

Short's Family Farm Comments



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From: [Anne Ricker](#)
To: [PPT Info](#)
Subject: Re: Posts from Port of Port Townsend for 10/10/2022
Date: Monday, October 10, 2022 5:06:50 PM

What a splendid idea! Your innovation is admirable.
Anne

On Monday, October 10, 2022 at 03:03:50 PM PDT, Port Outreach <info@portofpt.com> wrote:



[Port News re: Short Family Farm](#)

By Port of Port Townsend on Oct 10, 2022 10:43 am

Port of Port Townsend Investing in farm land

Manager and Commissioners

All the below is relevant to why the port would want to invest in sustainable farm land and why it is a smart direction for both the port as well as the community

ACREtrader.com

Facilitators for wise investing in sustainable farm lands. Found link via "soil4climate" - FaceBook

The following link is relevant for understanding the big picture. It is a TED TALK, ~18 minutes, by Dan Barber, "How I fell in love with a fish" A bit slow starting, however, Dan gets a standing ovation from a large audience at the conclusion.

https://www.ted.com/talks/dan_barber_how_i_fell_in_love_with_a_fish?language=en

Leif Knutsen
Founding member of Shipwright Co-op

leifknutsen@gmail.com

Joanna Sanders

From: Joanna Sanders
Sent: Friday, October 14, 2022 2:22 PM
To: Eron Berg; Pam Petranek; Pete Hanke; Carol Hasse
Subject: Short Property Purchase Comment
Attachments: Leif Knutsen Letter.pdf

Leif dropped off the attached for you today. In it, he mentions a couple of links. To save you a few minutes, here they are.

[Dan Barber: How I fell in love with a fish | TED Talk](#)

[\(12\) soil4climate - Search Results | Facebook](#)



Joanna Sanders – *she/her/hers*

Administrative Assistant

PORT OF PORT TOWNSEND

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

360-385-2323

www.portofpt.com

Joanna Sanders

From: Eron Berg
Sent: Sunday, October 16, 2022 2:40 PM
To: Pam Petranek; Carol Hasse; Eric Toews; Joanna Sanders
Subject: Fwd: Shorts farm

From: Al <alelatham@gmail.com>
Sent: Sunday, October 16, 2022 9:17:03 AM
To: Pete Hanke <phanke@portofpt.com>; Eron Berg <Eron@portofpt.com>; Joe Holtrop <jholtrop@jeffersoncd.org>
Subject: Shorts farm

Hi - The Port purchasing the Short's farm is a great idea.
The Jefferson Co. Conservation District has a long history of working with Roger on farm planning and best management practice implementation and know the farm real well..
We would offer any assistance we can to the Port during your planning process.
Contact would be Joe Holtrop, district manager 360-808-3645 jholtrop@jeffersoncd.org
Regards, Al Latham, Chair, JCCD board of supervisors 360-821-1323

Joanna Sanders

From: Eron Berg
Sent: Tuesday, October 18, 2022 8:17 AM
To: Joanna Sanders
Subject: FW: Short Family Farm

Joanna,

Will you begin to gather the Short's Farm comments in a single location?

Thanks,

Eron

From: Eric Taylor <spamcan57@gmail.com>
Sent: Sunday, October 16, 2022 7:59 AM
To: Pam Petranek <Pam@portofpt.com>; Carol Hasse <Carol@portofpt.com>; Pete Hanke <phanke@portofpt.com>; Eron Berg <Eron@portofpt.com>
Subject: Short Family Farm

Hi Port Commissioners:

I just read an article in the Peninsula Daily News about the Port being interested in purchasing the Short Family Farm. I would like to see the local agricultural / ranching economy get a shot in the arm, but I don't think the Port buying the Short farm is the way to do it.

I don't want to see a productive and profitable beef cattle operation turn into a questionable financial experiment. The Port would have to spend two to three million dollars to buy the property, then who knows how much more money every year to operate it. I think the Port needs to instead spend it's money getting their existing infrastructure at Point Hudson, the Boat Haven, and the airport up to snuff

As private property, this farm contributes thousands of dollars every year in property taxes that supports our local infrastructure.

There is already way too much property in Jefferson County off the tax rolls due to being owned by federal or local agencies, and more being added every year, leaving us taxpayers to shoulder more and more of this burden-- we don't need more dead weight.

As your constituent, I urge you to NOT purchase the Short Family Farm.
Thank you for your attention,

Eric Taylor
172 Wycoff Road
Port Townsend, WA 98368

Joanna Sanders

From: Pam Petranek
Sent: Tuesday, November 8, 2022 8:49 PM
To: Joanna Sanders
Subject: FW: Short Family Farm

Joanna, Ric brewer would like us to post his letter for our 11/9 meeting, in bold below.
Pam

From: Ric Brewer <ric.d.brewer@gmail.com>
Sent: Tuesday, November 8, 2022 11:37 AM
To: Pam Petranek <Pam@portofpt.com>
Subject: Re: Short Family Farm

You are welcome to post.

Ric Brewer

Sent from my iPhone

On Nov 8, 2022, at 8:50 AM, Pam Petranek <Pam@portofpt.com> wrote:

Hi Ric,

Thanks for your letter and it would be great to talk as we explore the Short Farm proposal. Would you like your letter to be posted for the 11/9 port meetings public comment letters, or just leave it as an email to "informally inform" the commission?

Pam Petranek

District 1

Port Commission Chair

From: Ric Brewer <ric.d.brewer@gmail.com>
Sent: Saturday, November 5, 2022 8:23 PM
To: Pam Petranek <Pam@portofpt.com>; Carol Hasse <Carol@portofpt.com>; Pete Hanke <phanke@portofpt.com>
Subject: Short Family Farm

Dear Port Commissioners,

I am writing in support of the Port obtaining the Short Family Farm if used as a community resource for food production including slaughter and processing. With the lack of a USDA certified slaughter facility, a shortage of commercial kitchen space, and lack of food storage (such as commercial grade refrigeration and freezer storage) I am sure that there is more than enough agricultural need for these functions, as well as room on the site for a collaborative farming approach.

As a current farmer who is also considering raising quail, the challenge to have a proper processing facility for the birds is key to me continuing. With several potential customers, but no processing

facility in place, the idea of wading through the many restrictions to develop my property for this daunting.

Please consider this as you move forward with plans for obtaining this legacy property.

Ric Brewer

Quilcene

ric.d.brewer@gmail.com

Joanna Sanders

From: Marny Kittredge <marnykit@gmail.com>
Sent: Tuesday, November 15, 2022 3:39 AM
To: Public Comments; Linger Longer Improvement Committee
Cc: Pete Hanke; Carol Hasse; Pam Petranek
Subject: Questions/Clarification re Quilcene Marina/Shorts Farm

Greetings Port of Port Townsend Commissioners,

On behalf of the LLAC I'd like to thank you for coming to Quilcene to engage in discussions regarding the Quilcene Marian property.

The issue of the Port purchasing Short's Farm was brought up and several of us felt it was insufficiently addressed.

If you could please respond to the questions below in a more thorough manner we would appreciate it.

Respectfully,

Kit Kittredge

LLAC member

<https://portofpt.com/port-news-re-short-family-farm/>

A couple of questions come to mind:

- If the Port can spend possibly \$2 million on a farm that it is prohibited from farming, why cannot the Port fix the Quilcene Marina?
- Even if they bought the farm, how much more would they spend as they contemplate additional infrastructure to be built on the property such as a storage facility?
- The Port asked for an IDD Levy because it did not have enough money to maintain its current property portfolio.

- How will they maintain everything including a farm when that levy runs out?

Sent from [Mail](#) for Windows

From: [Eron Berg](#)
To: [Joanna Sanders](#)
Subject: FW: Short Family Farm
Date: Monday, November 21, 2022 8:17:42 AM

From: Eric Taylor <spamcan57@gmail.com>
Sent: Sunday, November 20, 2022 7:17 AM
To: Pam Petranek <Pam@portofpt.com>; Carol Hasse <Carol@portofpt.com>; Pete Hanke <phanke@portofpt.com>; Eron Berg <Eron@portofpt.com>
Subject: Short Family Farm

Port Commissioners & Executive Director:

I see that the potential purchase of the Short Family Farm is on the agenda for this week's Port meeting.

Looking at the minutes from the 11/9/22 Port meeting, I see it was discussed then also.

To quote Eron Berg from section IX staff comments:

"A lot of meeting time has been spent on the Short Farm to foster efforts in food production, sustainable agriculture, and salmon restoration. A special commission meeting might be held at the Grange in January to share with the Commission learnings of the Phase 1 and 2 investigative assessment and hear from the agriculture community before approving the acquisition and moving forward with development plan. At the time of approving the acquisition, there would remain many unanswered questions."

The way that comment is worded makes it sound like this purchase is a done deal already, and the Port is only going through the motions of getting public input.

It seems like there is a "build it and they will come" attitude, instead of "let's have a plan in place first which answers all the questions".

As per my previous letter (see below), I feel that this would not be a good move for the Port. I think that the Port needs to spend it's precious financial resources on maintaining their existing facilities, instead of buying more property-- which will require even more money to maintain & develop.

I would like to see the Short family farm remain privately owned and operated. I believe that this would be a suitable issue for EDC Team Jefferson to get involved with- to facilitate plans for a private party (or collaborative group of private parties) to purchase the property.

Isn't this sort of thing more in their bailiwick?

Thank you for your attention,

~Eric Taylor
172 Wycoff Road
Port Townsend, WA 98368

On Sun, Oct 16, 2022 at 7:58 AM Eric Taylor <spamcan57@gmail.com> wrote:

Hi Port Commissioners:

I just read an article in the Peninsula Daily News about the Port being interested in purchasing the Short Family Farm.

I would like to see the local agricultural / ranching economy get a shot in the arm, but I don't think the Port buying the Short farm is the way to do it.

I don't want to see a productive and profitable beef cattle operation turn into a questionable financial experiment.

The Port would have to spend two to three million dollars to buy the property, then who knows how much more money every year to operate it.

I think the Port needs to instead spend it's money getting their existing infrastructure at Point Hudson, the Boat Haven, and the airport up to snuff

As private property, this farm contributes thousands of dollars every year in property taxes that supports our local infrastructure.

There is already way too much property in Jefferson County off the tax rolls due to being owned by federal or local agencies, and more being added every year, leaving us taxpayers to shoulder more and more of this burden--

we don't need more dead weight.

As your constituent, I urge you to NOT purchase the Short Family Farm.

Thank you for your attention,

Eric Taylor

172 Wycoff Road

Port Townsend, WA 98368

From: [Janet and/or Willi](#)
To: [PPT Info](#)
Cc: [Public Comments](#)
Subject: Short proposal
Date: Wednesday, January 18, 2023 3:33:46 PM

I was told at tonight's meeting that this letter had not been received. I received a notice today that it was not delivered. I see that the link is "publiccomments" but when you click on that link it creates the address without the s (see below). I wonder how many other letters were lost in the ether! I've sent to info just to make sure it gets through.

Janet Welch

Begin forwarded message:

From: Janet and/or Willi <aloha@olympus.net>
Subject: Agricultural land
Date: January 5, 2023 at 9:37:55 AM PST
To: publiccomment@portofpt.com

Dear Port Commissioners,

First, I would like to commend you on your foresight in putting the Port's considerable weight into supporting local agriculture. For the reasons you state, it is both needed and appropriate for the port to engage in activities that strengthen and broaden our agricultural sector.

So, while I am very supportive of the Port's interest in purchasing agricultural land, I could not be more opposed to the purchase of the Short property in Chimacum Valley. Though it is a large contiguous ownership, the vast majority of it is poorly suited to most agricultural uses. The flooding of most of the property is well known, and as the NOSC study linked in the project page details, the geomorphic patterns and topography are far better suited to riparian restoration than the long history of attempts to drain it to render it usable for grazing.

Another link included in the project page (thank you for providing the background information in such an easy to access format) provides information on the conservation easement. In spite of the \$800,000 that the Shorts received in exchange for that easement that precludes development on acreage that wouldn't have been developable anyway, the reach of Chimacum Creek that runs through the easement is notably one of the most degraded in the entire watershed. Even with just a windshield survey one can see that this reach of Chimacum Creek suffers from the failure on the part of the owner to participate in planting and other stream restoration efforts (vs drainage efforts) that have taken root throughout in the watershed in the past 20 years. In addition, soil compaction and erosion from decades of excessive grazing pressure is easily seen in winter months when surface water is seen clearly only on the Short side of the Finnriver/Short property line.

If the Port intends to leverage its assets on behalf of local farmers, producers, and value added manufacturing, I would hope that it wouldn't select a "Charley Brown Christmas Tree" that stands out not for its assets but for its liabilities. While the Short reach of Chimacum creek *is* in desperate need of a focused effort to restore floodplain ecologic values, I don't believe that the Port is the agency that is best suited to address that; and while an admirable objective, it seems like quite a stretch of interpretation of the Port's mission.

Since the Shorts are willing to sell, has the Port looked into their property in Beaver Valley? While it isn't as large as the Chimacum holding, the lack of flooding enables the entire parcel to be used for agricultural activities, and the lack of a restrictive easement would facilitate greater flexibility in use. And how extensive has the Port's search for suitable land been? I hope there has been a methodical query and that the Short option hasn't been simply pitched to the Port by interested parties. I suspect that there might be any number of owners of agricultural land around the county who would be delighted to know that there is an interested buyer out there. Maybe some of them have already contacted the Port; I am concerned that the Short possibility may appear to be a done deal.

I hope that you hear from farmers who can help you to understand how limiting the soils and the topography are on the Short farm; I hope you read the stories of the Shorts resistance to Environmentally Sensitive Area designations, citing them as a 'taking' in the local property rights battle; I hope you see that letting somebody else buy the property will likely result in the new property owner embracing the restoration of floodplain forests, beaver-created water bodies, fish rearing pools, and off channel features. Jefferson County taxpayers would be much better served by the Port looking at a different (even if smaller), higher quality, historically well-managed agricultural opportunity. Please pull the plug on this option and look elsewhere.

Sincerely,
Janet Welch

Joanna Sanders

From: Public Comments
Sent: Friday, January 6, 2023 11:01 AM
To: Eron Berg; Abigail Berg; Matthew Klontz; Eric Toews
Subject: FW: Short Family Farm

FYI, the following public comment will be added to this Commission Packet. With the meeting on Jan. 17, we may decide to include all comments to date on that agenda so that we have a record summary in one spot. Let me know thoughts.

-----Original Message-----

From: Haley Olson-Wailand <dharmaridge@gmail.com>
Sent: Thursday, January 5, 2023 7:15 AM
To: Public Comments <PublicComments@portofpt.com>
Subject: Short Family Farm

Hello Port Commission,

My name is Zach Wailand from Dharma Ridge farm. My family and I farm at the Boulton farm in Quilcene and Glendale farm in Chimacum. We currently manage about 120 acres between the farms with 70-80 in organic produce. The produce is sold through two distribution companies which each pick up three times a week from June through November.

We are potentially looking to expand our operations in Chimacum and would be interested in land lease opportunities at the Short farm. We also haul all our product grown in Chimacum back to our home farm in Quilcene where we have our cooling and shipping facility with semi truck access. The potential of the Port developing the Short farm to have this capability is something that we would be excited to be included in the conversation about. Feel free to contact me about any follow up.

Thanks, Zach Wailand
360-302-0143
Info@dharmaridgefarm.com

Sent from my iPhone

From: [Neville Pearsall](#)
To: [Public Comments](#)
Cc: [Neville Pearsall](#)
Subject: Shorts farm
Date: Sunday, January 15, 2023 2:57:25 PM

Please note your email comments link on the shorts farm page has the incorrect address so my first attempt was rejected. It has public comment@portofpt.com
That would limit comments.
Trying again.

As an immediate neighbor on the west property line I am not in favor of all the noise created by the “magic dirt “ operation right outside my kitchen window. It should be zoned industrial not agriculture even though topsoil is being manufactured.
They have used the most noisy and obnoxious chipper machine for long periods. I don’t mind the manure smell as much as the noise.
When we bought the property 40 years ago there was about 40 or 50 acres of forest on the other side of the fence that was clear cut by the Shorts in the 80’s

We also don’t like the Chimacum alarm clock of shotguns at one minute after dawn for two months of water fowl hunting. Sounds like it is right at our window. Usually about 15 or 20 blasts at dawn followed by intermittent battles every half hour. Shotguns are not delicate weapons.

As for future development an orchard or vineyard on the west side hilltop seems good. Maybe potatoes.

Please No housing for workers right on our fence line. We already had to endure that placement and a wacko employee of the farm. Put that near the Center Road developments and infrastructure.

I like the sound of a tree growing.
Neville Pearsall

From: [Natalie Smith](#)
To: [Public Comments](#)
Subject: Short's Farm Purchase
Date: Monday, January 16, 2023 5:48:41 AM

Good Morning,

I am a farmer living in Chimacum & working for an established farm in the valley. First, thanks to the Port and the community as a whole for caring about the land and it's use for agriculture, as well as small business. I am proud to be a part of such a community. I wanted to chime in what little I can offer in terms of the potential Port purchase of the Shorts farm property in Chimacum.

In terms of the property, I don't know how viable it would be to divide into smaller parcels for leasing as I do think the best use of that land due to flooding, etc., is to rotate ruminant animals on pasture. I'm sure more expert voices could contribute to the logistics of this, but I am curious how much of the property would be useable for growing produce. I'm sure this is a detail the Port has investigated. If it is viable to break it into smaller parcels for an incubator farm type model, that would be one ideal. It is excellent pasture land in my eyes, for grazing and hay production. It also has incredibly rich soil. As I believe it was used in the past, it's also viable grounds for raising dairy cattle.

I also see immense community value in its current use and future potential for a community hunting grounds. It is also clearly a priceless habitat for wildlife.

In summary of above, I believe this land absolutely needs to maintain its use as ruminant livestock pasture, hunting grounds, and wildlife preservation.

As for the current infrastructure, I do believe there is a need for storage facilities for small farms to use (walk in cooler space, long term covered storage, climate controlled storage), tool, tractor and resource sharing, etc. Also, some local small farmers could potentially benefit from utilizing the current farmstand facilities.

The community would benefit greatly from a processing facility for local livestock farmers. Reducing the travel time between farm and processing facility greatly reduces stress on the animal as well as reduces the carbon footprint of the food supply. This comes with its own challenges of USDA inspection and management of other regulations, financial investment including sewage(?) if even viable, etc. But I see a great need here in our community that I wonder if this property & the Port could somehow provide. Here is an interesting relevant read: <https://modernfarmer.com/2021/07/rancher-meat-co-ops/>

Another substantial need in the local agricultural community beyond physical land use &

affordability, as well as start-up resources, is affordable housing. For local farms who hire seasonal crew members, a lack of reliable affordable housing has become one of the greatest barriers to hiring, and negatively impacts the longevity of farming in the area as a career for young farmers. If there was a way to utilize the Shorts property to provide farmer housing, I would see that as a win as well.

Last but not least, this land could be purchased and “simply given back” to the indigenous tribe(s) in the area to manage how they see fit with the financial support of the Port and the community, in alignment with conservation easement guidelines. We occupy unjustly colonized lands that are the traditional territories of the S’Klallam and Chemakum people. Perhaps we could use this opportunity an act of collaboration and reparation. I am ignorant to the logistics of such a plan but everything is possible.

I wish I could be in town for the meeting to learn more. I would love to see the Port and our community paving the way forward in agriculture by creatively utilizing a community, cooperative-based model

Thank you very much,
Natalie Smith

Port of Port Townsend
Chair Pam Petranek, Commissioners Pete Hanke, Carol Hasse
P.O.Box 1180
Port Townsend, WA 98368

David Seabrook
2340 West Valley Rd
Chimacum, WA 98325

January 17, 2023

Re: Potential acquisition of Short's Family Farm

Dear Chair Petranek,

I am in favor of the concept that the Port acquire the Short's Family Farm for the reasons I outline below. As an introduction to my comments I offer an observation from the visionary Albert Einstein:

"We cannot solve our problems with the same thinking that created them."

Our current problems include challenges that can seem overwhelming and are perhaps this is why they're often excluded from organizational strategic planning. I argue that consideration of such big picture issues are of vital importance to our local near-term future. A brief overview of what our problems include:

- "Climate change" including global warming, sea level rise, drought (including in regions of prime agricultural production), changes in precipitation patterns, flooding, wildfires and smoke pollution. The 8 hottest years on record have occurred... in the last 8 years. There is growing evidence we have already passed some tipping points.
- Resource depletion: The term "overshoot" describes how human consumption of resources has exceeded supply and is unsustainable. There is evidence that the era of cheap, readily available supply of oil is over. Energy is the "master resource", as its supply dwindles we should expect price volatility and conflict. History provides many examples of how civilizations collapse when they exceed resource limitations.
- Ecosystem damages from human land use patterns, including depletion of topsoil and mass extinction of species. The Earth's population has recently passed 8 billion people.

We have known since at least the 1980's that global warming is a problem but despite efforts, no progress has been made to reduce our global greenhouse gas emissions. In fact emissions increased in 2022. Our current global human civilization depends on a complex of interdependent systems, many of which show signs of vulnerability. The risk of cascading systems failure is real and increasing. In short, we are facing a crisis, it's time to respond accordingly.

I contend that critical systems adaptation planning makes most sense at the local level. To mitigate the risk of failure in our vital food system it would be advisable to develop local capacity for production, processing, storage, marketing and distribution. There is solid potential that the Short's Family Farm could be renovated to accomplish such economic development. Ideally we could use the property to develop sustainable local Ag capacity and to demonstrate how we can transition away from using fossil fuels as the primary energy source for local Ag. Experimenting with transitional models will be difficult within the existing economic paradigm that treats food as a commercial commodity subject to the vagaries of market capitalism. This is why the Port's leadership will be so important. Some will say now is not the time for experimentation but when is the best time to explore new models? I argue that the best time is before a crisis occurs. To quote Milton Friedman:

"Only a crisis - actual or perceived - produces real change. When that crisis occurs, the actions that are taken depend on the ideas that are lying around. That, I believe, is our basic function: to develop alternatives to existing policies, to keep them alive and available until the politically impossible becomes the politically inevitable."

I am hopeful that with The Port's leadership a plan can be developed that provides for needed ecosystem conservation and restoration while also providing opportunities to develop local capacity within our local food system. It makes sense to me that a resilient local food system should be viewed as a "public good". The leadership of a responsible public organization will be a key requirement, I believe, in taking this step forward. (If not the Port, who?) I am hopeful that other public agencies and organizations will partner with the Port to help make the project a success. I encourage the Port to provide bold and innovative leadership.

Thank you for your time, and for considering the need for a robust and resilient local food system.

David Seabrook
davidseabrook@pacifier.com

From: [Iris Pearsall](#)
To: [Public Comments](#)
Subject: Short's farm
Date: Tuesday, January 17, 2023 5:23:39 PM

My 10 acre property shares a fence line with the Short's farm. There was a large stand of trees on their side of the fence when we purchased our property, but now almost all of the remaining trees are those on our property only. Our house is relatively close to the border between the properties, due to limited good building sites. Thus, noise is a real consideration.

I would ask you to restrict activities that require machinery that generates a lot of noise on a regular basis, even if it's related to agriculture or value added production of agricultural products, at least near our home.

We hear shooting on a regular basis during hunting seasons. It is frightening and loud, for us as well as the birds, pets, and other wildlife. Please do not open the property for hunting if you acquire it.

I also would oppose the setting up of residences for farm workers right near our property line and home, due to the noise. We had an unfortunate experience when a couple was allowed to camp for a couple months on the Short's side of our fence close to our house and we could hear them yelling and arguing at all hours. This was an extreme instance, but I would still oppose housing on this small section of the Short's farm that is near our house, where sounds travel so clearly. At the other end of the Short farm would be okay.

I grow much of our food in my 2 large gardens, using organic methods. I support small scale organic farming and would be distressed if my 44 years of organic gardening was ruined by having farmers next to us contaminating my soil and water supply by spraying herbicides and/or pesticides that reached my gardens also. Thus, I'm asking for you to permit only organic farming if you acquire and lease parcels for farming.

Thank You,
Iris Pearsall

**Public Comment on the Potential Short Farm purchase by the Port of Port Townsend
January 17,2023 Chimacum Grange**

Good evening, commissioners and staff. My name is Peter Newland. For the last fourteen years my wife Robyn Johnson and I have lived on the shores of Tarboo Bay near Quilcene. The quest for provisions requires that we pass by the Short Farm on a regular basis. On my way here this evening I noticed that the flood waters have receded some but still cover a great deal of the acreage.

My biases and beliefs are formed by a fifty-year career in the construction and development industry in Snohomish County. During that time, I also served two terms on the Snohomish County PUD. Those twelve years 1985 – 1996 taught me a great deal about public policy and the rewards and challenges of public service. I hold appreciation for what it is like to sit in your chairs.

