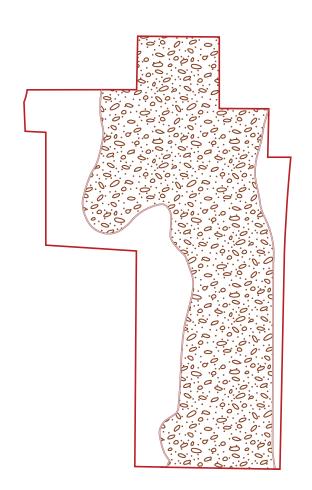
USDA PRIME AGRICULTURAL SOIL

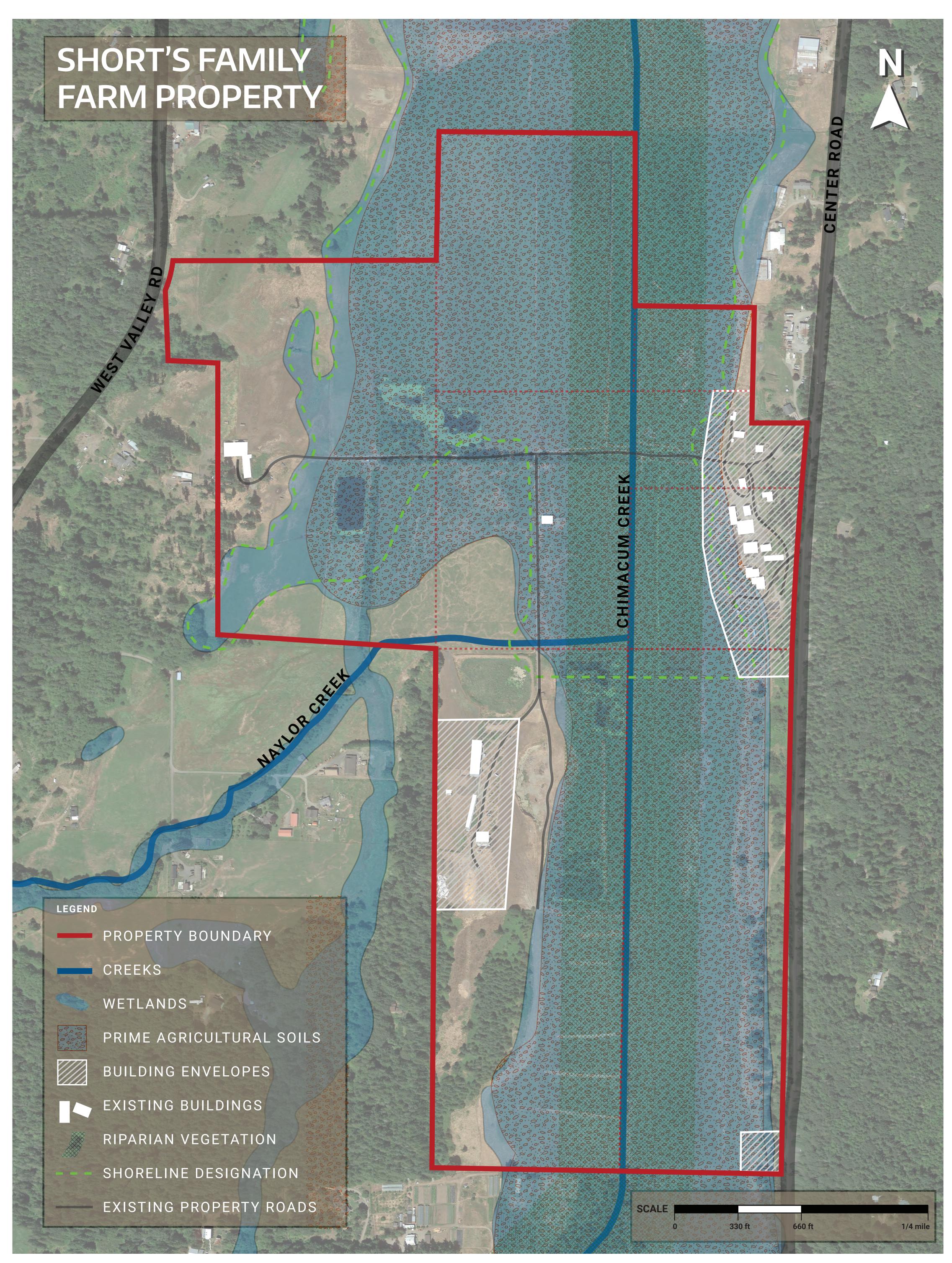
The USDA Natural Resource Conservation Service classifies this area of the property as "farmland of statewide significance" or "prime farmland if drained," generally agricultural soil that is maintained by rotational grazing and management of invasive species. The majority of the land defined as "prime 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.

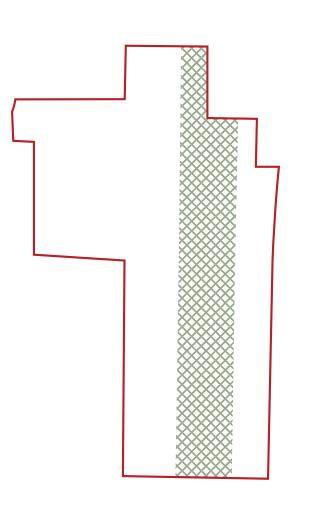






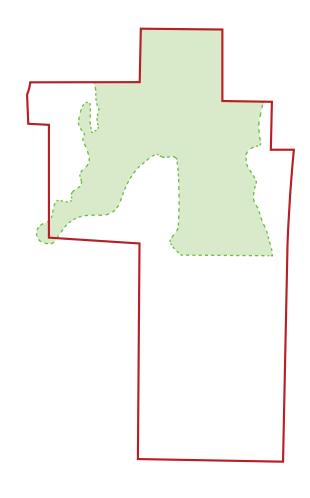
CHIMACUM AND NAYLOR CREEKS

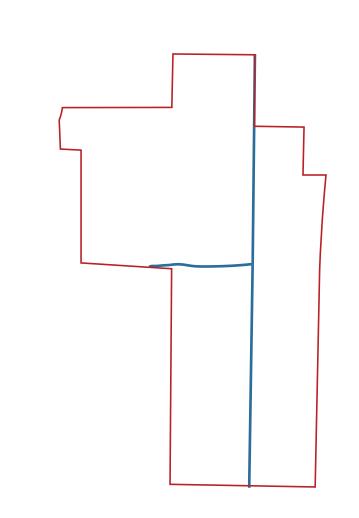
Chimacum Creek runs about 21.7 miles from headwaters to the Port Townsend Bay. The creeks both have low slopes throughout their extents, causing slow water flow. The one-mile stretch of Chimacum Creek that runs through the property was channelized (dredged and straightened) for agricultural purposes. 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.



MAPPED WETLAND

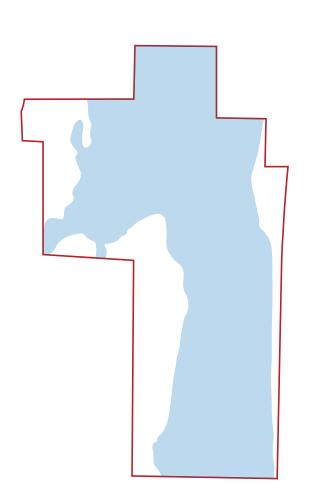
In its current state, the wetland area shown on the map is seasonally flooded, dry for several months in the summer. The area that floods is considered a wetland under Jefferson County designated critical areas, though the precise boundaries of the wetland would need to be verified through an official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





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.



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.