During my time in office, I was what today is called a budget hawk. My first wife was fond of saying that “I cared more about the public’s money than our own”. Some hyperbole but mostly truth.

Certainly, my caring is what brought me here this evening. Like you I have more questions than answers.

- As yet, there is no appraisal of value.
- We have not seen a detailed concept or plan for what the Port might do with this investment of public money.
- There is no hint of what the return on investment might be.
- There has been no examination of alternative sites that might perhaps be better suited for a robust agricultural investment by the Port.
- The Port, as I understand it, has existing underutilized assets. Perhaps it would be beneficial that any new Port initiative first be concentrated on those.
- We know the Short Property is compromised, and development of industrial agricultural uses are burdened by a restrictive easement held by Jefferson Land Trust. County zoning regulations and environmental requirements also pose potential constraints.

Without a specific proposal accompanied with an environmental checklist and perhaps an Environmental Impact Statement (EIS) it seems risky to proceed apace.

Never in my fifty years in the construction and development business, nor during my time as a PUD Commissioner, did I ever proceed on a “buy now, figure out what to do with it later” basis. It is simply not a prudent way to proceed.

And this is surely a case where it would be prudent to know a lot more before a purchase is consummated. I can not tell if this is in the public’s interest or not. It seems like, for some reason, this decision is being rushed. As they say, “haste makes waste”!

“As long as we are talking recklessly here” was a phrase that the great poet, William Stafford, sometimes used to introduce a topic for discussion. He meant it as an invitation to open up and think more broadly.

In that vein...

1. Why not, renew the option of the property for an additional 12 months?
2. Why not, pay the Short Family a reasonable, nonrefundable monthly option fee that is tempered by their continued use of the land and that is applicable to the purchase price?
3. Why not, in the interim, gather all the information needed for the Commission and the Public to make a wise and truly informed decision about a purchase?

Thank you for the opportunity to share these thoughts.

Peter Newland
pnewland@whidbey.net
425-754-0700

PORT COMMISSION SPECIAL BUSINESS MEETING – Tuesday, January 17, 2023

The Port of Port Townsend Commission met for a special business session at the Chimacum Grange #681 at 9572 Rhody Drive, Chimacum, WA and via Zoom online.

Present: Commissioners Hasse, Hanke and Petranek
Executive Director Berg
Deputy Director Toews
Port Recorder Sanders

I. CALL TO ORDER (00:00:42)

Commissioner Petranek called the meeting to order at 6:02 p.m.

Executive Director Berg led the staff presentation noting the purpose of the meeting is primarily to accept public comment and especially hear from the farming community. Documents available on the Port's website do not yet include the property appraisal. It is anticipated a Commission decision on the purchase would occur early February.

Deputy Director Eric Toews noted the vision of the Port referencing a document from October of 1926 to support local agriculture. The Port desires to partner with the agriculture community, work with jurisdictions, and scale up local agriculture production.

Eric Kingfisher, Stewardship Director of the Jefferson Land Trust, presented information about the conservation easement that follows the ownership of the land in perpetuity.

II. PUBLIC COMMENTS (00:05:55)

Tony Kastella, representing the Jefferson County Sportsman's Association, spoke about the easement on the farm for duck hunting and wants to ensure hunting is included in the listed uses including the option for game management.

Francesco Tortorici spoke about the value of the current uses, including use of biochar.

Janet Welch spoke in support of the Port's broad thinking, but in opposition to this project without a plan. She suggested instead exploring existing Port property south of the airport runway.

David Seabrook commented (including written remarks) in favor of the project, about climate change, and critical systems adaptation planning.

Peter Newland urged extending the purchase option and exploring the most suitable property for the desired purpose (included written remarks).

Kevin Long of the North Olympic Salmon Coalition spoke in support of the Port acquisition.

Karen Page spoke about the importance of the Short Farm for its wildlife and urged maintaining wild fowl habitat.

Jean Ball had concerns about this particular property and what value the Port might bring in terms of environmental impact and economic benefit/viability.

Al Latham, Chair of the Conservation District, but speaking personally said he was employed early on at the Short Farm. Roughly 70-100 acres never floods and there is a lot of slab and benefit of existing waste storage.

Nicole Witham, General Manager of the Chimacum Corner Farm Stand, asked about the agriculture easement and is curious whether the Port would be successful in seeking Washington state funds given the funding that has already gone into the land. The community needs farm infrastructure, including USDA slaughter/processing and a food hub and distribution facility.

Diane Johnson, President of the Grange, spoke in support and urged reviewing the Grange farm survey. The concurred with Nicole Witham's comments as well as the need for cold storage.

Hannah, a farm worker, had concerns about flooding but also spoke of the positive aspects of wildlife and lack of a plan for flexibility and creativity in seeking options for agriculture production and resilience.

Martin Fredrickson, a neighbor farmer to the Shorts and direct marketer of livestock, spoke about land access and many creative solutions needed from the collective agricultural minds to keep lands as productive as possible.

Charlotte Fredrickson spoke in appreciation and support of the Port's willingness to explore this opportunity although uncertain this is the best business move for the Port.

Jeff Kelety was curious to hear from the farmer's desires to lease space.

Pete Langley spoke in support of the idea and was concerned about removing the property from the tax rolls and what the leasehold tax would contribute when taking this into public ownership.

Melanie Edwards, of the National Young Farmers Coalition, spoke in support of acquiring land and about opportunities of getting young farmers on the land.

Joanne Pontrello, of the Conservation Futures Committee, spoke about the Port of Skagit Viva Farms and in support of exploring opportunities.

Steve Dowdell of Gray Fox Farm, spoke in support and about access to farm land for the next generation as well as pooling resources.

Cameron Jones of the Conservation Futures Committee and of Black Lives Matter of Jefferson County spoke in support of the project and collaborating with the community on youth-based thinking -- bring this conversation into the schools.

Julie Boggs, Manager and Co-owner of Westbrook Angus, spoke in support and about the importance of conservation. The farm needs to be managed in a dryer state and be viable as farmland.

Nicole, a farmworker, spoke in support of this opportunity and exploring options for the reasons and values stated, including the farm's importance to the quality of life.

Kevin Short spoke in support of the project and needing to let farmers maintain the creek and the flow of the water. He is sorry to have to give it up.

Commissioner Petranek thanked the public for the letters and correspondence on the project and about the next Port meetings January 25 and February 8.

Roger Short, here since 1945, spoke about the importance of building infrastructure for the community and the younger farmers. He is happy to hear the many feelings shared.

Austin Bishop, who inherited his grandfather's farmland, spoke in support/understanding the Short's struggle and desire to stay on the farm. He urged the Port to consider the water problem and how addressing the water would help the farmers with their land.

Eric Kingfisher, spoke of the Trust's conservation easement and recognized the drainage situation and the Short's efforts to maintain clear drainage and how agriculture productivity is impacted by increasing flooding. The drainage system has been maintained since 1920 by the drainage district. Arriving at creative solutions as well as maintenance of the system would benefit the agriculture productivity and further community resilience.

Alexa Helbling, former worker on Dharma Ridge Farm and now running her own vegetable farm, spoke in support of the project and the supportive farming community and the difficulty connecting to land without wealth in some way.

Commissioner Hasse spoke about the importance of access to healthy food and being moved by the passion around farming, growing food, and access to land.

Commissioner Hanke thanked farmers young and old and for their collaboration. He recognized the fast process accommodating the Short Family schedule, the Port's stewardship of the public's money and said forming a committee would be important to continue the conversation.

Executive Director Berg thanked the public for attending. He reviewed the Port's limitations on using the airport for agriculture –referencing the Port of Skagit. In 2024, the Port would engage in an airport master plan.

III. ADJOURNMENT: meeting adjourned at 7:47 p.m., there being no further business before the Commission.

ATTEST:

Peter W. Hanke, Secretary

Pamela A. Petranek, President

Carol L. Hasse, Vice President

From: [Haley Olson-Wailand](#)
To: [Public Comments](#)
Subject: Short's Farm
Date: Wednesday, January 18, 2023 9:13:04 AM

Hello Port Commissioners,

Thank you for putting on the meeting at the Grange last night. It was interesting to hear different perspectives and ideas on what could be possible at the Short's farm if the port proceeds with the purchase. What seemed to be somewhat missing from the conversation was the input from mid sized producers who are actively farming in the valley and would be positioned to take on initial management of the farmland.

The Short's farm on account of the hydrology could reasonably be split into two zones. The wetter ground would most likely want to remain as perennial pasture that could be cut for silage and hay as well as summer pasture. Remaining in cover would minimize soil washing into the creek during flood season. I believe this ground can grow multiple cuttings of quality hay without irrigation. The drier fields (sprinkler field) could be managed for higher return specialty crop production. Most of this production is tillage based so not necessarily suited for the wetter fields. Prime well drained valley soils with irrigation capabilities are rare in Chimacum. These areas, especially if the port is maintaining the pumps and ponds, could be leased at more of a premium.

Dharma Ridge farm is currently farming organic specialty crops at the Boulton farm and a section of Glendale farm. We are actively looking for a third sight between 10-40 acres to accommodate crop rotation so would be poised to take on a lease for the coming season. Maintaining management of the farm over the initial transition seems key. Longer term infrastructure improvements that would directly and immediately benefit us would be refrigeration potentially leased by the pallet space with loading dock and truck access. Having distribution able to pick up at the farm would save a huge amount of hauling of product back to our facility at the Boulton farm. This may also give other growers an opportunity to work with a wider distribution network to reach our wider regional community. There are obvious logistical and management challenges to all of this ranging from drainage to crop and soil pest and disease management to mechanical systems operations to organic and food safety certifications that are required by distributors. These requirements seem to be attainable especially with leadership of the port as an entity with the resources equipped to navigate the various aspects of management of the Short's farm.

I would like to schedule a short meeting to talk about these items in person if possible. My number is 360-302-0143 or email at info@dharmafarm.com.

Thanks again,
Zach Wailand
Dharma Ridge farm

Sent from my iPhone

Joanna Sanders

From: Janet and/or Willi <aloha@olympus.net>
Sent: Friday, January 20, 2023 11:46 AM
To: Public Comments
Subject: Short proposal

(I'm glad the link is working now. I hope that you are able to retrieve the emails that used the flawed link.)

Dear Commissioners,

I would like to summarize some of the many thoughts that came up at the special meeting:

Process

It came out at the public meeting that the idea was generated 'over the tailgate' in a discussion between a Port Commissioner and Roger Short. It was described, as I recall, as 'a way to help Roger out since he wanted to retire and sell the property'. Mr. Toews would know better than I, but I suspect that the process being followed for the Port to use millions of taxpayer dollars to 'help out a neighbor' would be considered inappropriate, at the very least. It would be quite different--and well considered-- if the tailgate discussion led to the idea that the Port could get involved in helping the local agricultural economy, and that idea was taken back to the Boardroom and discussed as a general concept, followed by a methodical discussion of a process, beginning with brainstorming of what the Port might want to use land for, and only then initiating a thorough search for suitable land. The public record shows the process flaws began early on and continue in the form of an unrealistic decision timeline. Unfortunately those process flaws cannot be adequately mitigated at this point, in spite of the wise decision to host a very informative special meeting of the Commission. Even extending the date of a decision would neither remedy the clearly stated preferential treatment given to one landowner by the Port nor bring clarity to the suitability of that ownership for the Port's (as yet undetermined) purposes.

A Port Commissioner said that the Port's purchase of the property would prevent somebody 'from Palo Alto' from buying it. Looking at recent purchases of acreage it appears to me that the newcomers are deeply committed to practicing agriculture while embarking on large scale restoration of degraded reaches of our watersheds. It is a slap in the face to those people that we should consider outsiders a threat to productive and sensitive utilization of land.

Finally, the idea that the Port would close on a purchase while hoping, but not knowing, that it would be funded by the State Legislature seems absolutely reckless. This process is unsalvageable.

Suitability for agriculture

Virtually every speaker at the meeting supported the idea of the Port owning agricultural land and making land and resources available to startup and existing farming ventures. Kudos to the Commission for considering the concept.

However, the primary advantage of the Short property described by staff was the size of the contiguous ownership, it being large enough for hay and beef production. Aside from the person who is leasing adjacent property (and who advocated the Port's acquisition because he would like to lease it) most of the types of agricultural uses and resources mentioned by the public would not be possible on the Short property. As one person stated "There is no limit to the imagination, the limit is to possible uses". Indeed! Those limits are extensive. The long period of seasonal inundation and the even longer period of saturated soils (which prevent spring plowing and/or spring grazing) do not lend themselves to

field crops. The lack of available space in the building envelopes and limited suitability for septic installation would severely restrict the scale and type of potential uses such as processing, agricultural startups and other farmworker endeavors, or even farmworker housing. Conversely, there are many areas in the county that would be suitable for many of these uses, possibly including the Port's own properties. The economic potential of the Short property is clearly less than other, albeit smaller, parcels for a number of reasons.

Drainage Woes

The elephant in the room made itself visible near the end of the comment period when a couple of speakers noted the need for a long sought after watershed-scale drainage 'remedy'. One speaker said "Don't fight this battle against flooding" and went on to give suggestions as to how to fix the bigger problem, which was to remove trees and vegetation from Chimacum Creek! Many of the attendees cheered this sentiment. The drainage district activities (e.g. dredging and channelizing of Chimacum creek and installing drain tiles in the fields) in the past century did reduce flooding of the fields for a few decades. But as the NOSC report clearly documents, the natural state of that reach of the Chimacum Creek watershed is to be NOT well drained, with geomorphology and topography suited for fish and wildlife habitat, not agriculture.

Clearly, there are many people who see the Port as a powerful entity who could, and should, champion their cause for re-invigorating a large scale drainage effort throughout the watershed. It was both inferred and spoken to directly at the meeting. However, there are many individuals, organizations, and departments who think otherwise. They did not express that side of the issue at the meeting. Purchase of the Short property would put the Port squarely in the agricultural drainage crosshairs of the Property rights vs fish conflict. Besides being an undesirable place to be, I would think that the goal of getting funding through legislative action would very much be at risk as legislators learn the habitat risks associated with the proposal.

Fear to speak up

Many people I've talked to have said that they can't understand why the Port would consider a piece of property that is so obviously hampered by topography, flooding, and lack of upland acreage. I was surprised that that same sentiment wasn't expressed at the meeting (other than by me). I began to understand when the person sitting next to me, whom I don't know other than that she said she lived and farmed in the valley, said that she was very opposed to the selection of the Short property. I asked her if she was going to say anything and she looked around the room and, as if she would be tainted by simply talking to me, said that she couldn't say anything. Having experienced a vocal disruption by Roger Short during my presentation, I'm guessing that a lot of people may be unwilling to publicly express their opposition to this proposal. I was pleased that the meeting wasn't antagonistic, but I am concerned that the Port didn't hear from the many people who feared saying anything, e.g. the person next to me, opting to maintain peace with friends, family, and their neighborhood.

In summary, we have heard clearly and repeatedly that access to land and availability of infrastructure are the biggest barriers to farmers. The port is well positioned to address these needs. You have a good idea, you have the institutional capacity, and you see possibilities that others have not acted on, but I urge you to pull the plug on this proposal and start over with a defensible and productive process that will remove those known barriers and creatively address other ones.

Sincerely,

Janet Welch

Joanna Sanders

From: Diane Johnson <drdianejohnson@gmail.com>
Sent: Saturday, January 21, 2023 3:42 PM
To: Joanna Sanders
Subject: Link to the Farm Survey I promised

Hi, Joanna,

I was told by one of the other staff to e-mail this link to you, to pass on to those working on the Short property purchase. It's the Farm/food resilience survey the Chimacum Grange and PT2020 collaborated on to do in 2012, and represents who was farming at that time, as well as lots of information about their issues. Of course, times have changed, dairy farming has given way to predominantly crop farming, and other changes. But it's still a pretty good reference for the problems farmers have in Jefferson County, and their relative contributions to our economy.

Here's link to the 2012 Jefferson Co. Farmer Survey

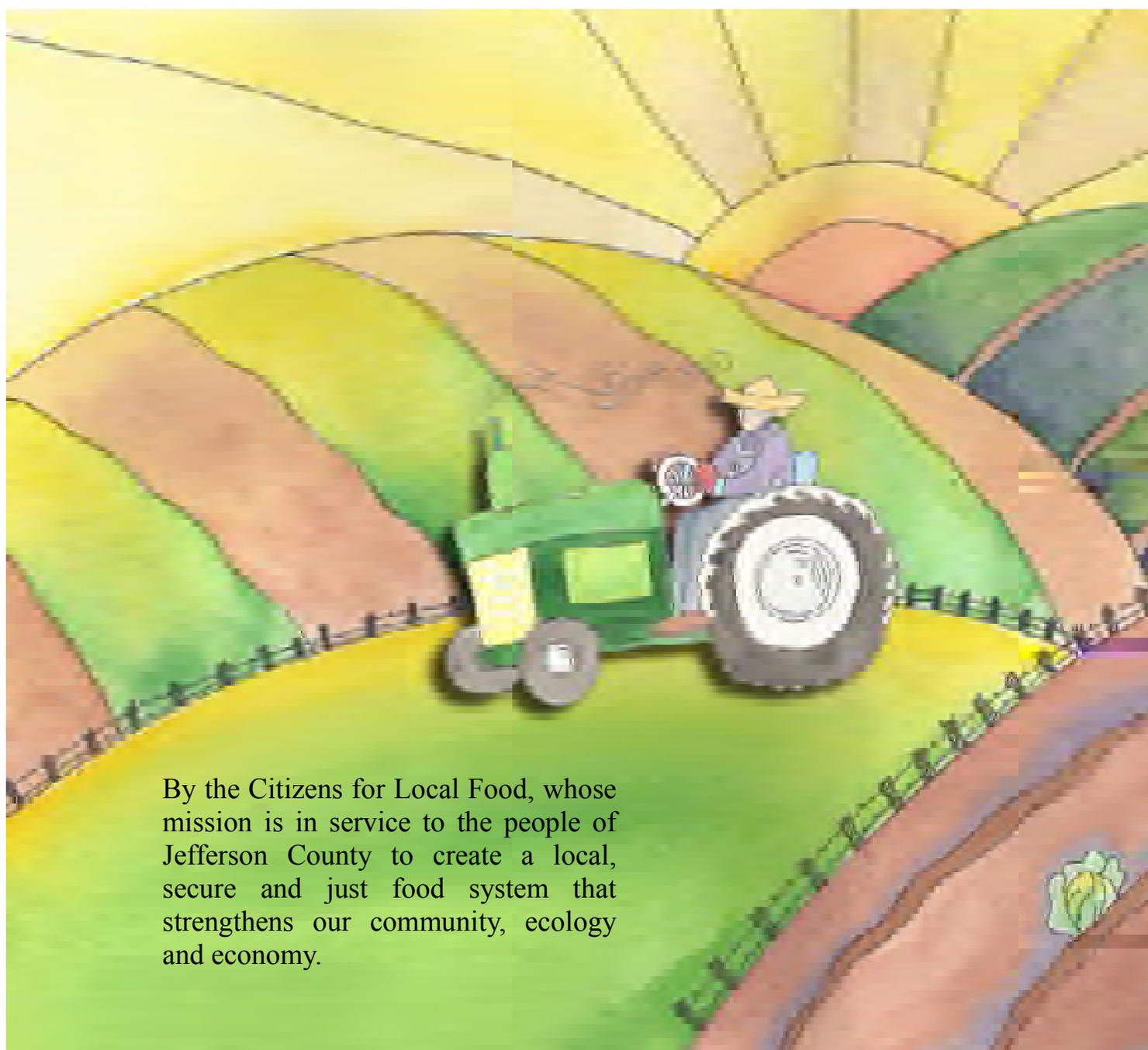
<https://l2020.org/local-food/farm-survey/>
<https://l2020.org/wp-content/uploads/2014/06/2012-Jeff-Co-Farmer-Survey-.pdf>

Thanks for taking a look at it for background in ag in Jefferson County!

Diane Johnson

President, Chimacum Grange

Jefferson County Farmer Survey 2012 Report



By the Citizens for Local Food, whose mission is in service to the people of Jefferson County to create a local, secure and just food system that strengthens our community, ecology and economy.

ABSTRACT

In March 2011, Katherine Baril, the recently retired Director of the Washington State University Jefferson County Extension, gave a public presentation on food and farm issues for the Jefferson County Planning Commission as part of the Commission's review of the Comprehensive Plan and Unified Development Code (UDC) and in preparation for the 2016 Periodic Update required by the State Growth Management Act. Inspired by Dr. Baril's talk and after an impromptu discussion with the audience, including many long-time advocates of local agriculture, the planning commissioners expressed their desire to consider changes to the County's comprehensive plan to help preserve farm land and to support our Jefferson County farmers.

In a moment ripe for collaboration, Citizens for Local Food (CLF) coalesced from the local agriculture supporters in attendance. CLF then began meeting for the purpose of drafting, conducting, analyzing and reporting on a comprehensive survey of our local farmers, and to deliver the results of this work to the Planning Commission to aid them in their review of the UDC.

In the nearly two years since CLF was organized we have learned a great deal about our agricultural community, not the least of which is that they are generous with what little free time they have. 71% of the 80 farmers we were able to contact took an hour and a half break from their work to be asked over one hundred questions by a CLF volunteer.

We learned that farm products vary widely, and we discovered interesting relationships between sales outlets, production type and profitability. We learned that nearly all of our farms depend on off-farm income to survive. We learned that while some farms are economically viable, no East Jefferson County farmer is getting rich (no net incomes above \$85,000) and 40% of farmers who were interviewed reported that they had either no profit, or had losses.

We learned that a majority (81%) of our farmers have college or post graduate training. We learned that there is a strong leaning toward environmental stewardship in our farming community with three quarters of the farmers who reported critical areas on their farms having collectively installed nearly eighteen miles of critical area buffer protection.

We learned that the largest principle farm operator age group (65% of surveyed farmers) is over fifty years old and tends to be male while the second largest age group (20%) is in their thirties and is more likely female.

We learned that a large number would like to farm more land and that a lack of affordable, appropriate land stands in the way of greater profitability; that farmers want smart regulations and smart regulators who communicate well; and that a large majority did not know of significant regulatory exemptions, already created, by one County permitting agency designed to help our agricultural community succeed.

And we learned that as important as it is to reshape the regulatory landscape if we are to enjoy greater food security in Jefferson County, the largest obstacle to our farmer's success that we need to overcome is a lack of demand for their products. This fact will surely be a central focus for Citizens for Local Food in its next efforts in years ahead.

Executive Summary



Executive Summary

In March 2011, the Jefferson County Planning Commission was inspired by a presentation given by Katherine Baril (recently retired Director of WSU Jefferson County Extension) on food and farm issues. Afterwards planning commissioners expressed a desire to consider changes to the County's comprehensive plan to help preserve farm land and support local farmers. To encourage continued interest, an ad hoc committee of county citizens formed called "Citizens for Local Food (CLF)." They agreed to pursue four projects to achieve their goal: encourage adoption of a resolution supporting local food, conduct a comprehensive farm survey, complete a study entitled "Can Jefferson County Feed Itself?" and conduct community conversations about food. For the farm survey project the committee designed a detailed survey, implemented an effective process for interviewing farmers (which guaranteed anonymity of responses), analyzed the data collected and crafted a summary and report of survey results.

Survey Results

Of 87 farms identified, 80 were successfully contacted and 57 completed the survey. This response (more than 71%) was an amazing rate of return for the in-depth, 90-minute interview required. Farmers responded to this opportunity to be heard.

Who is Farming in Jefferson County?

Results showed that farmers are a well educated group, 46% graduated from college and 35% had post graduate education. The respondents ranged in age from 22 to 84 years. The majority (65%) were age 50 or older. 38% of farmers are 60 years or older, and 16% are 70 or older. More farmers over 50 are men than women and tend to have owned their farms for significantly longer periods of time. The second largest group (20%) were in their 30's and have been working on their farms for an average of less than 10 years. Women make up nearly half of this age group. One quarter of farmers surveyed were solo farmers, the majority of whom (9 of 14) were women. Twenty farms use only family labor. A grand total of 306 people work on those 57 farms surveyed: 129 family members (42%), 88 hired workers (29%), 52 workers bartering their labor (17%), and 37 farm interns (12%).

What are Our Farmers Producing?

Three major categories of farm production were identified: livestock-related (on 41% of farms, 111 acres average), crop or plant-related, i.e., berries, fruit, vegetables and garden starts (28% of farms, 9 acres average) and combination - both livestock and crops (on 32% of farms, 67 acres average). The average length of time farms have been in operation by category is livestock: 44 years, crops: 10 years, both: 22 years. The majority of farmland acreage is in livestock and livestock-related (including hay and pasture) production. Livestock farms are larger and have been in operation longer than crop-based farms. An increasing number of small farms are focusing on a variety of high-yield crops and both livestock and cropping. Almost half of farmers report that they produce value-added products (15% specialize only in value added products), and of the remaining farms not producing value added products, all are interested in or considering producing them.

Who is Buying Local Farm Products?

Markets were analyzed by category of sale: Direct: on-site farm stands and CSA programs (32%); Wholesale (22%); Retail to local grocers, i.e., PT Food Co-op, Chimacum Corner Farmstand, etc. (23%); Farmer's Markets at five locations (17%); eight local Restaurants (5%); and fairs (3%). Total product sales show 75% in Jefferson County; 25% outside, mainly in Clallam, Kitsap and King Counties. Farmers emphasized the need to grow their customer bases by better educating local people about economic, health and epicurean benefits of fresh, local, seasonal foods.

Do Our Farmers Earn Sustainable Income on Farms?

The incomes of our farmers fall into two broad groups with somewhat differing economic situations: those with less than \$50,000 gross income per year and those with more than \$50,000 gross income. The higher revenue group tended to be younger, hire more people, have greater investment in farm buildings and structures, and farm larger acreages. They also had median net incomes of ~\$25,000, median profitability ratios of 14% and a five year trend in incomes that averages +45%. The group with revenues lower than \$50,000 tended to be older, have few employees, work less hours, have less investment in farm structures and produce from smaller acreages. They also have a lower median net income of \$200, a lower median profitability ratio of 8% and an average five year trend in income of -9%. The lower revenue group especially depends on non-farm employment or other sources of income: 97% would not be able to continue farming without non-farm support. In the higher revenue group 67% of the farms depend on non-farm income. In both income groups farm stability could be at significant risk if there were serious illness, significant monetary losses, loss of non-farm work, an inability to pass the farm to younger operators or catastrophic events.

What Stands in the Way of Our Farmers Making Sustainable Income?

Lack of demand was cited by 40% of farmers as the “biggest barrier.” Lack of profitability was second (reported by 20%), especially from labor costs and lack of capital. Lack of affordable land was cited third most often (45% of farmers want to farm more land). Regulations rated fourth, especially public health regulations for value-added products, animal transport and local meat processing. Many asked for better clarification of regulations. Farmers identified need for: “booklets” explaining rules and tips for building housing (for interns) that would be more readily approved, with reduced “mitigations that seem inconsistent or politically based,” and “encouraging staff to focus on helping farmers.” Two-thirds of farmers cited cost and access to capital in general and specific costs concerns about fuel (20%) and labor. Other obstacles included water limitations.

Critical Areas: Farmers (over 56%) have critical areas on their properties. This county is blessed with a high level of voluntary stewardship among our farmers. Over three quarters of farmers with critical areas have made improvements. Farmers (88%) reported that they have installed nearly 18 miles of protective plant hedges, and pump water for livestock (with solar power), to protect streams!

What can be Done to Strengthen Local Food Production?

Farms in Jefferson County are a diverse set of enterprises with different concerns, business strategies and goals, however lack of local demand was the most cited barrier to increasing the amount of local food produced, and the greatest obstacle to individual farm success. The most desired improvements are: more direct sales at farms or CSA’s (23%), increased sales at local retail outlets (23%), and increased sales at local restaurants (15%). Many farmers see increased consumer education as key to increasing demand for local food. Local consumers can support our farmers by increasing their food purchases at farm-stands, joining CSA’s, looking (and asking) for local produce at retail outlets and restaurants. Farmers realize that value-added products are often more profitable. Improving regulation was often mentioned; many farmers suggested that local authorities need to “improve staff communication,” and further coordinate, simplify and reduce turn-around times of permitting sequences as the best ways to improve impacts of local regulation. Farmers earning less than \$50,000 can increase their profitability by increasing the intensity of their marketing practices. For farmers earning over \$50,000 improved access to quality agricultural land can lead to increased profitability. Our farmers are interested in cooperative farm operations.

Section I. Introduction



Section I. Introduction

Brief History

Jefferson County has always had a strong farming tradition which has been kept alive by various organizations working to both preserve farm land and to help keep our farmers farming.

Shortly after Katherine Baril retired as Director of the Washington State University Jefferson County Extension, she was asked to give a presentation on food and farm issues to the Jefferson County Planning Commission. That presentation, given at a public meeting on March 2, 2011, was part of the Planning Commission's review of the county's comprehensive plan and unified development code (UDC), in preparation for the 2016 periodic update required by Washington State's Growth Management Act. Following Ms. Baril's presentation, Planning Commissioners expressed their desire to recommend changes to the comprehensive plan that might help farms and farmers succeed.

As a result of planning commission interest and building on the foundation of previous efforts, Citizens for Local Food (CLF) formed as an ad-hoc, all volunteer committee to encourage the Commissioners' continued interest in and appreciation of local farming needs and issues. Group members came together from across the county and have spent many hundreds of hours in the last two years on this effort. CLF adopted the mission statement, "In service to the people of Jefferson County to create a local, secure and just food system that strengthens our community, ecology and economy" and identified four projects in the CLF action plan:

1. develop a food policy resolution
2. undertake a comprehensive survey of farms in East Jefferson County¹
3. conduct a series of community conversations to get more people talking about food issues
4. author a study and report entitled, "Can Jefferson County Feed Itself?," based on a similar project done in Okanogan County's Methow Valley.

An Iterative Process

The Planning Commission encouraged the collaborative efforts of developing a "Food Policy Resolution" as a first step. It was quickly realized that this effort was premature without the guidance of food producers themselves and it was agreed that this effort would be tabled until such guidance was available. In light of this development, CLF saw the agriculture survey as the logical next step. The purpose of this endeavor was to draw a comprehensive picture of current farming conditions with data and analysis compiled in a report to inform and guide our county's next steps in farm preservation and farmer encouragement.

¹ For those unfamiliar with Jefferson County, geographically it stretches from the shore of the Pacific Ocean on the west to the shores of Admiralty Inlet and Hood Canal, both part of Puget Sound, on the east. Dividing Jefferson County is a huge, roadless expanse of Olympic National Forest and Olympic National Park. The east end is more populous and dubbed East Jefferson County, while the western portion is often referred to as "the West End." This survey focused entirely on the more densely populated East Jefferson County.

Anyone with a passion for CLF's mission was (and is) welcome to actively participate. As new skill sets were needed along the way, new volunteers joined the effort. A significant factor in the success of bringing the farm survey to fruition was an informal agreement amongst diverse CLF members to be unified in every decision. By this "unanticipated consensus process," members not in agreement with majority opinion either expressed willingness to live with the group decision or, if strongly objected to, the group would choose to drop the matter and pursue others.

With quality data now in hand, CLF itself might serve as an organizational platform from which a Food/Farm Policy Council could grow and which might then develop a food policy resolution for the Planning Commission's consideration.

Who is a Farmer?

Our initial task was to develop a list of active farms in East Jefferson County starting with data from both the Jefferson County Conservation District and WSU Extension. This list was refined over time. Inactive farmers were deleted from the list, while low-profile or previously unrecognized farmers were added. For survey purposes, we decided to define a farmer as someone who had the intent of commercial farming, who had clear access to productive farmland, and had earned at least \$100 from their farming efforts. Our final list was refined to include eighty-seven (87) active farms in East Jefferson County.

Some may consider this selection criterion overly inclusive since, for example, the U.S. Department of Agriculture uses a minimum income standard of \$1,000 per year. Our reasoning for a less rigorous standard was that in preceding years a number of new farmers had attempted to start commercial operations and our desire was to report challenges faced by newcomers as well as those facing established farmers.

A Note about Shellfishers

Initially our intention was to include shellfish farmers in this survey. After consulting with many shellfish farmers, however, it was agreed that this important element of Jefferson County's agricultural producers would require a separate survey tailored for their unique operations and needs.

Crafting the Survey

The survey was intended to provide a strong data base from which the planning commission could develop suggestions for revisions to the comprehensive code, as well as offering data sets that would help a future food/farm policy council to establish and act on their mission.

Crafting the survey itself took a significant amount of time. As many questions were highly sensitive by their nature, we knew we would need to guarantee absolute anonymity to each farmer in order to elicit the information we needed. We wanted to be sure no single farmer's answers could ever be tied to their personal identity.

Ensuring this complete confidentiality required very specific procedures for survey conduct, tabulation and reporting. Training for volunteer interviewers and data entry help was required to accomplish this strict confidentiality. Farmers were also promised first review of data. (This presentation occurred at an event in September, 2012.)

A "draft final" survey was ready to be field tested by the end of November, 2011. It consisted of twenty (20) pages, with an additional "addendum" page. This addendum, on which farmers were asked to identify themselves (separate from the survey itself), consisted of questions that required further contact, i.e.

assessing their interest in such things as: collective storage for crops, equipment sharing, assistance needed (or offered) for marketing, etc.

Six (6) local farmers or persons closely aligned with farming were asked to participate in critiquing the survey questions which allowed us to refine the survey with additional questions, revise wording on some and remove others. We also learned that each survey would require an average of 90 to 120 minutes to complete. Given the time required by each farmer to adequately complete the survey and in order to ensure a good response, we decided that trained volunteers would meet with farmers in person to conduct the surveys.

Survey Response Rate

Of the eighty seven (87) farmers whom we identified as belonging in the sample, eighty (80) eventually responded to a phone call. Of these, 57 completed the survey, for a response rate of 71%. This response is an impressive rate of return for what farmers were told would be an hour and a half, in-person interview. We believe it represents our farmers' strong desire for their voices to be heard and their stories told.

Funding

No government funds were used in completing this survey or report. The Jefferson County Pomona Grange (comprised of Chimacum, Quimper and Rhododendron Granges), Local 20/20, and CLF committee member donations covered all expenses, which amounted to less than \$500.00.

Section II.

Who is Farming in Jefferson County?



Section II. Who is Farming in Jefferson County?

This section will describe: who is living on East Jefferson County's farms, where those farms are located, how they are owned, and what the housing conditions are. We will also explore who works on the farms, and some of the problems farmers encounter in finding and providing for workers.

It should be noted that we only interviewed one person to represent each farm, and asked that the principal operator complete the interview, even though up to five other family members might be active in the farm operation. So, while the data may not accurately reflect the total numbers of men and women actually working on our farms, it does reflect ownership.

Who Lives on the Farm?

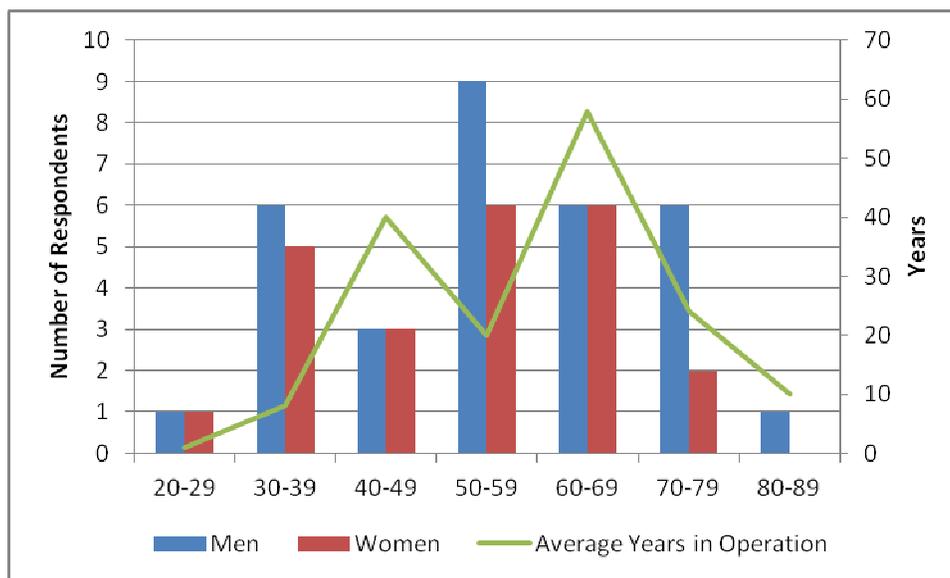
The respondents range in age from 22 to 89. Overall, the sample included 23 women, nearly half of the total (42%, Figure 2.1). The majority of our farmers (65%) are between the ages of 50 and 79. More farmers over the age of 50 are men (61%), and tend to have owned their farms for a longer period of time (Figure 2.2), especially in the 60-69 year age bracket. The second large group of farmers (20%) is in their 30's; women make up nearly half of this age group. This younger group of our farmers has been working on their farms for an average of less than 10 years.

Figure 2.1 Range of Farmer's Ages Showing Breakdown by Gender and Average Years of Operation of Farms

Age Range	All Farmers		Men		Women		Average Years in Operation
	Count	Percent	Count	Percent	Count	Percent	
20-29	2	4%	1	2%	1	2%	<1
30-39	11	20%	6	11%	5	9%	8
40-49	6	11%	3	5%	3	5%	40
50-59	15	27%	9	16%	6	11%	20
60-69	12	22%	6	11%	6	11%	58
70-79	8	15%	6	11%	2	4%	24
80-89	1	2%	1	2%	0	0%	10
Total	55	100%	32	58%	23	42%	

Two of 57 respondents did not report ages.

One curious aspect of the age range data was the paucity of farmers in their 40's - note the significant dip in the chart for that age range - although these farmers have also owned their farms for a longer period of time (Figure 2.2).

Figure 2.2 Distribution of Age and Gender Relative to Years in Operation

One of the more interesting details in our data is the academic achievement of the group. All 57 respondents answered this question, and 81% have college or post-graduate training (Figure 2.3). By and large, our farmers are a well-informed, sophisticated group.

Figure 2.3 Highest Educational Degree of Primary Survey Respondent

Highest Education Level	Count	Percent
< 12th Grade	1	2%
High School	10	18%
College/Vocational	26	46%
Post-Graduate	20	35%
Total	57	100%

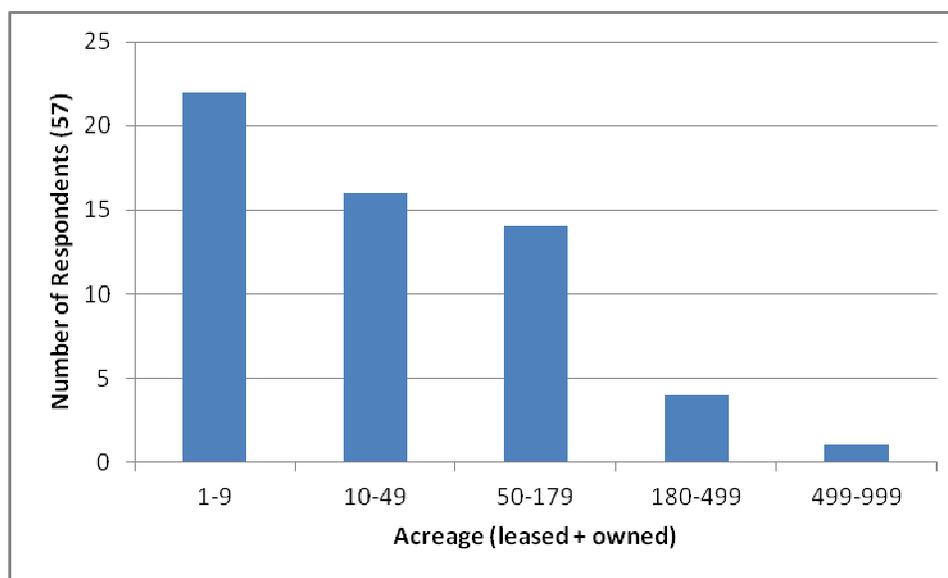
Where Are the Farms?

Of the 57 farms surveyed, the largest single group is in Chimacum and Center Valleys, along Chimacum Creek and its tributaries (Figure 2.4). Overall, the majority of our farms, nearly two-thirds (64%), are located in “South County,” Chimacum, Quilcene, Brinnon, Port Ludlow, and Coyle. (The West End was not surveyed.)

Figure 2.4 Location of Farms

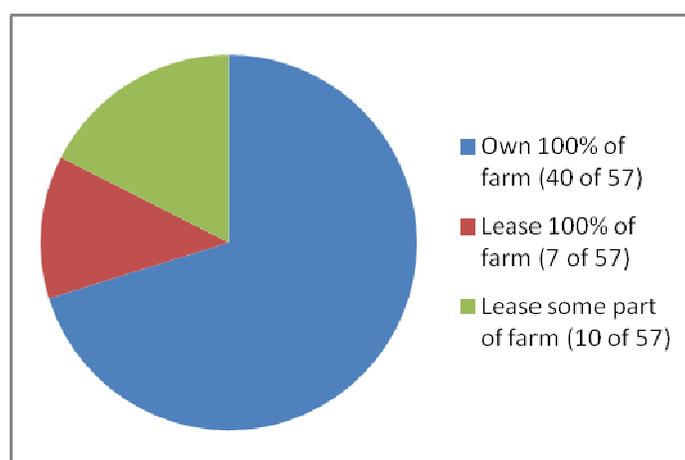
Location	Count	Percent
Brinnon/Quilcene	11	19%
Chimacum/Center Valley	20	35%
Port Townsend	7	12%
Marrowstone	5	9%
Discovery Bay/Cape George	5	9%
Port Ludlow/Coyle	5	9%
Other	4	7%
Total	57	100%

The average farm size is 67 acres, but there is a very large size range (Figure 2.5). Exactly two-thirds of farms are less than 50 acres, while 22 of those (39%) are under 10 acres. The size of farm varied by the type of produce (Section 3) as well as other factors.

Figure 2.5 Range of Acreage of Farms

Do Farmers Own or Lease Their Land?

Farm ownership is mixed, with most farmers (70%) owning 100% of their land, and only a few (7) who lease 100% of the land they farm (Figure 2.6). Twenty-five farmers (45%) said they would like to farm more land.

Figure 2.6 Distribution of Farmers Who Own and Lease Land

What Are the Housing Conditions on the Farm?

Living conditions on farms appear to be generally adequate. Four of five farmers responding to this question (80%) reported that they have adequate housing for their families (Figure 2.7). Ten farms currently provide housing for workers, while 18 farmers said that they would like to provide housing for workers in the future. Fewer farmers reported providing accommodations for guests.

Figure 2.7 Results of Housing-Related Survey Questions

Housing Summary	Count	Percent	Total Answered
Farmers with Adequate Housing	44	80%	55
Currently Provide Housing for Workers	10	19%	52
Would like to Provide Housing for Workers	18	38%	47
Currently Provide Guest Accommodations	2	4%	54
Would like to Provide Accommodations for Guests	11	23%	47

9 people mentioned that cost of housing was a problem.

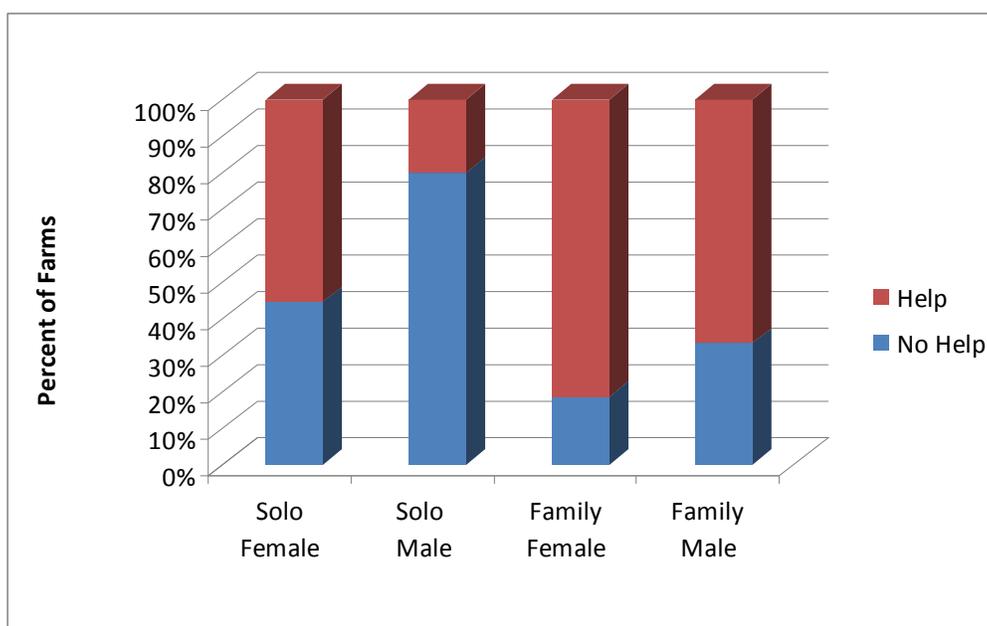
Who Works on the Farm?

One quarter of the 57 farmers are solo farmers (Figure 2.8). Interestingly, nine of these solo farmers are women. Forty-three farms have two or more family members active in farming, with seventeen having three or more family members involved (30% of the total family farms). Of these family-involved family farms, a much higher proportion are operated by men.

Figure 2.8 Total Numbers of Workers for Solo and Multi-Family Owned Farms

Category	Sole Owners			Multi-Family Owned			Grand Total
	Total	Male	Female	Total	Male	Female	
Gender							
Count of Survey Respondents	14	5	9	43	27	16	57
Sum of Family Workers	14	5	9	115	70	45	129
Sum of Hired Workers	4	1	3	84	47	37	88
Sum of Interns	1	0	1	36	11	25	37
Sum of Barter Workers	4	0	4	48	33	15	52
Total Workers	23	6	17	283	161	122	306

A closer look at the data shows that four of nine solo women operators utilize help on their farm, while only one of four solo men farmers do so. Of the family farms headed by women, eleven of sixteen utilize non-family workers, while twenty of the twenty-seven male-headed family farms utilize non-family workers.

Figure 2.9 Use of Farm Labor

One might conclude that solo male farmers tend to “go it alone,” while solo female farmers are nearly twice as likely as men to employ assistance. It would be interesting to see in what ways this trend influences their productivity and profitability.

Where do these farmers get their help? Twenty farms use only family labor. Of the remaining farms, twenty-two hire workers, seventeen use workers who barter their time for products, and nine have farm interns. (Some farms use more than one kind of additional labor.)

Stated another way, a grand total of 306 people work on the 57 farms surveyed (Figure 2.8). Broken down by category, 129 workers are family members (42%), 88 workers are hired hands (29%), 52 workers are bartering their labor (17%), and 37 workers are farm interns (12%).

What Labor Issues do Farmers Face?

Farmers shared their concerns and problems in finding and maintaining an adequate supply of labor in a number of open-ended questions. Some of the things they told us are:

- It's difficult to pay a fair wage.
- It's difficult to train for level of organic activity required.
- I can't afford more help.
- I need young, strong labor to build infrastructure.
- Need to take on more labor and offer a place to grow their own food.
- Need more berry pickers during the season.
- WWOOFers are often not motivated. (Willing Workers on Organic Farms)
- There are lots of health code issues with the county.
- The county has made it difficult to have housing.
- There's a problem with regulations forbidding child labor.
- Good strong local workers are hard to find.
- We need more housing to grow the intern program.

Summary

There is a scattering of farms in Port Townsend, on Marrowstone Island, and on both sides of Discovery Bay with the majority of East Jefferson County farms in what is referred to as "south county," that is, Chimacum and south. Most of our farms are relatively small by state and national standards, less than 50 acres, with a significant number less than 10 acres. Most farmers own the land they farm, and some lease additional land. Many would like to farm more land than they do.

Housing is adequate for a large majority of farm families though some cited housing costs as an issue, and many said they would like to provide housing for workers. The majority of farms have more than one worker, including family members, hired hands, persons who barter their labor, and farm interns (in order of frequency). Farmers face a number of labor problems, including unavailability of suitable local help, various county codes, and lack of adequate affordable housing on the farm or in the area.

Our farmers tend to be older and male and are operating family farms that have been active for a long time. However, a significant younger group, beginning their farming in the last ten years, is emerging, and they are more likely to be female. This trend offers those with an interest in preserving farm land by preserving farmers with great opportunities in finding innovative ways to transition farms from one generation to the next.

Section III.

What are They Producing?



Section III. What are They Producing?

Two of every five farms in our survey produce livestock and livestock-related products including hay and pasture. Approximately half of the remaining farms produce crops and crop-related products, and the other half produce a combination of the two. Livestock farms are larger (more acreage), and generally have been in operation longer than crop-based farms. Both livestock-based and crop-based farms sell value-added products, although twice as many farms that include crops in their production mix have a value-added component.

What We Asked

We asked the farmers what they produce and how much of each product per year. We listed a variety of options, including a special category for value-added products, and also had an "Other" category.

Farmers reported the amount produced in a wide variety of units. For example, 20 farmers reported that they produce hay in varying units i.e. bales, tons, acres, pounds, and dollars. Therefore, we were not able to summarize, by product, how much was produced.

Based on guidance from the U.S. Agricultural Census, we grouped the results by the categories of Livestock and Crops. Five categories were created for each reported product:

- Livestock and livestock-related
- Livestock-based value-added
- Crop and crop-related
- Crop-based value-added
- Miscellaneous value-added

The definition of a value-added product² (VAP) is "a change in the physical state or form of the product (such as milling wheat into flour or making strawberries into jam)...; the production of a product in a manner that enhances its value...; or the physical segregation of an agricultural commodity or product in a manner that results in the enhancement of the value of that commodity or product." So for example, our categorization classified fiber, fleece and wool as livestock-related products, but "knitted products" as a crop-based VAP.

We also asked farmers if all or a portion of their farm produced VAPs, and if so, what percentage of their products was value-added. Other value-added production questions included: what types of processing facilities would they need for their current or planned operations; what is the approximate annual gross dollar value of their value-added production; and if they were not already producing value-added products, if they were interested in learning more about VAPs. Finally, we asked if they had any comments about regulatory changes needed to make VAP production possible.

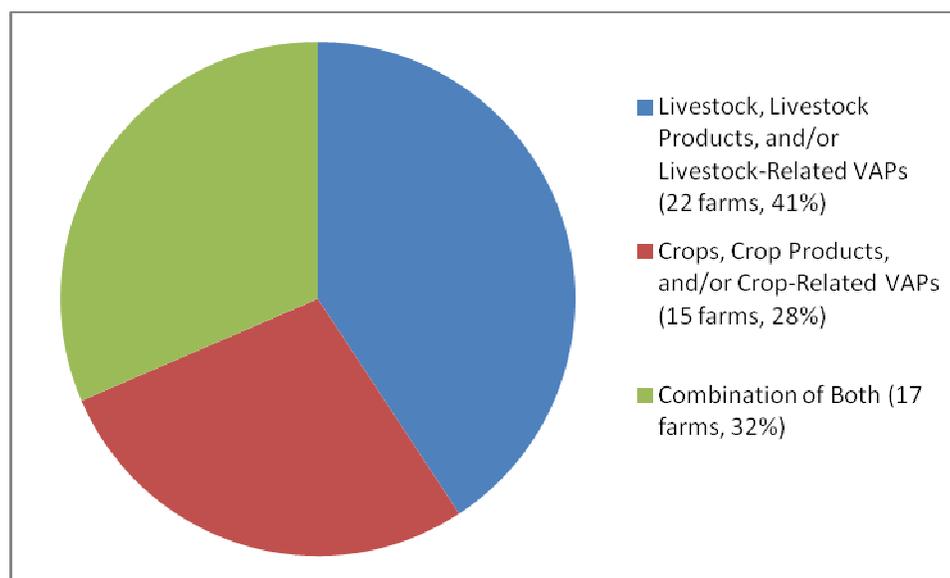
What Farmers Said

The largest group of surveyed farms produce primarily livestock, livestock products, and/or livestock VAPs (41%, Figure 3.1). We included farms that produce mostly livestock in addition to hay or pasture as belonging in the livestock category. The most commonly reported livestock-related product (other than hay) was beef (14 farms), followed closely by eggs (13 farms), and poultry (12 farms).

²http://www.agmrc.org/business_development/getting_prepared/valueadded_agriculture/articles/usda-value-added-ag-definition

The same number of farms reported producing pigs (9 farms) and sheep (9 farms). There is some overlap in categories for example: 7 farms reported producing fiber; 5 farms reported producing 'dairy;' and five farms reported goats as products. Cheese was the most commonly reported livestock-based value-added product (3 farms). Other livestock-related VAPS included soap, yarn, and knitted products.

Figure 3.1 Distribution of Farms that Produce Livestock, Crops, or Combination of Both



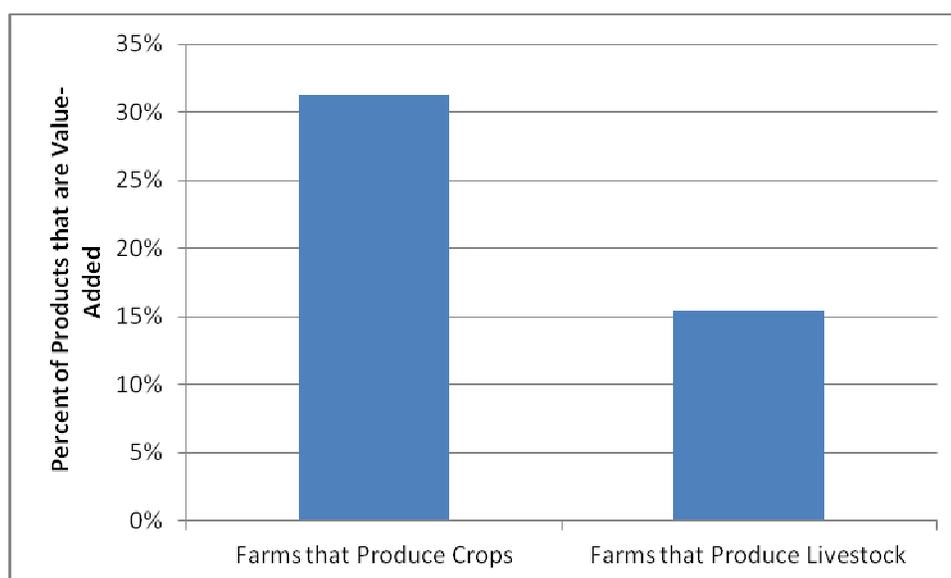
Slightly more farms reported producing both livestock- and crop-based products (32%) relative to those reporting crops alone (28%, Figure 3.1). The most commonly reported crop-based products include: berries (31 farms), fruit (30 farms), vegetables (23 farms), and garden products such as plant starts (16 farms). Almost all reported value-added products were crop-based (16 farms), including a wide variety of products (jams, cider, salsa, vinegar, wreaths, kefir, spice-based products). The production of honey was reported by three farms.

Value-Added Production

When farmers were asked if they produced VAPs, almost half said they did (26 of 53 farms). In fact, eight of those farms reported that 100% of their products were value-added. However, farmers reporting 100% VAPs included in their list of products: apples, cattle, eggs, goats, hay, pasture, vegetables, etc. So, the definition of value-added may vary or have been used differently by each respondent.

We calculated the percent of VAPs produced by farms using our classifications described above, by comparing the number of products that are value-added relative to the total number of reported products. Of the farms that produce crops (32 farms), 10 of them included value-added products in their product strategy (31%, Figure 3.2). For those farms that produce livestock (39 farms), 6 farms report value-added products (excluding hay and pasture; 15%). Note that the farms that produce both livestock and crops are included in the calculations presented.

Figure 3.2 Percent of Products that are Value-Added Relative to the Total Number of Reported Products for Crop and Livestock-Based Farms



When asked about equipment facilities, the farms that currently produce VAPs most commonly reported kitchens (six people mentioned commercial or certified kitchens); butchering/slaughtering/poultry processing (4 farmers); and storage facilities (3). Of the 27 farms that reported they did not currently produce VAPs (51%), 11 farms said they were considering or interested in value-added production. Types of processing facilities needed included certified kitchens and USDA-approved meat-processing facilities. Regulatory issues are important to farmers for VAP production. Some farmers (both those who currently produce VAPs and those who don't) raised issues about:

- Restricted regulations for slaughtering
- Being able to use home kitchens for small batch production
- Uncertainty about cottage law, certified kitchens, and small-scale production
- Raw milk
- WSDA certification allowing meat sales, not just USDA
- Zoning

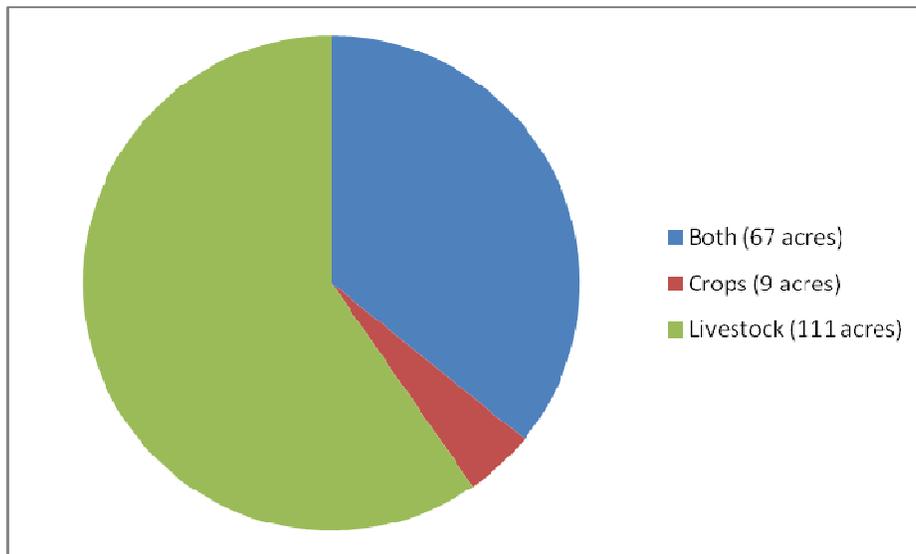
And one farmer said, "Our level of production will likely fall under cottage foods act regulations for which we are thankful."

Production Strategies

We were interested in comparing the livestock vs. crop-based product strategies with other information we received from the farmers. Although no age-based associations were correlated with product strategies, there was a slightly higher association of females with livestock-based operations (55% of livestock only farms were associated with a female who took the survey), while only one-third of the crop-only farms were associated with a female farmer.

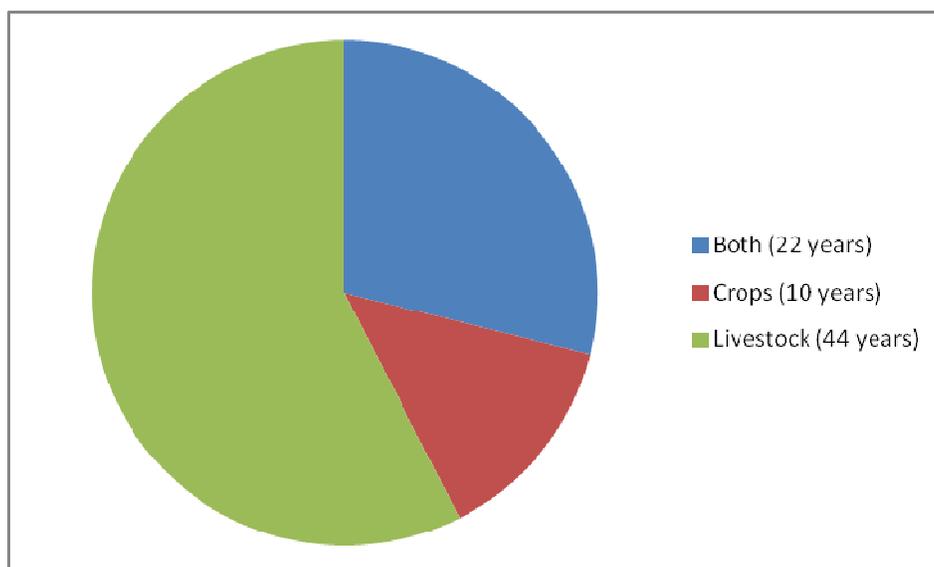
Not unexpectedly, livestock-based operations are associated with much larger numbers of acres (Figure 3.3), with the average farm size for livestock-only farms at 111 acres. The average size for crop-only farms is 9 acres (Figure 3.3).

Figure 3.3 Average Farm Size, in Acres, for Livestock-Based, Crop-Based and Combination Farms



Livestock-based operations also are associated with farms that have been in operation for a longer period of time (Figure 3.4). Livestock farms, on average, have been in operation for four times as long as crop-based (only) farms.

Figure 3.4 Average Number of Years that Crop-Based, Livestock-Based and Combination Farms Have Been in Operation



Summary

In summary, 41% of the farms in our survey produce livestock and livestock-related products including hay and pasture. Approximately one-third of the remaining farms produce either crops and crop-related products, or a combination of both. Livestock farms are larger on average, and overall have been in operation longer than crop-based farms. Both livestock-based and crop-based farms sell value-added products. As a fraction of the total product mix, twice as many crop-based farms sell value-added products as livestock-based farms.

Section IV.

Who is Buying What Our Farmers Produce?



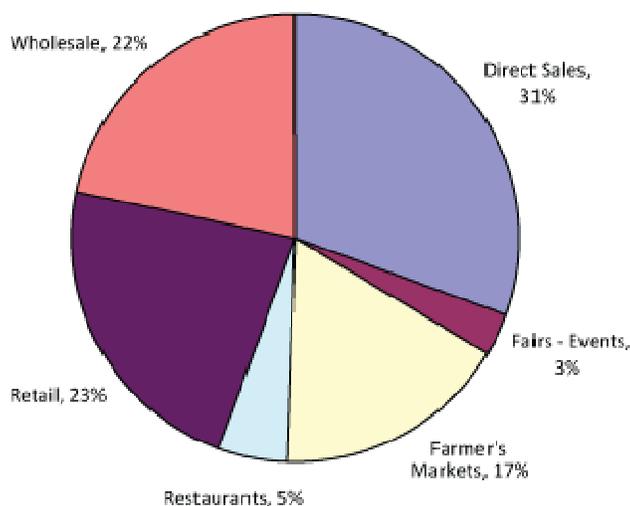
Section IV. Who is Buying What Our Farmers Produce?

After taking a good look at what our farmers are producing, the ten questions we next asked were designed to find out who purchases what they produce. Farmers shared freely with us and in order to gain an understanding of this large set of data we organized it into “dominant markets” or the types of sales reported; by percentage of sales dollars by county, and farms that grouped into similar sales strategies. The market and marketing strategy information shows that our farmers work very hard to sell their products. Some of the details may be surprising and point to possible future market endeavors.

Types of Sales

The main types of Jefferson County farm sales reported in this survey were analyzed by grouping them into their dominant markets i.e. their main sales outlets. These sales outlets clustered into six different groups depicted as the percentage of total sales dollars on the pie chart below:

Figure 4.1 Dominant sales outlets for Jefferson County farmers



Numbers reflect the percentage of all reported sales dollars from 46 farms, totaling \$1,974,369.

Types of Direct Sales included:

- On-site farm stands
- Internet sales
- CSA programs
- Sales from tourism and class visitors
- Sales to individuals and other farms
- On-farm feed sales
- Back-of-truck sales

Types of Wholesale Outlets identified:

- Animal and meat brokers
- Seed distributors
- Schools
- Landscapers

Retail Markets Listed:

- Local groceries: Chimacum Corner Farmstand, PT Food Co-op
- Other Jefferson County outlets: Cenex, Key City Seafood, Uptown Nutrition, World Peace Produce
- Neighboring county outlets: Dungeness Creamery, Nash's Farm Store, Peninsula Foods, PCC, Red Rooster Grocery and Sunny Farms³

Farmer's Markets:

- Port Townsend
- Chimacum
- Port Ludlow
- Quilcene
- Silverdale

Restaurants Purchasing Local Farm Produce:

Farmers listed eight local restaurants that purchase produce along with some local caterers. Those restaurants include (in alphabetical order): Ajax Café, Better Living Thru Coffee, Bon Appétit, Burrito Shop, Farm's Reach Cafe, Renaissance Café, Snug Harbor, Sweet Laurette's and The Public House.

Fairs and Special Events:

Farmers listed eight different fairs, shows, conferences or special events at which they attended.

Figure 4.2 Percentage of Sales Dollars by County and by Sales Outlet Type

Sales Outlet Type	Dollars	County						Total
		Clallam	Island	Jefferson	King	Kitsap	Other	
		Percent of reported sales dollars						
Direct Sales	607,750	0.00	0.00	30.22	0.00	0.00	0.56	31%
Fairs - Events	58,395	0.00	0.05	0.81	0.09	0.04	1.96	3%
Farmer's Markets	345,635	0.00	0.00	16.30	0.65	0.40	0.00	17%
Restaurants	93,864	0.03	0.00	4.73	0.00	0.00	0.00	5%
Retail	444,574	2.61	0.00	18.33	0.12	0.08	1.37	23%
Wholesale	427,150	0.00	0.00	2.82	0.00	0.00	18.82	22%
Total	1,974,369	2.64%	0.05%	73.21%	0.86%	0.53%	22.71%	100%

Numbers reflect the percentage of all reported sales dollars from 46 farms totaling \$1,974,369. Not all farms interviewed reported both gross income and sales outlet percentages. The numbers may differ slightly here from the following sections due to different total numbers of farms.

The majority of sales dollars are generated within Jefferson County (73%). Wholesale sales to brokers and distributors with product moving out of the local area make up the bulk of the remaining sales dollars (18%). Retail sales in Clallam County, distant trade fairs and shows and farmer's market sales in King and Kitsap Counties are other major sources of sales dollars.

³ The named outlets are comprehensive from our survey results. Additional outlets may do business with farms that did not participate in the survey process.

Sales Strategy Groups

The second type of analysis of farmers' marketing data studied two questions:

- 1) Did the farm's specialize their marketing? or
- 2) Were the farms generalists, marketing anywhere and everywhere?

Three sales strategy groups emerged as depicted in Figure 4.3.

Figure 4.3 Sales Outlet Strategies

Sales Strategy	Count	Percent	Sales Outlet Type						Jefferson County Sales
			Direct Sales	Fairs - Events	Farmer's Markets	Restaurants	Retail	Wholesale	
			Average percent of sales						
Direct Sales Specialist	20	40%	79%	0%	4%	0%	2%	15%	84%
Farmer's Market Specialist	9	18%	12%	2%	70%	1%	7%	8%	76%
Retail-Diverse Generalist	21	42%	20%	7%	13%	9%	42%	10%	83%
Total	50	100%	42%	3%	19%	4%	19%	12%	82%

For sales strategy grouping we used a statistical procedure called 'hierarchical clustering' to place farms into groups based on quantitative distribution of their sales at different outlet types. This program calculates how similar farms are in the blend of market outlets they use. If two farms share exactly the same mix of sales outlets and the same percentages of sales, then they will be 100% similar. If they don't share any outlets they will be 0% similar. Then the program grouped farms together based on their similarity in sales outlet use. We limited the final number of groups to those with more than 6 members. We then calculated the average percent sales at different outlet types and average percent Jefferson County sales that characterized each group. The total percentages of outlet sales are based on just the percentages of sales by each farm, not the percentage of sales dollars as in Figure 4.1.

The farms' marketing strategies clustered into three groups:

- 1) Specializing in Direct Sales (40%): Direct, wholesale or unclassified direct sales such as on-site farm stands, CSA's, internet, back of truck, or private sales make up on average 79% of the sales of this group.
- 2) Specializing in Farmers Markets (18%): Farmer's markets make on average 70% of the sale of this group.
- 3) Retail-Diverse Generalists (42%) The generalists had a broader list of types of outlets in including restaurants, fairs, events and wholesale with retail representing on average 42% of their sales.

When considering just the percentage of each farm's sales (not accounting for the total dollars involved) Jefferson County sales make up 82% of all sales. The Farmer's Market group has more sales on average in adjacent counties, mainly Kitsap and King Counties. Local Jefferson County sales make up 82% of all sales but just 73% of the sales dollars (see Figure 4.2). Likewise, direct sales make up, on average, 42% of all sales in by our farmers. However, direct sales account for only 31% of sales dollars (see Figure 4.2). On the other hand wholesale sales make up only 12% of sales by our farmers but contribute to over 18% of total sales dollars. Increasing sales to wholesalers - perhaps out-of-county - may help increase the revenues of farms specializing in direct, local sales.

Many comments were collected in the survey from farmers about their marketing issues, including:

- “Price comparisons needed with other commercial outlets, so people can see that cost is not so different. Can we do this periodically to further profitability of local farmers?”
- “No room for growth at current farmers market location; current director is not focusing on growth because there is no more room—need for market board to talk to city officials about another location.”
- “Need to get away from issues of control, i.e. \$250 farm stand permit. They want to control parking, other farm issues. Why can't farmers sell off their property?”
- “Unclear rules and regs - county says one thing, state says another. Different personnel at county have different answers to the same question.”
- “Restaurants prefer to deal with only one farmer to insure consistent supply.”

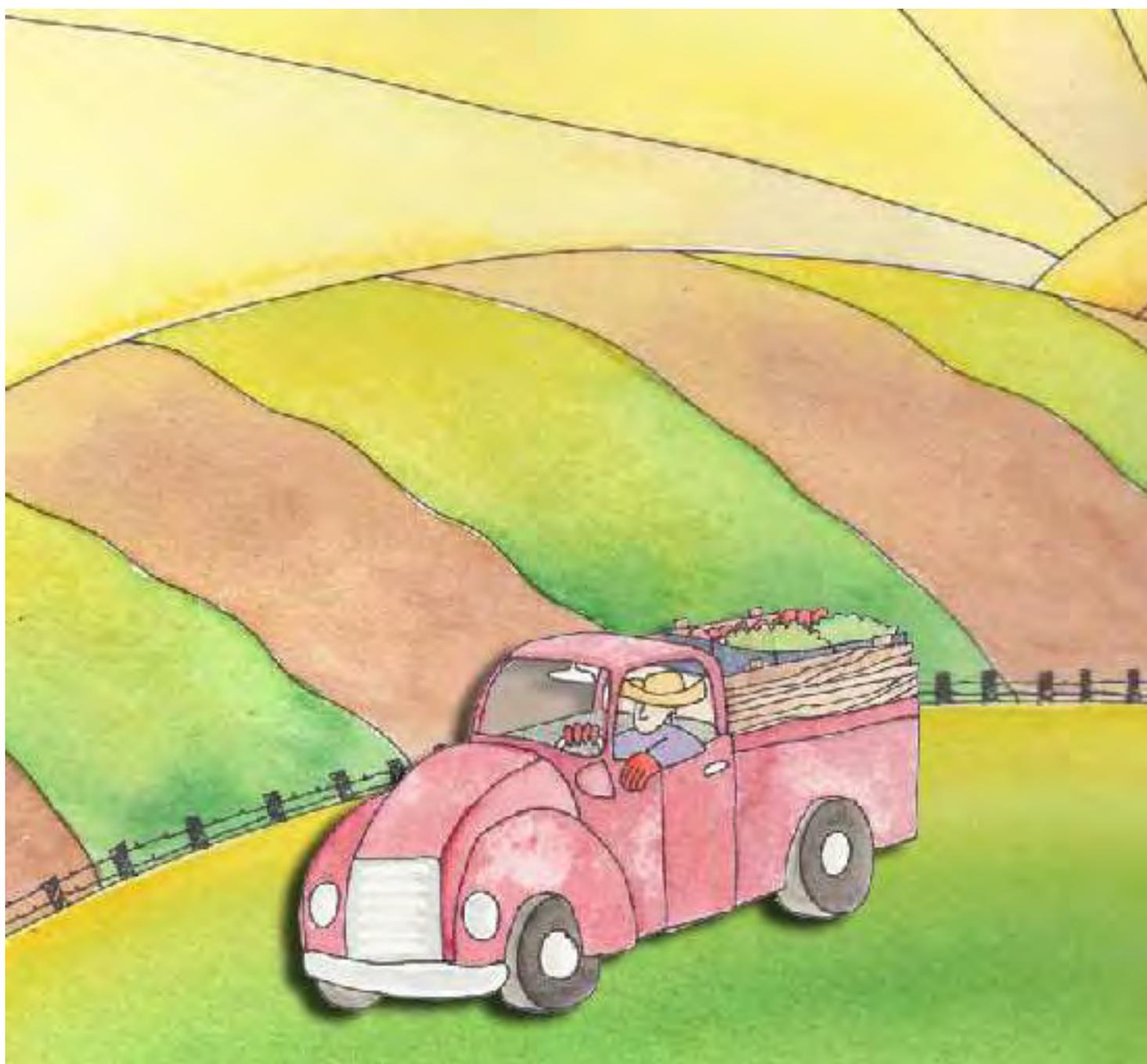
Summary

Given the importance that marketing plays in profitability and sustainability of farm operations (analyzed in great detail later in this report), these marketing facts and figures tell an important story. They show that many of our farmers are working hard to develop as many sales outlets as they can, to stay in business.

Local farmers have identified the need to grow their customer base and to educate them about the benefits of good, locally grown food. They would like help in determining exactly what the price differences are between trucked-in industrial produce and their locally grown meats, vegetables and locally produced value-added products.

And they would like fairly written and administered permit rules. City and county agencies can help support our farmers in many ways and specific steps need to be identified and implemented to keep our farm economy healthy and growing. Growth of our local food system depends on encouragement from our local governments, institutional food buyers, all grocery outlets and individual consumers. It will take “the whole village” to raise a viable new and sustainable food source from here for everyone.

Section V. Do Our Farmers Make a Sustainable Living?



Section V. Do Our Farmers Make a Sustainable Living?

Overview

In this section we will discuss how much revenue farms take in, how much income they see after expenses, what percentage of their revenue they keep after expenses, and some of the many factors that may influence the economic stability of farms over the longer term.

Money is a sensitive issue for many people to discuss. Due to a variety of reasons, not all of the 57 farmers who were interviewed reported all the data necessary for every analysis in this section. Therefore, the number of farms that reported usable data is stated for each of the analyses described below. However, we believe that the information obtained from these farmers is likely to be a good representation of all the farms in East Jefferson County.

In this section we discuss income in three different ways:

- **Gross Income** is the total revenue of the farm and consists of all the money the farm operation takes in but doesn't account for in-kind trades and barter.
- **Net Income** is the money left over for the farmer after farm operation expenses and wages are paid for hired help.
- **Profitability** is the percentage of the Gross Income that is left over as Net Income. It is calculated as 100% times Net Income divided by Gross Income.

We recognize that many of the personal, emotional and financial benefits and costs of farming are not accounted for with these economic measures. But they do provide an important view into local farms as businesses.

Farmers' Incomes

Gross Incomes

A broad range of gross income (total income before subtracting expenses) was reported for the most recent 12-month period by 52 farms. Gross incomes of less than \$ 3,000 were reported by 11 farms (21% of the sample). At the highest end of the spectrum, 8 farms (15% of the sample) reported grossing \$100,000 or more. None of our farmers reported gross incomes above \$340,000. Income categories reported are listed below:

- 2 farms (4%) grossed \$0
- 9 farms (17%) grossed from \$1 to \$3,000
- 11 farms (21%) grossed from \$3,000 to \$10,000
- 7 farms (14%) grossed from \$10,000 to \$20,000.
- 10 farms (19%) grossed from \$20,000 to \$50,000.
- 5 farms (10%) grossed from \$50,000 to \$100,000,
- 8 farms (15%) grossed \$100,000 or more

As can be seen from Figure 5.1A, gross income is highly skewed toward lower values. An overall average of gross income misleadingly melds together the large number of farms with lower gross income from a smaller number of farms with higher revenues. The calculated average (or mean) gross income was "\$44,441." The average value of gross incomes is shown by vertical lines labeled "A" in Figures 5.1A and 5.1B.

A more representative (but less often used) summary indicator for this type of skewed distribution is the median value which shows that half of the gross income values are greater than their median values, and half are less. The gross income median value is indicated by vertical lines labeled “M” in the graphs. Half of the farmers sampled (26 farms) had gross incomes of less than \$18,500, and the other half had larger gross incomes.

So, for more detailed analysis we have separated two groups of farmers:

Group A - larger number of farms with generally lower gross incomes (less than \$50,000). See Figure 5.1A and 5.1B below

Group B – smaller number of farms with generally higher gross incomes (more than \$50,000).

As will be seen in Figure 5.4A below, these two groups of farms have some significantly different descriptive and economic characteristics.

Figure 5.1A Overall Distribution of Gross Income

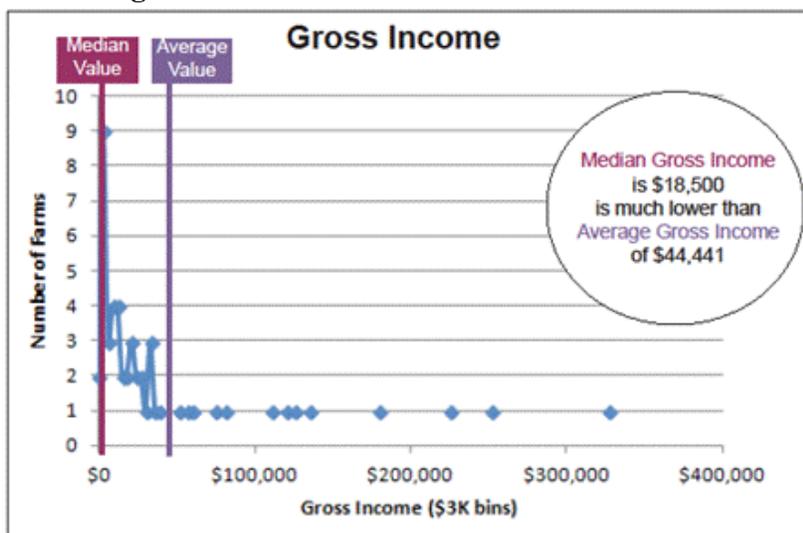
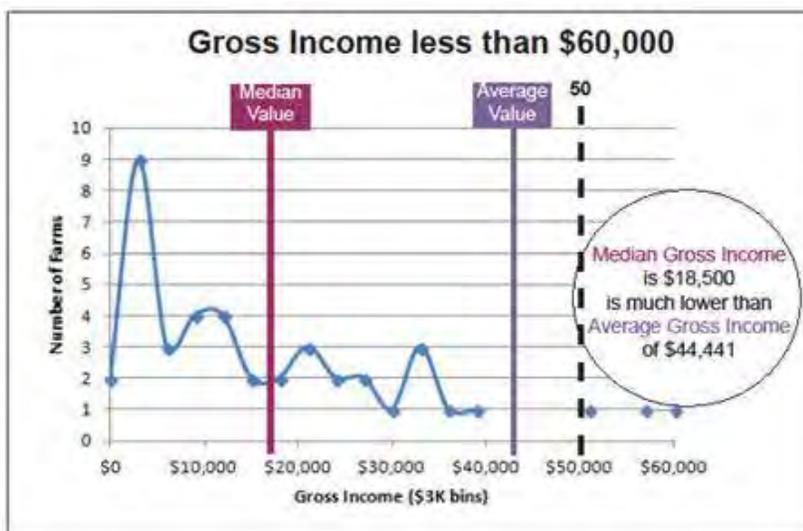


Figure 5.1B Distribution of Gross Incomes Less Than \$60,000



In Figures 5.1A and B the horizontal axis is a linear scale divided into sequential bins of \$3000 of gross income. The bins are labeled every \$10,000. The number of farms that have gross incomes that fall within each \$3000 income bin is plotted on the vertical axis. The vertical line (A) is the average gross income value. The vertical line (M) is the median gross income value. Figure 5.1A and 5.1B show different ranges of distribution of gross incomes to enlarge details of the lower end of the range. The figures are based on responses from 52 farms.

Net Incomes

Again, the range of net income (total income after subtracting all expenses) reported was broad. Net incomes of less than \$ 2,500 were reported by 20 farms (40% of the sample). At the highest end of the spectrum, 3 farms (6%) reported netting between \$50,000 and \$85,000. Net income categories reported are listed below:

- 18% (9 Farms) had losses
- 22% (11 Farms) Netted \$0 to \$2,500
- 14% (7 Farms) Netted \$2,500 to \$10,000
- 16% (8 Farms) Netted \$10,000 to \$20,000
- 24% (13 Farms) Netted \$20,000 to \$40,000
- 6% (3 Farms) Netted \$50,000 to \$85,000
- None of the farmers reported net incomes above \$85,000.

As can be seen in Figure 5.2A, the distribution of net income was also skewed toward lower values like gross income. The calculated average net income was “\$8,592.” However, half of the farmers had net incomes of less than \$1,800.

Figure 5.2A Overall Distribution of Net Income

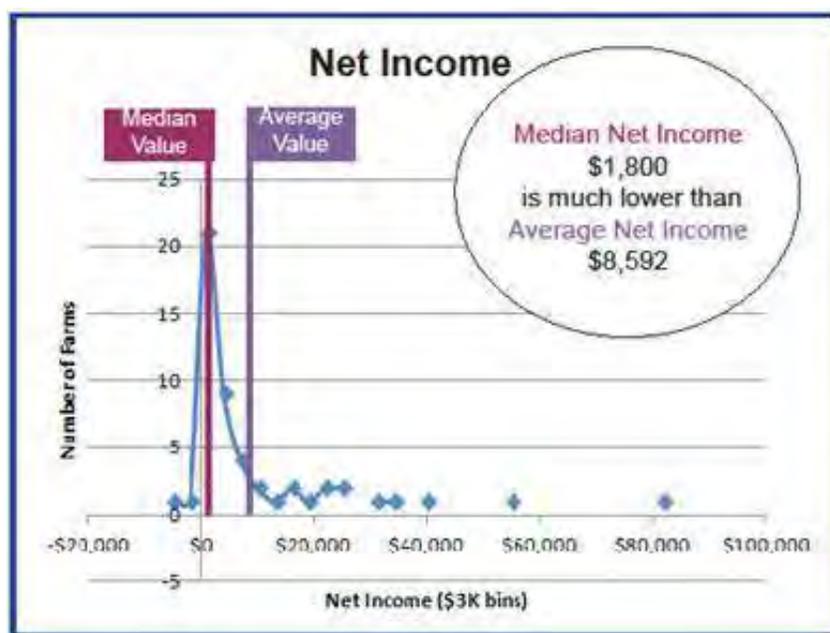
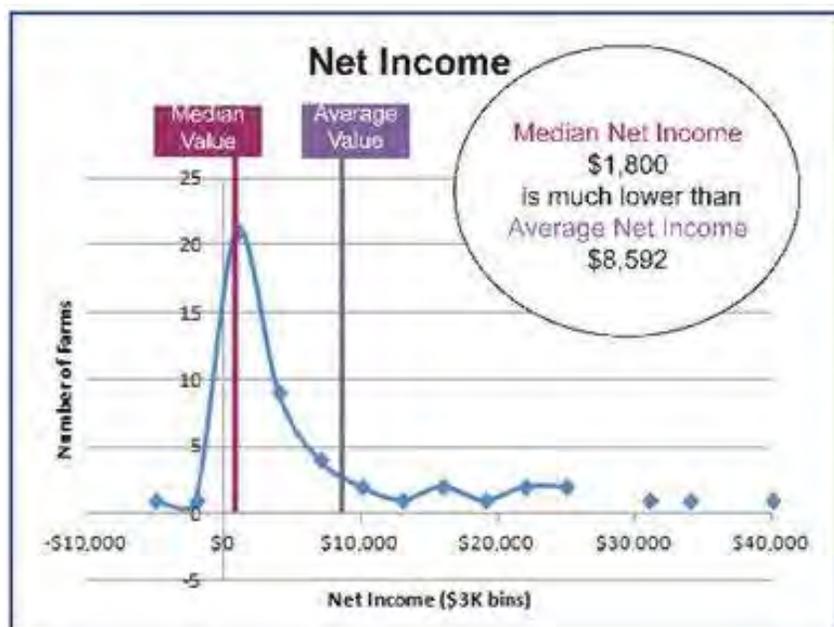


Figure 5.2B Distribution of Net Income Less than \$40,000

In Figures 5.2A and B the horizontal axis is a linear scale divided into sequential bins of \$3000 of net income. The bins are labeled every \$10,000. The number of farms that have net incomes that fall within each \$3000 income bin is plotted on the vertical axis. The vertical line “A” is the average net income value. The vertical line “M” is the median net income value. Figures 5.2A and 5.2B show different ranges of the distribution of net incomes to enlarge details of the lower end of the range. The figures are based on responses from 51 farms.

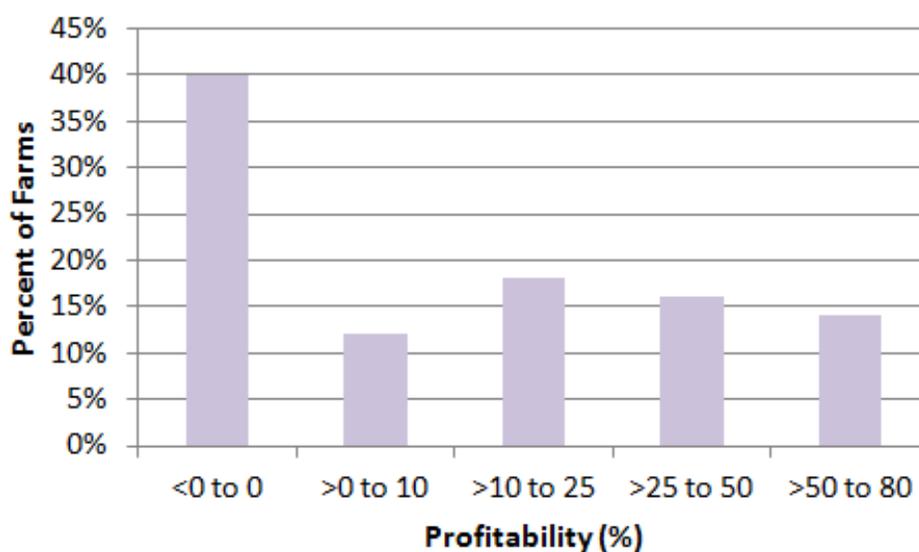
Profitability

Another way of evaluating farmers’ incomes is to examine profitability of farms.

Profitability (or profit margin) is defined as the percentage of gross income (or revenue) that is generated as profit (after expenses).

- 20 Farms (40%) reported no net income or losses
- 7 Farms (13%) reported profitability of 1% to 10%.
- 9 Farms (18%) reported profitability of 11% to 25%.
- 8 Farms (15%) reported profitability of 26% to 50%.
- 7 Farms (14%) reported profitability of 51% to 80%

40% of 51 Jefferson County farmers reported that they either had no profit or had losses in terms of net income. More than half of the farmers (53%) reported 10% or less profitability.

Figure 5.3 Profitability

The vertical axis is a linear scale of the percentages of farms that have profit margins that fall within each of the percent profitability intervals. The horizontal scale (horizontal axis) is a linear scale which is divided into sequential percent profitability intervals. The figure is based on responses from 51 farms.

Two Different Income Groups

The incomes of our farmers fall into two broad groups with somewhat differing economic situations: those with less than \$50,000 in revenue per year (Group A) and those with more than \$50,000 in revenue (Group B). The two differing income groups also are different in many other aspects summarized in Figure 5.4 below.

Group A tends to be older, have few employees, work less hours, have less investment in farm structures and produce from smaller acreages. They also tend to produce Animal products and specialize in direct sales to customers. Group A farms have a lower median net income of \$200, a lower median profitability ratio of 8% and an average five year trend in income of -9%. On Group A farms for every \$9.04 of sales they generate someone on that farm worked for about 1 hour and 41 minutes. (\$9.04 is the 2012 Minimum Hourly Wage for Washington State.)

Group B farmers tend to be younger, have a larger representation of men, hire more people, have greater investment in farm buildings and structures, and farm larger acreages. These farms tend to produce mixed crop and animal products and have the generalist-retail sales strategy. Group B farms also have larger median net incomes of ~\$25,000, median profitability ratios of 14% and a five year trend in incomes that averages +45%. On Group B farms, for every \$9.04 of sales they generate, someone on that farm worked for about 32 minutes. They tend to be doing better by the numbers but as one farmer said “its not enough to support a family.”

Figure 5.4 Differences Between Farms in the Two Income Categories

	<i>Gross Income Less than \$50,000</i>	<i>Gross Income Greater than \$50,000</i>
<i>How many farms?</i>	37	13
<i>Who are they?</i>		
percent older than 60	43%	31%
percent younger than 40	27%	23%
percent female	49%	31%
<i>How intensively are they farming?</i>		
median total hours of labor per year	979 hours	6200 hours
average number of hired workers	1	2
median actively farmed acres	22 acres	102 acres
median square footage of barns, buildings, hoopouses, greenhouses.	2000 square-feet	6800 square-feet
<i>What are they producing?</i>		
products	Animal (48%) Crops (31%), Mix(20%)	Mix (50%) Animal (33%), Crop (17%)
average percent value-added	22%	17%
<i>How are they marketing?</i>		
sales outlet specialization	Direct (46%) Retail (37%), F. Market (17%)	Retail (63%) F. Market (18%), Direct (18%)
average number of marketing practices	5	7
<i>What is their economic return?</i>		
median net income	\$200	\$25,000
median profit margin	8%	14%
average 5-year trend in income	-9%	+45%
<i>Are their farms economically stable?</i>		
percent that lease some of land	24%	62%
percent that lease all of land	14%	15%
percent that have non-farm income	97%	69%
percent that rely on non-farm income to farm	97%	48%
percent that have zero net income from farming	49%	8%
<i>How much work goes into local products?</i>		
On average, for a \$9.04 sale someone on these farms worked for . . .	1 hour 41 minutes	32 minutes

All calculations were based on the 50 farms that reported both gross and net income. They may be slightly different than other similar calculations with a different number of farms. Net income calculations based on 35 farms for the <\$50,000 Group and 12 farms for the >\$50,000 Group. Definitions of product group are given in Section III and explanations of sales outlet specializations are given in Section IV.

Summary

Do Jefferson County farmers make a sustainable living working on the farm?

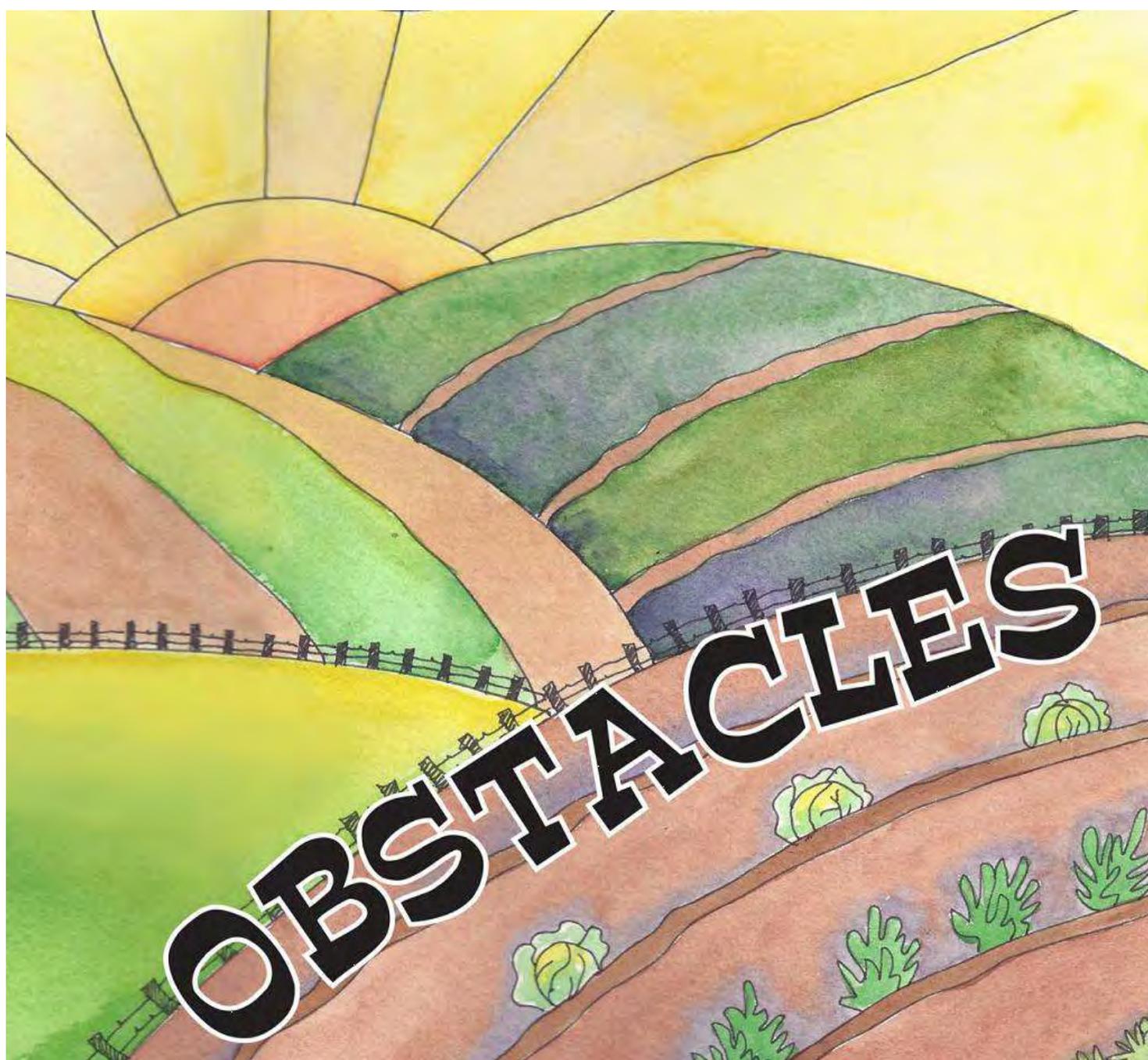
Unfortunately, that is a complex question to answer because people farm for a variety of purposes and with a variety of business plans and financial situations. We have learned that it is rare for a family in Jefferson County to become wealthy from farming. Half of our farmers had gross incomes from farming of less than \$18,500, and 40% of them reported either no profit or losses in net farm income. Only two farms reported a net profit greater than \$40,000, and more than half (53%) reported profitability of 10% or less.

The incomes of our farmers fall into two broad groups with somewhat differing economic situations: those with less than \$50,000 in revenue per year and those with more than \$50,000 in revenue. The larger revenue group tended to be younger, hire more people, have greater investment in farm buildings and structures, and farm larger acreages. They also had median net incomes of ~\$25,000, median profitability ratios of 14% and a five year trend in incomes that averages +45%. The group with revenues lower than \$50,000 tended to be older, have few employees, work less hours, have less investment in farm structures and produce from smaller acreages. They also have a lower median net income of \$200, a lower median profitability ratio of 8% and an average five year trend in income of -9%.

The two groups also differ in factors that may influence long term farm stability. The lower revenue group especially depends on non-farm employment or other sources income: 97% would not be able to continue farming without non-farm support. In the larger revenue group 67% of the farms depend on non-farm income. In Jefferson County the success of the farm economy is linked to the prosperity of the larger community. In both income groups farm stability could be at significant risk if there were serious illness, significant monetary losses, loss of non-farm work, an inability to pass the farm to younger operators or catastrophic events. Yet, despite all of the above issues, our farmers generally remain positively motivated, with 45% expressing that they would like to farm more land.

Section VI.

What Stands in the Way of Our Farmers Making a Sustainable Living?



Section VI. What Stands in the Way of Our Farmers Making a Sustainable Living?

Two questions were asked of our farmers:

“What are the barriers to selling more products in Jefferson County?”

“What are the primary obstacles to making your farming operation more successful?”

The assumption was that these questions would elicit two distinct responses, but we found that the obstacles to greater success were very similar to barriers to greater food sales in Jefferson County.

Barriers to Selling More Products in Jefferson County

Figure 6.1 Barriers to Selling More Products

<i>What are the largest barriers to selling more product in Jefferson County?</i>		
	Count	Percent
Lack of Demand	18	38%
Low Profitability	8	17%
Affordability of Land	7	15%
Regulations	6	12%
Lack of Capital	5	10%
Lack of Infrastructure	5	10%
Distance	5	10%
Labor	5	10%
Personal issues (age, childcare, health)	4	8%
Poor farm production	4	8%
Lack of cooperation	2	4%
None	2	4%

Percentages based on 48 farms that answered the question. Multiple answers were possible.

1) Lack of Demand

“Lack of demand” was cited by 38% of those who answered as the biggest barrier to selling more products in Jefferson County. Possible reasons given for this lack of demand were:

- A saturated market for local food
- The need for better educated consumers
- Consumer misperceptions about the value of local food

2) Low Profitability

The second most common barrier, cited by 17% of farmers, was “low profitability.” Labor costs and access to capital were listed as contributing to lower profitability. Difficulty in paying better wages was cited as a barrier to hiring more labor as well, further diminishing profitability.

3) Affordability of Land

Lack of affordable land was the next most cited barrier to increased local sales. One respondent said, “We would like to be farming a larger area, but have not been able to find the right arrangement.” Limited access to affordable land is a substantial problem given that 45% the farmers who responded said that they would like to be farming more land.

4) Regulations

“Regulations” were the fourth most commonly cited barrier to more local sales. Public health regulations for value-added products, animal transport and local meat processing are seen as particularly problematic. While many areas of regulation were cited as problematic, no farmer suggested a totally deregulated food system. Instead, there were many calls for improvements to the way regulations and fees are established and administered, such as:

- “How about booklets with rules so the farmers don't feel like they are treading through quicksand”
- “Mitigations seem inconsistent or politically based”
- “It is difficult for interns to find legal housing, so regulations should be relaxed to make housing easier to access. It would be nice to know housing was more easily approved”
- “Quit adding on fee structures/requirements. Fees are untenable. Example: More than \$200 in fees was charged to switch from electric to gas heat in a greenhouse”
- “More clarity within each department, i.e., different answers depending on who you talk with”
- “Make staff's focus be on helping the farmer”

We were also surprised to see that many farmers did not know of the efforts made by Jefferson County government to make the permit process easier for farmers to build agriculture-related, non-occupied structures. We informed farmers about the exemption for permitting such structures created in 2004, and found that only 37% (19 of 52) knew that Department of Community Development staff had developed this new standard.

Obstacles to Success

Below is a wordcloud of all the text in the farmer's answers to the question, “What are the primary obstacles to making your farming operation more successful?” The size of the word is proportional to how often it was used across surveys. As with the responses to the question about barriers to larger local sales, many of the same words appear in the wordcloud, for example: “regulations,” “consumer,” “demand” and “land.” Other interesting words like “sovereignty” and “babysitting” also appear.

an average buffer depth of just over forty seven (47) feet. 88% of those farmers with critical areas have installed fencing, another 17% have used trees or reforestation plans for protection and nearly one third (29%) have built bridges. End for end, the plantings and fencing that the surveyed farmers have voluntarily installed has created almost 18 linear miles of critical area protection, or nearly the distance from the County Courthouse in Port Townsend to the intersection of Beaver Valley Rd. and Highway 104.

Figure 6.4 Voluntary Critical Area Protection

% of Critical Areas Protected	61%
Total Linear Feet of Protection	92,580 feet
Total Miles of Protection	18 miles
Avg. Linear Feet of Protection per Farm	3,858 feet
Avg. Depth of Buffer	47.26 feet

Figure 6.5 Improvements Made to Protect Critical Areas

	<i>Yes</i>		<i>No</i>	
	Count	Percent	Count	Percent
<i>Do you have critical areas such as wetlands, streams or lakes on your property?</i>	31	56.4%	24	43.6%
<i>Have improvements ever been made to your land to protect critical areas?</i>	24	77.4%	7	22.6%

Type of critical area protection improvements made	Count	Percent		
Fencing	21	88%		
Trees/Reforestation	4	17%		
Planting of natives	1	4%		
Blueberry Control	1	4%		
Seasonal Controls	2	8%		
Bridges	7	29%		
Culverts	1	4%		
Stock Tanks	7	29%		
Manure Storage	1	4%		
Pond	1	4%		
Solar Pump to Reservoir	1	4%		

Figure 6.5 is based on responses we collected from 55 farms. Improvement type percentages and estimates of critical areas protection are based on the 24 farms that answered yes to both questions at the top of the table.

We were excited to find this level of voluntary stewardship among our farmers. We are far less optimistic about the potential consequence of increased buffers given the likely effect reported by farmers on an expansion of no-touch buffers. Eight farmers said that such an expansion would put them out of business. Another five farmers said that their productive land would be cut at least in half, as one farmer said, “Another reason to not farm; three creeks run through the property.” Another farmer was more succinct in describing the likely effect of increased buffer depths on their farm, “It would kill it.”

We encourage those agencies with purview over critical area protection to review the county’s current water quality in light of the measures our farmers have voluntarily taken. We would also ask that consideration be given to whether additional buffer depth (over the average reported depth of just over forty seven feet) would improve water quality and at what cost to Jefferson County’s food economy and security.

A Word about Water

We made every effort to gather as much data as possible about the use of water in farm operations. Despite these efforts we found that we were ill prepared to ask questions during our interviews in a manner as sophisticated as the complicated issue of water use demands. The complexity and wide variability of regulations (unlimited City water use vs. metered use vs. exempt wells, for example) conspired against our earnest efforts to compile credible data on present agricultural water use and future need.

Because the data we did gather is at best incomplete and therefore unsuitable for policy development, we have chosen not to include it in this report. From our experience with the complexity of water use issues, we suggest that this area of concern would be one that a future Food/Farm Policy Council (which must include excellent representation from the food producer community) would do well to study and make recommendations on.

Summary

The most commonly cited problem reported by our farmers is a lack of local demand for their products. For any group interested in the preservation of farms (through the preservation of farmers), expanding the markets, here and elsewhere, for locally produced food would appear to be an effort of high importance. Making the permit process easily understood and developing better communication between farmers and permitting agency staff would likely benefit both the regulator and the regulated. Innovative land use and ownership strategies may need to be tried if farmers are to access the affordable land that a high percentage said that they desire. Lastly, we hope that those crafting regulations concerning critical area protection give serious consideration to the current water quality levels of our streams with a less than 50-foot average buffer depth, as reported. By not mistaking a prescriptive set-back distance as the goal and instead staying focused on the real goal of high water quality, we may avoid the loss of productive farms and of diminishing Jefferson County’s food security.

Section VII.

What Can be Done to Strengthen Local Food Production?



Section VII. What Can be Done to Strengthen Local Food Production?

Food producers in Jefferson County represent a diverse set of enterprises with different sets of concerns and different business strategies and goals. Despite the diversity of farms, four main areas of concern emerged repeatedly:

- 1) Lack of demand by an educated consumer base
- 2) Poor profitability
- 3) Need for smarter regulations
- 4) Need for better access to affordable, quality agricultural land.

The farmers who were interviewed had a good sense of how these issues are all interrelated. We will discuss how the community can better support local food production by looking at how sales can be increased, how profitability can be increased and how farmers think the community can further organize to strengthen local food production.

Increasing Local Sales

Lack of local demand was the most cited barrier to increasing the amount of local food produced and the greatest detriment to individual farm success. Being business-people, the farmers we talked to also have a good idea where they would like to see sales increases.

Figure 7.1 Desired Sales Increases

Sales Outlet	Count	Percent
Direct	11	23%
Retail	11	23%
All Outlets	9	19%
None Desired	7	15%
Restaurants	7	15%
Farmer's Markets	5	11%
Wholesale Distributors	3	6%
Local Sales	3	6%
Out-of-County Sales	2	4%
Fairs and events	1	2%

Percentages based on 47 farms that answered the question. Multiple answers were possible.

The greatest desired sales increases are direct sales at the farm or with CSA programs (23%), increased sales at local retail outlets (23%) and increased sales at local restaurants (15%). Local consumers can support farmers with increased sales by joining CSA programs, looking for local produce at local retail outlets and by asking for local choices at restaurants where they eat. Restaurant managers could also engage further in dialogue with the farming community about how to better promote local menu options and how to meet meal price expectations with local food.

Local food producers are also looking to expand into the value-added product market. Remember from the Products Section that almost half of local food producers sell value-added products and, of the rest, 41% are interested in developing value-added products. Value-added is an area in which smart, local regulations can facilitate increased sales of local food. Farmers had many constructive suggestions for making the permitting process better.

Figure 7.2 Suggestions for Making the Permit Process Better

	Count	Percent
Improve Staff Effectiveness	8	40%
Better Communication, Clarification	6	30%
Relax Regulations	4	20%
More Consistency	3	15%
No Problems	2	10%
Better Access to Staff	1	5%

Percentages based on 20 farms that answered the question. Multiple answers were possible.

Many farmers suggest that simply “making the permit process more effective” and having local authorities “improve staff communication” are the best ways to improve local regulations. Local regulatory staff can do a lot to further coordinate their efforts and communicate details of the current regulations in a clear way that is consistent among staff members.

Farmers also had many suggestions for specific regulatory issues that need attention and potential amendment. Supporting the development of a “portable slaughterhouse” or other local meat processing business and “lowering fees and reviewing zoning laws” for value-added production will all help increase local production and local sales. One common suggestion is to develop an alternative “cottage industry” or “home processing” set of regulations that better accommodate the diversity of small-scale producers we have in Jefferson County.

Finally, many farmers see increased consumer education as key to increasing demand for local food. When asked about barriers to more local food sales, some farmers had the following to say:

- “Need more efforts at encouraging local buying. Need more efforts at joint marketing.”
- “Education of the county population that there is a value to producing and consuming local food. It is better for their health and community health!”
- “Education of consumers and (greater) consumer consciousness about value. Fast food provides quick fix.”
- “Having an educated consumer base who understands the real cost of food and becomes willing to pay the true cost of production, enabling the local food economy to be economically sustainable.”

Many local businesses, business development organizations and local sustainability activist groups are working to increase awareness about the value of locally produced food. Continuing and expanding the community conversation about local food could help grow sales and increase the viability of local agricultural businesses.

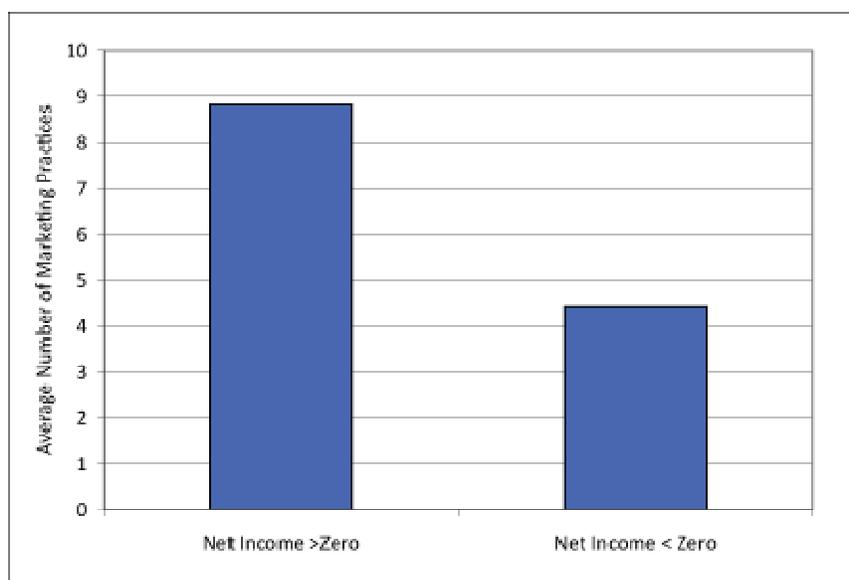
Increasing Farm Profitability

Profitability was listed as a major barrier to increased sales of local food in Jefferson County. We also showed in the Economic Sustainability Section that many of the farms we surveyed had zero or negative net income. With our very detailed survey of local farms, we had the opportunity to look at a broader picture across many farms and discover trends that may not be apparent when looking just at individual businesses. Diving into what makes Jefferson County farms profitable shows that there are two key ingredients for success:

- 1) Promotions and marketing
- 2) Appropriate land

First we explored what separates the farms with a positive net income from those not making any net income. We used a data exploration software program (classification and regression trees) to look at many of the potential factors that might reveal a difference between the two groups of farms. We noticed that almost all the farms in our survey with a gross income over \$50,000 had some positive net income. When looking at farms grossing less than \$50,000, we found that profitable farms engaged in twice as many marketing practices as farms with no net income.

Figure 7.3 Profitable farms grossing <\$50,000 have twice as many marketing practices

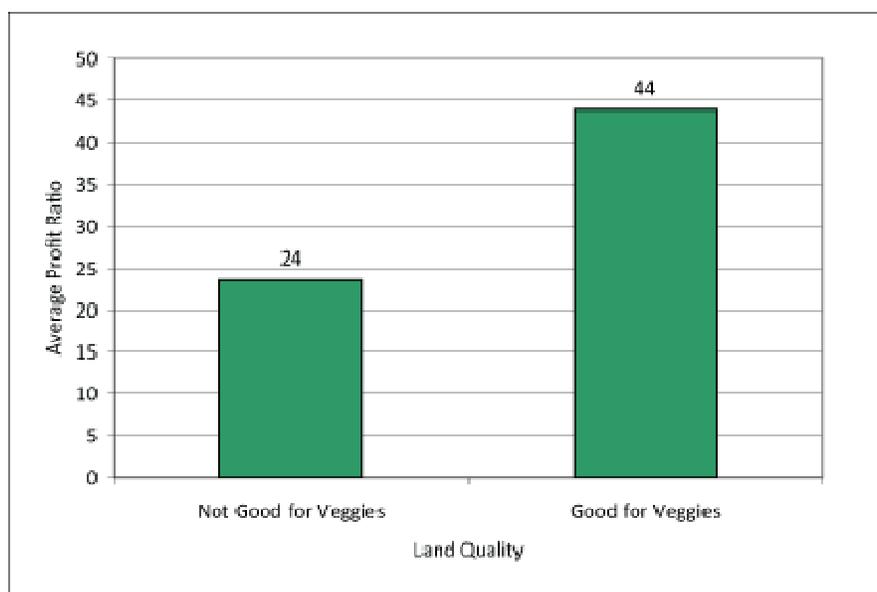


Classification and Regression Trees (CART) find distinctive groups within a dataset by repeatedly splitting the data using a simple rule based on a single explanatory variable chosen from the list of all potential variables. In our first data exploration we model the binary Variable Net Income >0 vs. Net Income =0 using the following potential explanatory variables: Total Gross Income, the Market Specialization Group (Direct, Market, Retail-Diverse), the Class of Products Sold (Animal, Plant, Mixed), the Percent Value-Added, Number of Years in Operation, Percent Local Sales, the Number of Marketing Techniques reported, Total Acres in Production, Total Hours of Labor in all worker groups, Total Square Footage of barns, outbuildings and hoop houses, farmer's assessment of Land Quality (whether land is considered good for vegetable production), and the answer to the question, "Would more water cause you to expand?" The variables were chosen based on farmer feedback to the presentation of the data on September 24, 2012. The analysis is based on 43 farms.

We asked farms to list all their current marketing practices including websites, news releases, brochures, visual branding, social networking, festival participation, farm tours and whether they are being promoted at farmer's markets, hotels and restaurants. Profitable farms had, on average, between 8 and 9 different marketing practices while farms with no net income had, on average, between 4 and 5 marketing practices. For small gross income farms substantially increasing their exposure and communications with the public through marketing and networking can increase profitability. Many organizations in the community are helping farmers improve their promotions and business practices. Our survey reinforces the importance of this work as farm operations grow.

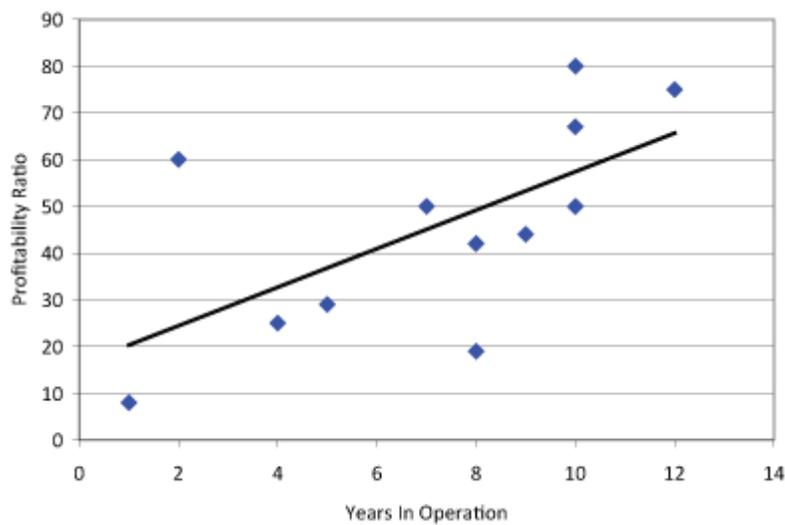
Next we looked at all the farms with positive net incomes to see which ones had higher profitability ratios. We found that higher quality agricultural land supports more profitable businesses. Our interviews did not focus extensively on assessing the soils or suitability of the land for food production. We did ask farmers to list, in their opinion, what products are best suited for their land including pasture, forestry, berries, orchards and vegetables. Vegetables typically are the most demanding of soil nutrients so they serve as a stand-in for land that is of higher agricultural quality. We found that farms thought of by their owners as "good for vegetable production" had profitability ratios twice as high as farms that were considered inadequate for vegetable production. This was true regardless of the actual products being raised.

Figure 7.4 Farms on Better Quality Soils Have Higher Profitability Ratios



In second data exploration we used CART to model the continuous numerical variable $100 \times \text{net income} / \text{gross income}$ for all the farms where net income > 0 . We call this measure "profitability." We used the same set of explanatory variables listed for Figure 7.3. Again, the variables were chosen based on farmer feedback to presentation of the data on September 24, 2012. The analysis is based on 26 farms.

Beyond that, on better quality soils, profitability increases with the age of the farm for the first ten years. New farm operations are starting up and if they are paired with good soils they begin to prosper. The effort already started in the County to pair new farmers with quality agricultural properties and to facilitate transfer of productive land to new operators as older farmers retire is of the utmost importance.

Figure 7.5 Good Soils Increases Farm Profitability Over Time

Graph based on 12 farms that are <12 years old and on land considered by the farmer to be “suitable for vegetables.”

The survey results regarding profitability provide an incentive for stakeholders in the County to think more deeply about agricultural land-use policy. As one farmer put it, “we need affordable *and appropriate* land.” Our results only serve to emphasize this point. It is well known to farmers and soil conservation professionals which soils provide the highest benefit for specific crops. Future agricultural zoning, land-use decisions and property development must take the importance of soil quality and crop suitability into account. High quality agricultural soils cannot be allowed to go out of production or be destroyed for other purposes if we want local food production to thrive.

Community Action

Farmers suggested a wide variety of solutions that can be facilitated by the greater community. Farmers also showed a willingness to gather together and make solutions happen for themselves. With each survey we gave the farmer a non-anonymous “addendum”, a sign-up sheet where they could indicate if they were willing to participate in cooperative arrangements with other farmers. The results show an amazing willingness of our local farming community to assist each other to make their farms thrive. Out of the 57 total surveys the following percentages of farmers were interested in co-operative arrangements:

- 31% value added production
- 24% distribution
- 36% transportation
- 21% by-product redistribution
- 17% co-operative land ownership
- 34% be a member of a “food council”

Almost one third of the farmers are willing to participate in a theoretical “Food Policy Council.” They also had many ideas for what such a Policy Council should do, as compiled in Figure 7.6. Over half (52%) felt the role of the council should be to advocate for farmers while a quarter (25%) felt the primary mission should be to educate consumers.

Figure 7.6 Food Policy Council To-Do List

1. advocate for farmers (52%)
2. educate consumers (25%)
3. understand full scope of regulatory process
4. facilitate a farmer's bank
5. increase awareness of true cost of food production
6. promote food sovereignty, independence and security
7. create a clearinghouse of land availability
8. re-name it "Farm Policy Council"
9. change regulations
10. create collaborative environment, schools
11. facilitate low income housing
12. promote local food producers
13. create a system of water rights transfer

Based on input from 52 farms.

Farmers' opinions about the value of a "Food Policy Council" were mixed. Many of those who did not support such a council pointed to past failures of other councils or agencies to assist farmers. Perhaps not surprisingly then, when asked whether they themselves would be willing to be part of a Food Policy Council, 34% of the interviewed farmers were willing to donate their very limited free time to such a council. Several insisted that the "council" consist of all volunteers primarily drawn from the farming community. As one farmer said, "Any 'food policy council' needs to form from the farmers: from the soil up." Given the broad scope of the solutions needed to be developed to strengthen Jefferson County food production, there are many local stakeholders who will want to participate. The process by which any Food Policy Council forms will be very important. The farming community wants to be involved and directing the process from the beginning.

Where Do We Go From Here?

Citizens for Local Food was committed to giving voice to the farmers of Jefferson County and we hope that this report has lent them that dignity. We also hope that from this effort a resilient local food system may begin to emerge.

We believe that the data we have assembled is compelling enough that it stands on its own without the need for recommendations from our volunteer, ad hoc committee. However, having spent some small time in the company of our farming community in their fields, under their fruit trees, in their goat barns or at their kitchen tables, and after hundreds of hours poring over the results of these conversations and distilling it all down into this report, we feel confident that we can lend a few thoughts on what it will take to build “a local, secure and just food system that strengthens our community, ecology and economy.”

We will need energized local government agencies to examine ways they can encourage agricultural sector growth by working side by side with farmers on developing smart regulations that consider the scale of local agricultural operations.

We will need more collaboration among our farmers in many aspects of their operations, from production to processing to marketing and distribution if we are to prevent rising fuel costs from deflating profits.

We will need courageous elected officials who will insist that Federal and State regulations are appropriate for our farmers.

We will need to build on the example of so many of our farmers in the wise stewardship of our working agricultural landscapes, adjacent lands and critical areas.

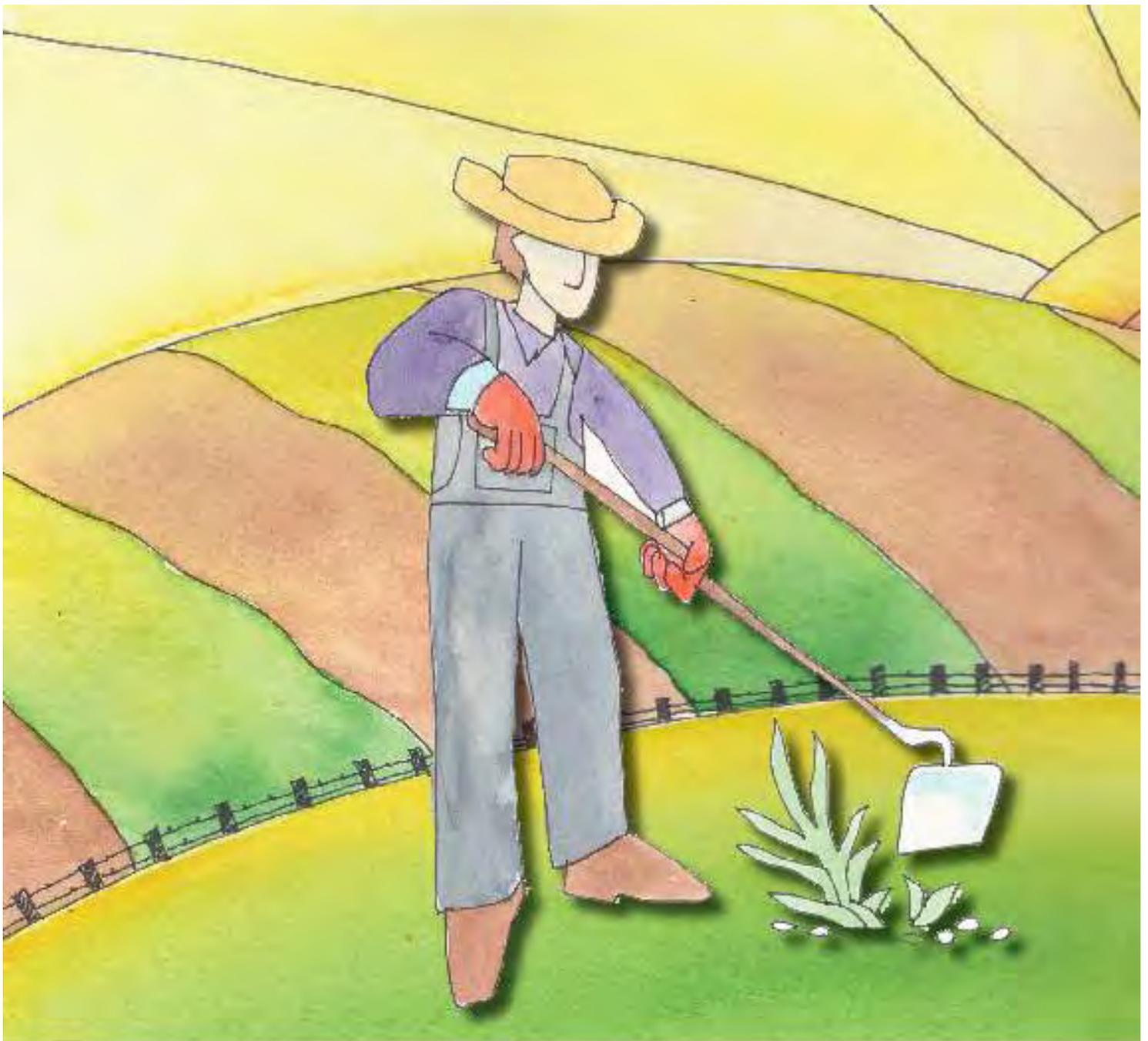
We will need to “pave” the pathway to regulatory compliance with smarter, Jefferson County-specific regulations that are more transparent and efficient for our time-strapped farmers.

We will need a higher percentage of residents, restaurants, groceries and institutional food services appreciating the efforts of our farmers who provide an excellent variety of healthy local food at fair prices and supporting those efforts by purchasing local food.

We will need to explore the potential of a Jefferson County Farm/Food Policy Council that has fair and effective representation from all sectors of the food system to craft sound policy.

We hope that CLF can provide an egalitarian, “pan-political” organizational platform on which a larger group of local food advocates can build upon our efforts just as this report was built on the efforts of those before us.

Volunteers



Volunteers

Designing and conducting the 2012 Jefferson County Agriculture Survey, analyzing the results and compiling a report on the findings required the labor of many volunteers. They are, in alphabetical order:

Judith Alexander	Crystie Kisler
Dick Bergeron	Glen Koch
Judi Bird	Linda Landkammer
Lys Burden	Al Latham
Michelle Burr	Laura Lewis
Al Cairns	Holly Mayshark
Camille Cody	Peggy Myre
Candice Cosler	Dana Nixon
Carol Cummins	Deanna Pumphin
Richard Dandridge	Pam Roberts
Dennis Daneau	Ellen Sabina
Rick Doherty	Laurel Solana
Mindy Dwyer	Debbi Steele
Marnie Frederickson	Rosie Taylor
Linda Herzog	Michael Tweiten
Diane Johnson	Anna Webster-Stratton

Special thanks to the volunteer farmers and farm advocates who contributed their wisdom to make the survey responsive to the needs of their community. They are:

Pete Brackney	Al Latham
Tinker Cavallaro	Roger Short
Crystie Kisler	Karyn Williams

Many thanks to John Bellows and Roxanne Hudson of Spring Rain Farm for hosting a wonderful exchange between farmers and CLF volunteers that greatly improved this report.

Citizen's for Local Food would like to express its deep appreciation for the generous assistance provided by SOS Printing of Port Townsend, Washington for the printing and compilation of this report.

And of course, a heartfelt thank you to all the farmers who shared so much about their lives with the Citizens for Local Food volunteers.

Joanna Sanders

From: Eron Berg
Sent: Sunday, January 22, 2023 2:27 PM
To: Joanna Sanders
Subject: Fwd: Short Farm input from taxpayer

From: JEAN MARZAN <marzan359@msn.com>
Sent: Sunday, January 22, 2023 11:07:18 AM
To: Eron Berg <Eron@portofpt.com>
Cc: Val Thurston <toteru@msn.com>; Jane Asbury <jane.asbury53@gmail.com>; Paul Eisenhardt <paul@eisenhardtgroup.com>; Charlene Engel <13.1nana@gmail.com>; aaKeith Marzan <blueseas5001@outlook.com>
Subject: Short Farm input from taxpayer

My husband and I are property taxpayers on six homes in Port Townsend. We support the Port's projects and use your facilities as a boat owner. We oppose your considering the proposal of buying the Short Farm or any agriculture ventures. The idea is 100 years old and LOTS of changes and ideas have transpired since then! Those ideas were considered in a different economic and cultural mind set. It's 100 years later and other considerations and needs to be addressed. You have expanded the PORT's land holdings- such as the airport (that wasn't in existence in 1924), all the marina's that have been developed since that time, the Port harbors, and shoreline developments, etc. We pay taxes to support that portion of our community- NOT farming especially with all the facets that farming entails. You are not farmers- that would mean hiring more personnel to oversee and manage such an endeavor. Then what about operational costs? And profits? Stick with something YOU know about- that's what WE support. In addition, our tenants and we cannot afford economically to support this project. Let another community agricultural organization take on that project. We are in the twenty-first century- NOT the twentieth.

Thank you,
Jean Marzan
Keith Marzan

Joanna Sanders

From: Eron Berg
Sent: Wednesday, January 25, 2023 12:24 PM
To: Joanna Sanders
Subject: FW: Short farm purchase

From: mkippen@olympus.net <mkippen@olympus.net>
Sent: Wednesday, January 25, 2023 12:12 PM
To: Eron Berg <Eron@portoft.com>
Subject: Short farm purchase

As a local taxpayer, I am adamantly opposed to the Port purchasing the Short farm. I would want to see a business plan that shows making enough money to cover the debt to be incurred before I could get on board with that purchase.

From reading your recent newsletter, I commend you on your recent progress in erasing debt. Please don't mess that up by committing to millions of dollars with little hope of income.

Mary

Joanna Sanders

From: Eron Berg
Sent: Wednesday, January 25, 2023 5:39 PM
To: Pam Petranek; Carol Hasse; Pete Hanke; Joanna Sanders
Subject: Fwd: Comment on Short Farm for January 25 Commissioner Meeting
Attachments: 700 Gallon spill 2019 Well Water Ecology Action Sheet re Jefferson County Lees Truck Repair ISIS Comments.pdf

From: Tom Ehrlichman <tom@dykesehrlichman.com>
Sent: Wednesday, January 25, 2023 5:34 PM
To: Eron Berg <Eron@portofpt.com>
Subject: Re: Comment on Short Farm for January 25 Commissioner Meeting

Eron,

Thank you for forwarding my memo to the Commissioners and posting it on the agenda website. Please add the following supplemental comment and forward it to the Commissioners if you would? Thank you.

1. I apologize if I spoke in error in characterizing the staff presentation concerning the potential for a meat processing facility at the Short farm. I understand your comment to be that the staff take no position on whether that is feasible in light of existing shoreline regulations constraining land within 200 feet of the floodplain. I would like to listen to the tape of the meeting if one is available and find where I went wrong. Please advise if that is possible.

2. The suggestion for investigation of groundwater contamination is based on my review of a public records at Ecology that your environmental consultant evidently did not see. I'm enclosing those here and trust that you will find the suggestion of tainted well water sufficient grounds to go forward with the planned expenditure for Phase II investigation. Whether the property is directly adjacent or not, it is adjacent as that term is defined. The property the Port is considering is clearly down-gradient. In this environment with a high water table, it seems certain groundwater could migrate from the MTCA cleanup site the short distance to the proposed Port property. The consultant's report contains no analysis of this phenomenon that I could find and it would be unwise, in my view, to bypass a Phase II investigation of groundwater on the basis of an analysis that did not investigate groundwater below surface depth.

Note that the Ecology document from March 2019 was not mentioned in the Port's environmental analysis. It includes the following clues to possible groundwater contamination and suggests a possible 700 gallon oil spill that also is not mentioned in the Port's Phase I environmental review:

Jefferson County not allowing the water well as the property is listed on the CSCL. Nicole stated that the contamination is not on the 1520 address. During a property dispute with the Shorts an oil/water separator and water lines were ripped up and 700 gallons of oil from the oil/water separator was dumped on the ground. Site has been in legal battles for two years - no water to the property. It is currently being trucked in.

I appreciate the Port staff's willingness to go back and reexamine the wisdom of bypassing a Phase II analysis prior to purchase based on this new information. I would request that you provide some written analysis of this new information in the record as part of this process.

Many thanks,

Tom

Tom Ehrlichman
(425) 268-5553

Mailing Address:
PO Box 490
Chimacum, WA 98325

On Jan 25, 2023, at 12:22 PM, Eron Berg <Eron@portofpt.com> wrote:

Hello Tom,

Will do. Also, FYI, the appraisal will be posted to our website today.

A couple of thoughts from me regarding your memo: I am not aware of any staff comments about locating a USDA meat processing facility at the Short's Farm, other than acknowledging that there is apparent farmer interest in such a facility, somewhere. I would not describe that as a Port objective. And, our consultant does not agree with your assessment about Phase II work, based on his evaluation of the non-adjacent upland property and sampling he did on adjacent property in 2016. The port budgeted for Phase II work and was happy to have it performed, if the Phase I indicated a need for additional study.

Again, thanks for your comments and I will make sure the commission has them as part of the Short's Farm process.

Eron

From: Tom Ehrlichman <tom@dykesehrlichman.com>
Sent: Wednesday, January 25, 2023 12:00 PM
To: Eron Berg <Eron@portofpt.com>
Subject: Comment on Short Farm for January 25 Commissioner Meeting

Dear Eron,

Would you kindly forward the attached memo to the Commissioners for their review prior to their meeting this evening, if possible? This is intended as a public comment for this evening's discussion of the Short Farm purchase.

I look forward to working with you and your staff as this discussion proceeds and hope these recommendations are helpful in clarifying the key issues related to timing.

Many thanks.

Tom

Tom Ehrlichman
(425) 268-5553

Mailing Address:
PO Box 490
Chimacum, WA 98325

Site Details

Site Details	Comments	Cleanup Units	Ownership	Sort by Date 
<p>Call from Pinky - contractors (not a consulting firm) contacted Pinky about this site. They didn't feel that there was "anything" at the site. However they are proposing to dig up contamination.</p> <p>Indicated that VCP information was provided to the property owner recently, but anyone could contact me with questions about the VCP.</p> <p>Pinky Fera Mingo Jefferson County Environmental Public Health Environmental Health Manager (360)379-4476 Desk (360) 531-2019 Cell pmingo@co.jefferson.wa.us https://jeffersoncountypublichealth.org/202/Public-Health</p>				
<p>By Acklam, Nick On 03/13/2019, Created 03/13/2019</p>				
<p>Received call from Nicole - requesting information about site cleanup, VCP. Wants to install a drinking water well on the property - Jefferson County not allowing the water well as the property is listed on the CSCL. Nicole stated that the contamination is not on the 1520 address. During a property dispute with the Shorts an oil/water separator and water lines were ripped up and 700 gallons of oil from the oil/water separator was dumped on the ground. Site has been in legal battles for two years - no water to the property. It is currently being trucked in.</p> <p>Requested the 700 gallon spill be reported to Ecology ERTS. Ecology will provide VCP information (billing, site manager, ect) to info@shortstoptruckrepair.com</p>				
<p>By Acklam, Nick On 03/11/2019, Last updated 03/11/2019</p>				
<p>3/7/19 received voicemail from Nicole Short (360)732-4781 (shop phone). Called back left message on both numbers.</p> <p>3/1/19 received voicemail from Nicole Short (360)301-5139. Called back left message</p>				
<p>By Acklam, Nick On 03/08/2019, Last updated 03/08/2019</p>				
<p>Waste Management Selection was: Improper Handling</p>				

By Unknown On 05/05/2009, Last updated 04/10/2014

Joanna Sanders

From: Eron Berg
Sent: Wednesday, January 25, 2023 12:06 PM
To: Joanna Sanders
Cc: Pam Petranek; Carol Hasse; Pete Hanke
Subject: FW: Comment on Short Farm for January 25 Commissioner Meeting
Attachments: Sent Memo (r) on Land Use for the Short Farm Proposed Purchase Jan. 25 2023.pdf

From: Tom Ehrlichman <tom@dykesehrlichman.com>
Sent: Wednesday, January 25, 2023 12:00 PM
To: Eron Berg <Eron@portoft.com>
Subject: Comment on Short Farm for January 25 Commissioner Meeting

Dear Eron,

Would you kindly forward the attached memo to the Commissioners for their review prior to their meeting this evening, if possible? This is intended as a public comment for this evening's discussion of the Short Farm purchase.

I look forward to working with you and your staff as this discussion proceeds and hope these recommendations are helpful in clarifying the key issues related to timing.

Many thanks.

Tom

Tom Ehrlichman
(425) 268-5553

Mailing Address:
PO Box 490
Chimacum, WA 98325

MEMORANDUM

TO: Port Commissioners Petranek, Hasse and Hanke
Eron Berg, Executive Director
Port of Port Townsend, WA

FROM: Tom Ehrlichman

DATE: January 24, 2023

SUBJECT: *Public Comment on Proposed Purchase of the Short Farm*

The purpose of this memorandum is to provide the Commissioners with land use information that perhaps is not easily understood by a first-stage review of the documents on the Port's website.¹ The information assembled here seems key to determining whether to purchase the Short farm and whether to seek funding this legislative cycle or to wait until next year.

Specific recommendations for more study and investigation appear in the last section of this Memorandum, including a suggestion on how to extend the life of the purchase offer period to allow further investigation of the site possibilities. These recommendations are supported by the data and maps in the appendices. As a downstream resident on a small parcel in the same valley as the Short farm, I appreciate your consideration.

A. The Case for Delaying the Short Farm Purchase to Ensure Farm Needs are Met.

Port staff have suggested the Port might be the agency best suited to take on two projects contemplated for the Short farm in support of agriculture: (1) the more complex design and permitting of a USDA meat processing facility (adjacent to state shorelines and floodplain); and (2) extensive flood control within the Chimacum Creek west corridor in a manner that presumably protects anadromous salmon runs. Those two objectives were announced at the recent Grange Meeting on January 17, 2023, and the public understandably responded with those objectives in mind. These two suggestions raise the obvious question of whether they are achievable in the short term or whether other alternative sites exist for the same end.

In addition to these two suggestions, there is a third that we have not yet seen in the documents or staff analysis and presentations. There appears to be the potential for cleanup activities to remove existing toxic releases to groundwater from an adjacent site; not enough is known at this time to determine whether groundwater contamination occurred but the evidence is strong enough to warrant groundwater investigation prior to closing on a purchase.

Based on the following research, I conclude that the Commissioners may want to seek more detailed analysis of the issues related to these two projects and the contamination issue, prior to purchase and setting a firm price. One recommendation would be to "buy time" from the Short Family, as necessary to complete additional study, i.e., through a purchase right/option.

¹ The Short farm documents currently are found on the Port's webpages only if one knows to search for the "Engineering Projects" webpage, which in turn is found only under the "Bids and Projects" banner.

B. FEMA Floodplain and Endangered Species Act Listing.

In order to realize the vision of a new agricultural enterprise in the Chimacum Valley, as described by the Commissioners, Port staff and public testimony at the Grange Meeting on January 17, 2023, a substantial investment of public money and staff/attorney time may be needed to confront the perennial flooding challenges and overlay of regulations.

The vision is based on the premise of "Prime" agricultural soils that exist only "if drained." Therefore, one key question is whether federal, state and local regulations would even allow alterations of the floodplain and shoreline to the extent needed for productive Ag soils. The other key question is whether those regulations make siting a processing plant prohibitively expensive and time-consuming, compared to readily available alternative sites.

Key factors to consider include the following.

- A large portion of the Short farm is constrained not only by a conservation easement but also by the adopted Flood Insurance Rate Maps issued by FEMA, which designate most of the property as floodplain. See Appendix A.
- As discussed below, those flood designations translate into state and local shoreline management designations and their corresponding regulations *which significantly limit development within 200 feet of the floodplain.*
- The existing floodplain is identified as important habitat for salmon, and as a candidate for wetland flood storage and habitat:
 - Chimacum Creek supports both coho and summer-run chum salmon. The creek was designated by the federal government as "Critical Habitat" for Hood Canal Summer-Run Chum in 2005. See Appendix B.
 - The existing floodplain is identified as prime habitat for coho salmon rearing in the Geomorphic Assessment (2016) provided by the North Olympic Salmon Coalition.
- In light of that listing and critical habitat designation, any federal funding the Port might use on the property could trigger "Section 7" requirements for a biological opinion from NMFS, the National Marine Fisheries Service.
- Environmental cleanup considerations discussed below also come into play to further complicate the regulatory review that will be involved in floodplain alteration.

C. Shoreline Designation.

- That ESA listing translates through the Shoreline Management Act and Growth Management Act into regulations at the County level for the protection of Chimacum Creek and its floodplain as a Fish and Wildlife Habitat Conservation Area. See Appendix C.

- As shown in Appendix C, the County's adopted shoreline management program maps designate the Short farm property in large part as "Conservancy" shoreline of statewide significance.
- Development is prohibited within 200 feet without a substantial development permit under Jefferson County shoreline regulations and state law. No clear maps have yet been produced for your consideration to identify the extent of that shoreline jurisdictional area.
- The County shoreline code exemptions for agriculture do not allow feedlots or processing facilities within that 200-foot shoreline zone. Policies prohibit the rebuilding of existing farm structures nearer to the designated shoreline than the previous structure.
- It appears that Structures 2,4,5,6, and 9 shown on the Port's website map of buildable areas would be subject to a shoreline permit and replacement buildings could not be located further west from existing buildings.

D. Uncertainty Over Potential Groundwater Contamination.

According to records at the Department of Ecology, the land directly to the east of the proposed purchase is listed as a "Priority 1" cleanup site by the Department of Ecology under the state Model Toxic Control Act. While it appears some surface excavation took place by the owner, they have not entered into Ecology's required voluntary cleanup program and have not obtained a "no further action opinion letter" from Ecology. In order to protect the Port's investment and prove the viability of the purchase for long-term farming, time and investment is needed to conduct groundwater monitoring. See Appendix D.

[Recommendations appear on the next page]

E. Five Recommendations for Further Study.

It is clear from the voices heard at the Grange that the Chimacum farming community needs public investment in facilities to support agriculture. The additional analysis requested here prior to purchase is intended to ensure the success of whatever new initiatives the Port takes in support of agriculture uses of the Chimacum valleys. It is possible to conduct the following analysis without losing the opportunity to purchase the Short farm:

1. **Buy Some Time.** Purchase a "right-of-first-refusal" or option from the Short farm owners to provide time to determine whether there is a viable regulatory pathway and economically viable model to achieve the aims of the Port and the Chimacum Farming Community. The answers do not need to provide absolute certainty, but greater clarity on the extent of regulatory requirements and prohibitions is needed in order to assess long-term viability of creek channeling proposals and the demands on the Port's time and fiscal resources to realize the basic vision. With a right-of-first-refusal or option in hand, the Port can afford to wait for the next legislative session while regulatory and cleanup issues are investigated.
2. **Alternatives.** Explore alternative sites in the Tri-County area that are not constrained by shoreline regulation and therefore could support agriculture more economically, including construction of a USDA processing facility, freezer lockers, and other infrastructure needed by the Chimacum farm community. This analysis should compare possible alternative sites with the Short farm and the recommended creek restoration projects proposed by the North Olympic Salmon Coalition for this site.
3. **Study Groundwater Prior to Closing.** If the Port is intent on purchasing the Short farm, conduct a Phase II environmental assessment of potential groundwater contamination prior to purchase to evaluate conditions down-gradient from the Lee's Trucking MTCA listed cleanup site. There is anecdotal evidence of a more recent 700 gallon spill noted in the Ecology records that was not analyzed. The purchase price offered could be adjusted to absorb the cost of Phase II review
4. **Map the Extent of Regulation under County Shoreline Jurisdiction.** Prior to purchase, map out the extent of the County's shoreline jurisdiction (200 feet beyond the floodplain boundary) with a bright yellow line superimposed over the buildable sites. Areas identified by staff as existing building sites may be more constrained than anticipated.
5. **Identify Wetland Restoration Potential.** Prior to purchase, analyze the various wetland restoration proposals for the Short farm (River Miles 4.8 – 5.8) in the literature. Provide an analysis of the likelihood that lowland portions of the purchase will be unavailable for leasing for continued agricultural practices if restoration recommendations are funded and approved.

Thank you for your consideration.

([//www.fema.gov](http://www.fema.gov))

Navigation

Search

Languages

Enter an address, place, or coordinates: ?

1594 Center Road Chimacum, WA

Search

Whether you are in a high risk zone or not, you may need [flood insurance](https://www.fema.gov/national-flood-insurance-program) because most homeowners insurance doesn't cover flood damage. If you live in an area with low or moderate flood risk, you are 5 times more likely to experience flood than a fire in your home over the next 30 years. For many, a National Flood Insurance Program's flood insurance policy could cost less than \$400 per year. Call your insurance agent today and protect what you've built.

Learn more about [steps you can take](https://www.fema.gov/what-mitigation) to reduce flood risk damage.

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Search Results—Products for JEFFERSON COUNTY UNINCORPORATED AREAS

Show ALL Products » (<https://msc.fema.gov/portal/availabilitySearch?addcommunity=530069&communityName=JEFFERSON COUNTY>)

The flood map for the selected area is number **53031C0460C**, effective on **06/07/2019** ?

DYNAMIC MAP



PRINT MAP/
FIRMette

MAP IMAGE



[_ \(https://msc.fema.gov/portal/downloadProduct?](https://msc.fema.gov/portal/downloadProduct?)

[productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=53031C0460C\)](https://msc.fema.gov/portal/downloadProduct?productTypeID=FINAL_PRODUCT&productSubTypeID=FIRM_PANEL&productID=53031C0460C)

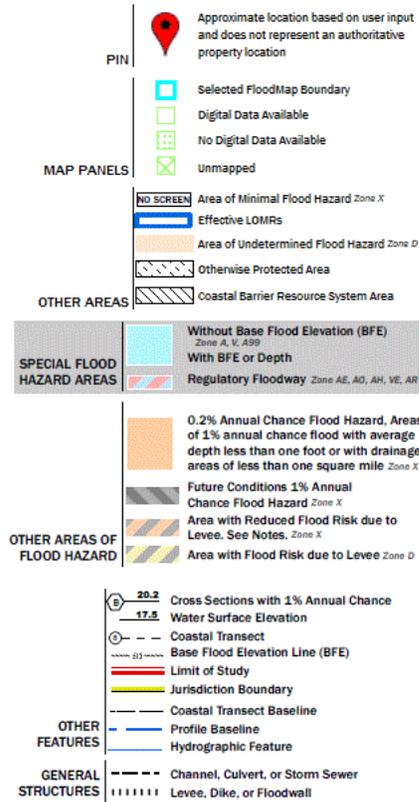
Changes to this FIRM ?

- Revisions (0)
- Amendments (0)
- Revalidations (0)

You can choose a new flood map or move the location pin by selecting a different location on the locator map below or by entering a new location in the search field above. It may take a minute or more during peak hours to generate a dynamic FIRMette.

[Go To NFHL Viewer » \(https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b55](https://hazards-fema.maps.arcgis.com/apps/webappviewer/index.html?id=8b0adb51996444d4879338b55)





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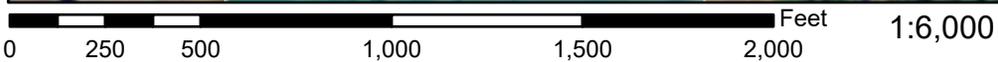


Official website of the Department of Homeland Security

National Flood Hazard Layer FIRMette



122°46'38"W 47°59'21"N



Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

122°46'W 47°58'57"N

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

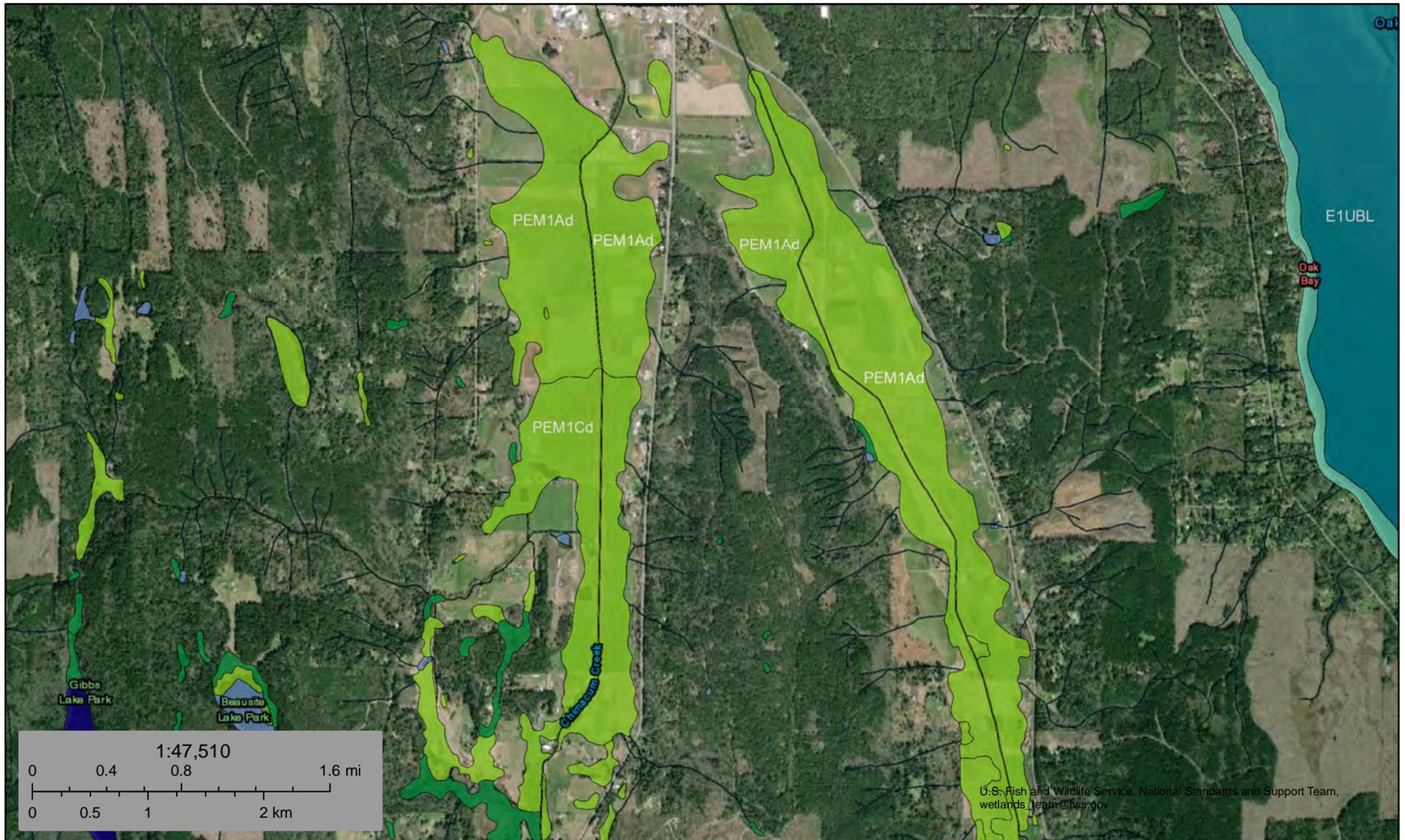
<p>SPECIAL FLOOD HAZARD AREAS</p>	<p> Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i></p> <p> With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i></p> <p> Regulatory Floodway</p>
<p>OTHER AREAS OF FLOOD HAZARD</p>	<p> 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i></p> <p> Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i></p> <p> Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i></p> <p> Area with Flood Risk due to Levee <i>Zone D</i></p>
<p>OTHER AREAS</p>	<p> NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i></p> <p> Effective LOMRs</p> <p> Area of Undetermined Flood Hazard <i>Zone D</i></p>
<p>GENERAL STRUCTURES</p>	<p> Channel, Culvert, or Storm Sewer</p> <p> Levee, Dike, or Floodwall</p>
<p>OTHER FEATURES</p>	<p> 20.2 Cross Sections with 1% Annual Chance Water Surface Elevation</p> <p> 17.5 Coastal Transect</p> <p> Base Flood Elevation Line (BFE)</p> <p> Limit of Study</p> <p> Jurisdiction Boundary</p> <p> Coastal Transect Baseline</p> <p> Profile Baseline</p> <p> Hydrographic Feature</p>
<p>MAP PANELS</p>	<p> Digital Data Available</p> <p> No Digital Data Available</p> <p> Unmapped</p>

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/30/2022 at 10:30 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



U.S. Fish and Wildlife Service, National Standards and Support Team, wetlands_team@fws.gov

November 30, 2022

Wetlands

- Estuarine and Marine Deepwater
- Freshwater Emergent Wetland
- Lake
- Estuarine and Marine Wetland
- Freshwater Forested/Shrub Wetland
- Other
- Freshwater Pond
- Riverine

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

APPENDIX B

ESA Listing of Chimacum Creek as Critical Habitat for Hood Canal Summer-run Chum Salmon and Key Planning Considerations (state and local)

I. Federal Listing for Chimacum Creek.



Federal Register

Friday,
September 2, 2005

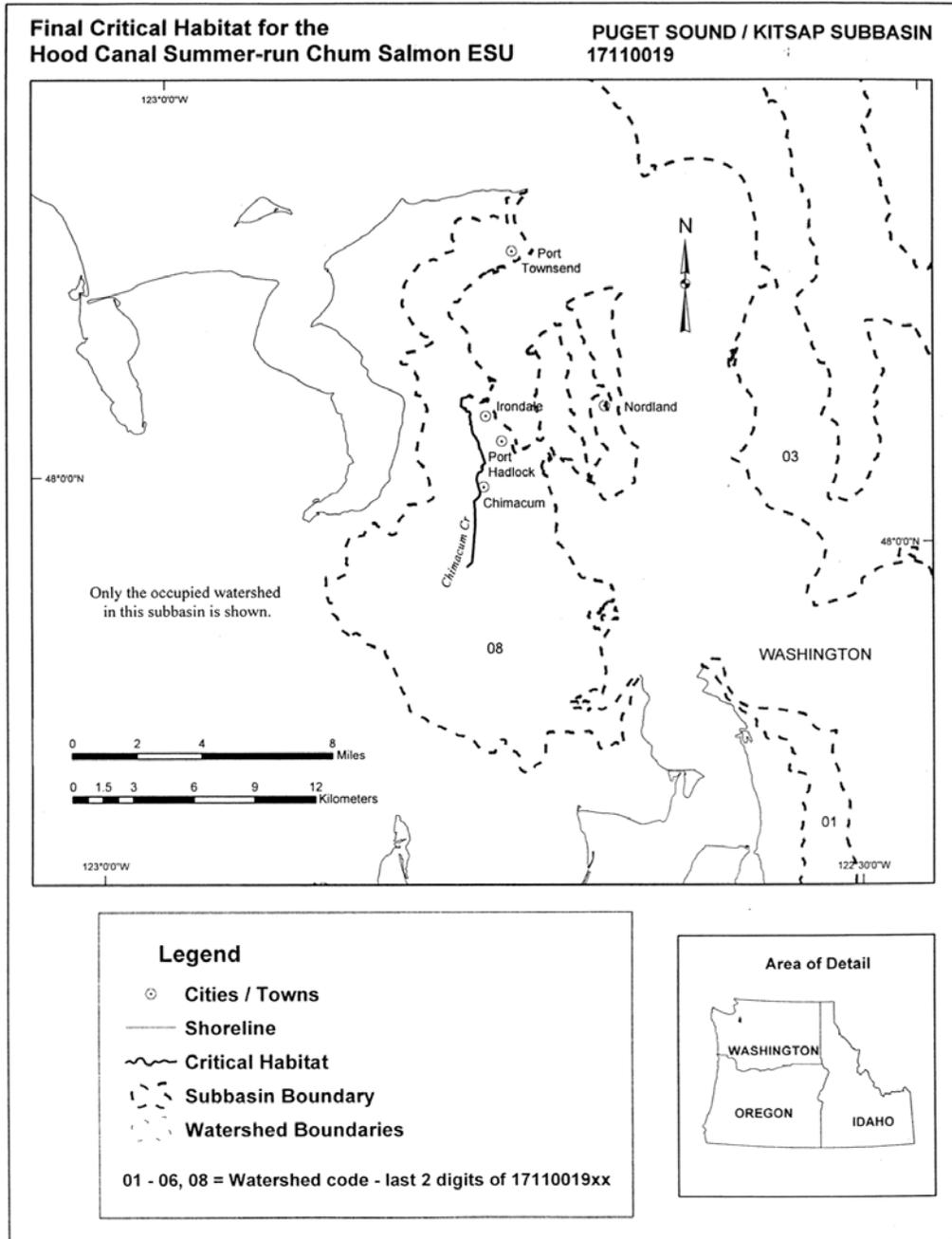
Part III

Department of Commerce

National Oceanic and Atmospheric
Administration

50 CFR Part 226
Endangered and Threatened Species;
Designation of Critical Habitat for 12
Evolutionarily Significant Units of West
Coast Salmon and Steelhead in
Washington, Oregon, and Idaho; Final
Rule

Source: <https://www.govinfo.gov/content/pkg/FR-2005-09-02/pdf/05-16391.pdf>



(m) *Hood Canal Summer-run Chum Salmon (Oncorhynchus keta)*. Critical habitat is designated to include the areas defined in the following subbasins:

(1) Skokomoish Subbasin 17110017—*Skokomish River 1711001701*. Outlet(s) = Skokomish River (Lat 47.3543, Long -123.1122), Unnamed (47.3420, -123.1092), Unnamed (47.3471, -123.1275), Unnamed (47.3509, -123.1101) upstream to endpoint(s) in: Mussel Shell Creek (47.3039, -123.1590); Skokomish (47.3199, -123.2198); Unnamed (47.3209, -123.2211).

(2) Hood Canal Subbasin 17110018—(i) *Lower West Hood Canal Frontal Watershed 1711001802*. Outlet(s) = Eagle Creek (Lat 47.4849, Long -123.0766); Finch Creek (47.4067, -123.1377); Fulton Creek (47.6183, -122.9736); Jorsted Creek (47.5263, -123.0489); Lilliwaup Creek (47.4689, -123.1136); Unnamed (47.4576, -123.1117) upstream to endpoint(s) in: Eagle Creek (47.4905, -123.0830); Finch Creek (47.4076, -123.1586); Fulton Creek (47.6275, -122.9805); Jorsted Creek (47.5246, -123.0649); Lilliwaup Creek (47.4704, -123.1166); Unnamed (47.4585, -123.1186).

(ii) *Hamma Hamma River Watershed 1711001803*. Outlet(s) = Hamma Hamma River (Lat 47.5471, Long -123.0440) upstream to endpoint(s) in: Hamma Hamma River (47.5547, -123.0623); John Creek (47.5369, -123.0619).

(iii) *Duckabush River Watershed 1711001804*. Outlet(s) = Duckabush River (Lat 47.6502, Long -122.9348) upstream to endpoint(s) in: Duckabush River (47.6654, -122.9728).

(iv) *Dosewallips River Watershed 1711001805*. Outlet(s) = Dosewallips River (Lat 47.6880, Long -122.8949) upstream to endpoint(s) in: Dosewallips River (47.7157, -122.9396).

(v) *Big Quilcene River Watershed 1711001806*. Outlet(s) = Big Quilcene River (Lat 47.8188, Long -122.8605) upstream to endpoint(s) in: Big Quilcene River (47.8102, -122.9119).

(vi) *Upper West Hood Canal Frontal Watershed 1711001807*. Outlet(s) = Little Quilcene River (Lat 47.8266; Long -122.8608) upstream to endpoint(s) in: Little Quilcene River (47.8374, -122.8854).

(vii) *West Kitsap Watershed 1711001808*. Outlet(s) = Anderson Creek (Lat 47.5670, Long -122.9664); Big Beef Creek (47.6521, -122.7823); Dewatto River (47.4538, -123.0474); Little Anderson Creek (47.6653, -122.7554); Tahuya River (47.3767, -123.0355); Union River (47.4484, -122.8368); Unnamed (47.3767, -123.0372); Unnamed (47.4537, -123.0474) upstream to endpoint(s) in: Anderson Creek (47.5596, -122.9354); Bear Creek (47.4980, -122.8074); Big Beef Creek (47.6385, -122.7868); Dewatto River (47.4937, -122.9914); East Fork Union River (47.5056, -122.7897); Hazel Creek (47.5170, -122.7945); Little Anderson Creek (47.6606, -122.7543); North East Fork Union River (47.4954, -122.7819); Tahuya River (47.4510, -122.9597); Union River (47.5273, -122.7846); Unnamed (47.4492, -122.9229); Unnamed (47.4527, -122.8294); Unnamed (47.4553, -122.8301); Unnamed (47.4594, -122.8396); Unnamed (47.4700, -122.8300); Unnamed (47.4852, -122.8313); Unnamed (47.4966, -122.8393);

Unnamed (47.4971, -122.8315); Unnamed (47.6600, -122.7559); Unnamed (47.6642, -122.7534).

(3) Puget Sound Subbasin 17110019—*Port Ludlow/Chimacum Creek Watershed 1711001908*. Outlet(s) = Chimacum Creek (Lat 48.0507, Long -122.7832) upstream to endpoint(s) in: Chimacum Creek (47.9743, -122.7764).

(4) Dungeness/Elwha Subbasin 17110020—(i) *Discovery Bay Watershed 1711002001*. Outlet(s) = Salmon Creek (Lat 47.9895, Long -122.8879); Snow Creek (47.9900, -122.8834) upstream to endpoint(s) in: Salmon Creek (47.9775, -122.9191); Snow Creek (47.9638, -122.8827).

(ii) *Sequim Bay Watershed 1711002002*. Outlet(s) = Jimmycomelately Creek (Lat 48.0235, Long -123.0039) upstream to endpoint(s) in: Jimmycomelately Creek (48.0125, -123.0026).

(iii) *Dungeness River Watershed 1711002003*. Outlet(s) = Dungeness River (Lat 48.1506, Long -123.1311); Unnamed (48.1537, -123.1267) upstream to endpoint(s) in: Dungeness River (48.0258, -123.1358); Matriotti Creek (48.1369, -123.1488); Unnamed (48.1167, -123.1403); Unnamed (48.1514, -123.1216).

(5) Nearshore Marine Areas—Except as provided in paragraph (e) of this section, critical habitat includes all nearshore marine areas (including areas adjacent to islands) of Hood Canal and the Strait of Juan de Fuca (to Dungeness Bay) from the line of extreme high tide out to a depth of 30 meters.

(6) Maps of critical habitat for the Hood Canal summer-run chum salmon ESU follow:

BILLING CODE 3510-22-P

These areas designated, summarized below by ESU, are either (1) occupied and contain physical and biological features essential to the conservation of the species and that may require special management considerations or protection, or (2) are not presently occupied but are considered essential for the conservation of the species.

II. Based on Federal Listing, State Dept. of Fish and Wildlife Designated Chimacum Creek as Priority Species and Habitat.

The screenshot shows the Washington Department of Fish and Wildlife website. The top navigation bar includes "Home", "Species & Habitats" (highlighted), "Fishing & Shellfishing", "Hunting", "Licenses & Permits", and "Places to go". A search bar is located in the top right. The breadcrumb trail reads: "Species & Habitats / Species in Washington / Chum salmon (Hood Canal Summer ESU)".

The main content area is titled "Chum salmon (Hood Canal Summer ESU) (*Oncorhynchus keta pop. 2*)". It features a photograph of a chum salmon spawning. To the right of the photo, the "Category" is "Fish", "Ecosystems" is "Marine shorelines", and "Federal status" is "Threatened". A "Vulnerability to climate change" table shows a "Moderate-High" rating.

Low	Low-Moderate	Moderate	Moderate-High	High
-----	--------------	----------	----------------------	------

Below the photo, a text box states: "Chum salmon (Hood Canal Summer ESU) is a distinct population of Chum salmon. Visit the [Chum salmon page](#) for more information." Below this are two expandable sections: "Climate vulnerability" and "Conservation".

The screenshot shows the Washington Department of Fish and Wildlife website. The top navigation bar is identical to the previous screenshot. The breadcrumb trail reads: "Species & Habitats / At-risk species / Priority Habitats and Species (PHS)".

The main content area is titled "Priority Habitats and Species (PHS)". A highlighted box contains a "Nov. 1, 2021 Update" stating that WDFW made a major update to the PHS map layers for two agency-designated priority habitats: Shrubsteppe and Eastside Steppe. Below this, a paragraph explains that the PHS Program is the agency's primary means of transferring fish and wildlife information to local governments, landowners, and others to protect habitat.

Regulations associated with PHS

The Washington Administrative Code refers to PHS in sections dealing with Critical Area Ordinances, Shoreline Master Programs, and the Essential Facilities Siting Evaluation Council. The state supreme court has held that PHS is a valid source of best available science for the Growth Management Act.

That being said, there are no state "PHS regulations". The mapping of a PHS species or a PHS management recommendation does not by itself create an obligation on the landowner. However, depending on how a local government's development regulations are worded, PHS maps and management recommendations may trigger the local government's regulatory authority. Using PHS to trigger local regulations is recommended by WDFW and the departments of Commerce and Ecology.

Other than Growth Management Act and Shoreline Master Program requirements, projects affecting priority habitats and species may be affected by regulatory requirements under the Endangered Species Act, Forest Practices Act, hydraulics code, and/or game harvest regulations.



Taylor's Checkerspot butterflies depend on plants only found in prairies.

Taylor Cotten

Source:

<https://wdfw.wa.gov/species-habitats/at-risk/phs>

III. Jefferson County Protective Regulations for ESA Habitat.

18.22.610 Classification/designation.

Fish and wildlife habitat conservation areas (FWHCAs) are areas that serve a critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may reduce the likelihood that the species will persist over the long term. FWHCAs include those areas identified as being of critical importance to the maintenance of endangered, threatened, or sensitive species of fish, wildlife or plants, or designated habitats and species of local importance.

(1) The following are designated as fish and wildlife habitat conservation areas:

- (a) Areas where federally listed species (endangered and threatened) and state-listed species (endangered, threatened, and sensitive species) have a primary association.
- (b) Rivers and streams not otherwise addressed under Washington State Forest Practices regulations (Chapter 76.09 RCW and WAC Title 222).
- (c) Commercial and recreational shellfish areas.
- (d) Kelp and eelgrass beds.
- (e) Surf smelt, Pacific herring, and Pacific sand lance, and other forage fish spawning areas.
- (f) Naturally occurring ponds less than 20 acres, including submerged aquatic beds that provide fish and wildlife habitat.
- (g) Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity.
- (h) State natural area preserves, natural resource conservation areas, and state wildlife areas.
- (i) Species and habitats of local importance designated pursuant to the process delineated in Article IX (Special Reports) of this chapter.

(2) Designated fish and wildlife habitat conservation areas that are within shoreline jurisdiction are regulated under the shoreline master program in Chapter 18.25 JCC, and in circumstances where this chapter conflicts with the shoreline master program, the provisions of the shoreline master program shall prevail. [Ord. 5-20 § 2 (Appx. A)]

Source:

<https://www.codepublishing.com/WA/JeffersonCounty/#!/JeffersonCounty18/JeffersonCounty1822.html#18.22.630>

IV. North Olympic Salmon Coalition Recommends Short Farm Floodplain be Used for Salmon Habitat Restoration, to Restore Juvenile Coho Rearing Habitat.

The NOSC recommendations for this site can be found at:

https://portofpt.com/wp-content/uploads/ChimacumCrk_NSD_FinalDraft11222016.pdf,

at the following sections:

3.2.5 Watershed-Scale Planning

We recommend considering watershed-planning based on the following geomorphic units:

- ▶ Lowland alluvial valley - low areas of the valley that were perennially inundated historically are high priority for restoration and are likely present major drainage challenges for agriculture. Where possible, agriculture should be concentrated in higher portions of the valley (see Mapbook 2). During a field visit, we observed houses and barns located at the top of hummocks, indicating that adapting land use to higher relative elevations is not inconsistent with current practices.

Appendix 1

Site-Specific Recommendations

REC #	TYPE	RM	LOCATION	RECOMMENDATION CATEGORY	RECOMMENDATION	PRIORITY	CONSIDERATIONS
8	Restoration	5.1-5.4	Main stem, upstream of glacial moraine	Evaluate Potential for Wetland Restoration	Evaluate potential for wetland restoration in site of historic perennial wetland.	High	Alternatively, establish riparian vegetation (see Recommendation #9).

Natural Systems Design
November 22, 2016

[Note: The Short farm is located between River Miles 4.8 – 5.8 (see below).

[Continued]

V. Aug. 2022 Report by Conservation District Concurs in the Potential for Salmon Recovery Restoration on the Short Farm, Possibly Through Resurrection of the Drainage District.

The Conservation District recently released a report discussing options for flood control and wetland restoration along Chimacum Creek, prepared with the cooperation of the Land Trust and NOSC:



The report is available at: <https://www.jeffersoncd.org/wp-content/uploads/2022/10/Chimacum-Drainage-District-History-Current-Conditions-FINAL.pdf>

At page 17 of the report, the Conservation District notes the importance of the Short farm for salmon recovery and restoration of the historic wetland system:

The areas that are most frequently flooded are currently very marginal pasture or hayland. The low productivity and never-ending flooding and drainage battles suggest that they may be better suited for wetland habitat. The Wetland Reserve Program administered by the USDA Natural Resources Conservation Service can provide financial assistance for wetland restoration, as well as compensation to landowners for taking farmland out of production. Initial analysis of some of these properties is included in the 2018 *Chimacum Creek Restoration and Protection Plan*.

NOSC and the engineering firm Natural Systems Design, Inc. completed a reach-by-reach assessment with recommended protection and restoration actions, which is detailed in the *Chimacum Creek Restoration and Protection Plan*. The plan also includes preliminary analysis for potential restoration on the following projects:

West Chimacum Creek	RM	Notes
Holt Property	9.4-9.9	West Chimacum and Barnhouse creeks. Stream remeander, wetland and riparian restoration. Preliminary design complete.
Willow Wood Farm (old Bundy Farm)	7.6-8.2	Stream remeander and riparian restoration. Includes four properties.
Moziac Farm (old Yarr Farm)	7.4-7.7	Substantial acreage below stream channel water elevation. Stream remeander, wetland and riparian restoration.
Short Family Farm	4.8-5.8	Substantial acreage flooded throughout winter. Wetland and riparian restoration.

The District report on Page 19 also indicates that resurrection of the Drainage District could entail wetland restoration projects like those recommended for the Short Family Farm:

In addition to projects to support the proper functioning of the drainage system, a drainage district may undertake or partner with other organizations to undertake habitat improvement or restoration projects. This might include correcting barriers to fish passage or large-scale restoration projects. Some stream reaches are candidates for major restoration work that would include restoration of natural channel meanders and riparian forest buffer establishment. And some reaches are candidates for large-scale wetland restoration. Many potential projects have already been identified and some preliminary analysis has already occurred. Projects of this nature will require special planning and engineering to ensure satisfactory results and minimize adverse environmental impacts. They will require willing participation by landowners or property acquisition.

Comment:

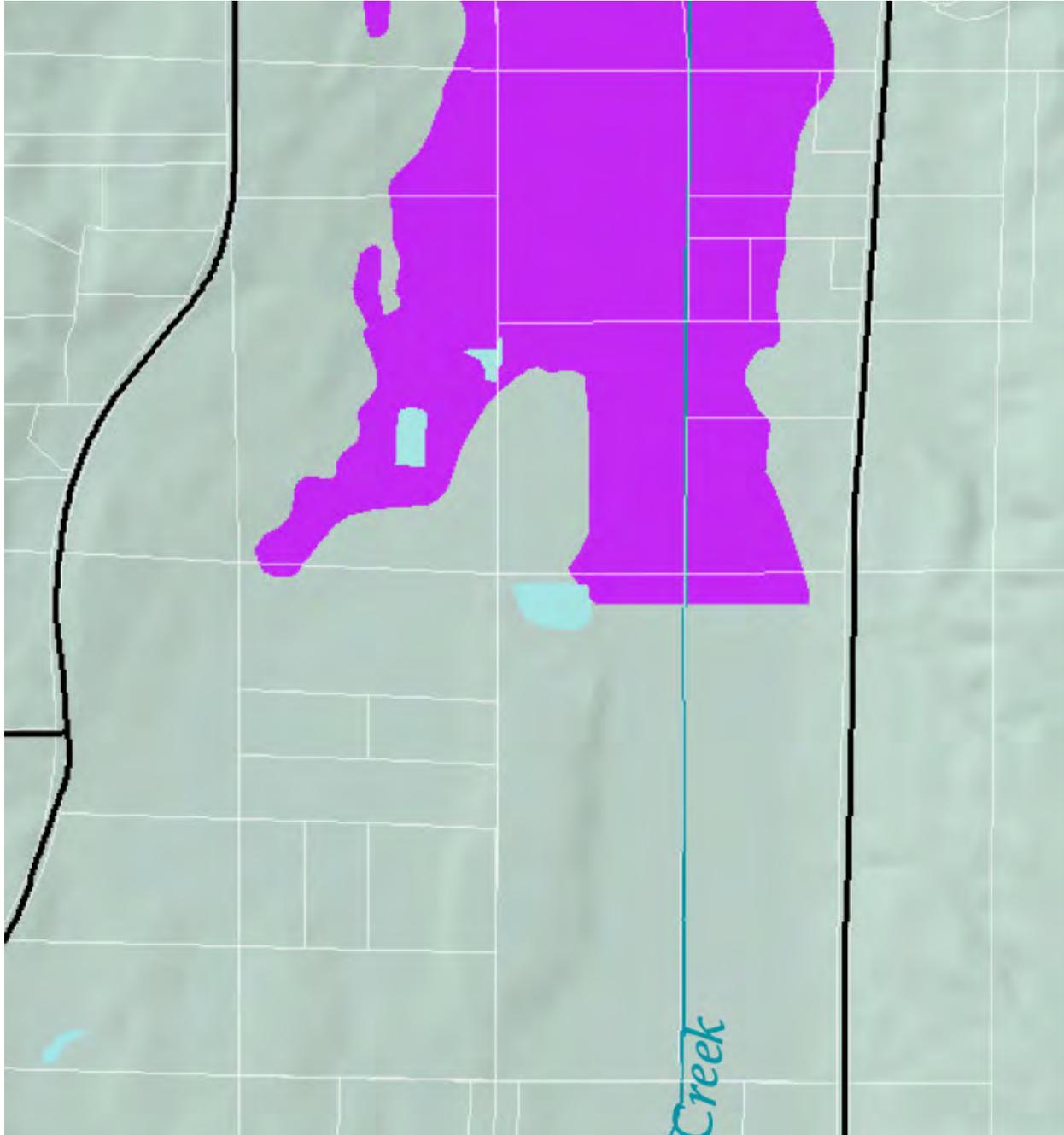
Based on this report and the recommendations of the NOSC, above, it seems clear that the future may involve substantial planning and seeking of federal and state funding to restore the lowland portions of the Short farm for wetland and creek habitat restoration. Rather than drain the lowland soils to achieve "Prime" farmland "if drained," the more likely outcome would be to achieve pre-development, historic wetland contours and the enhancement of juvenile rearing areas for anadromous coho salmon runs.

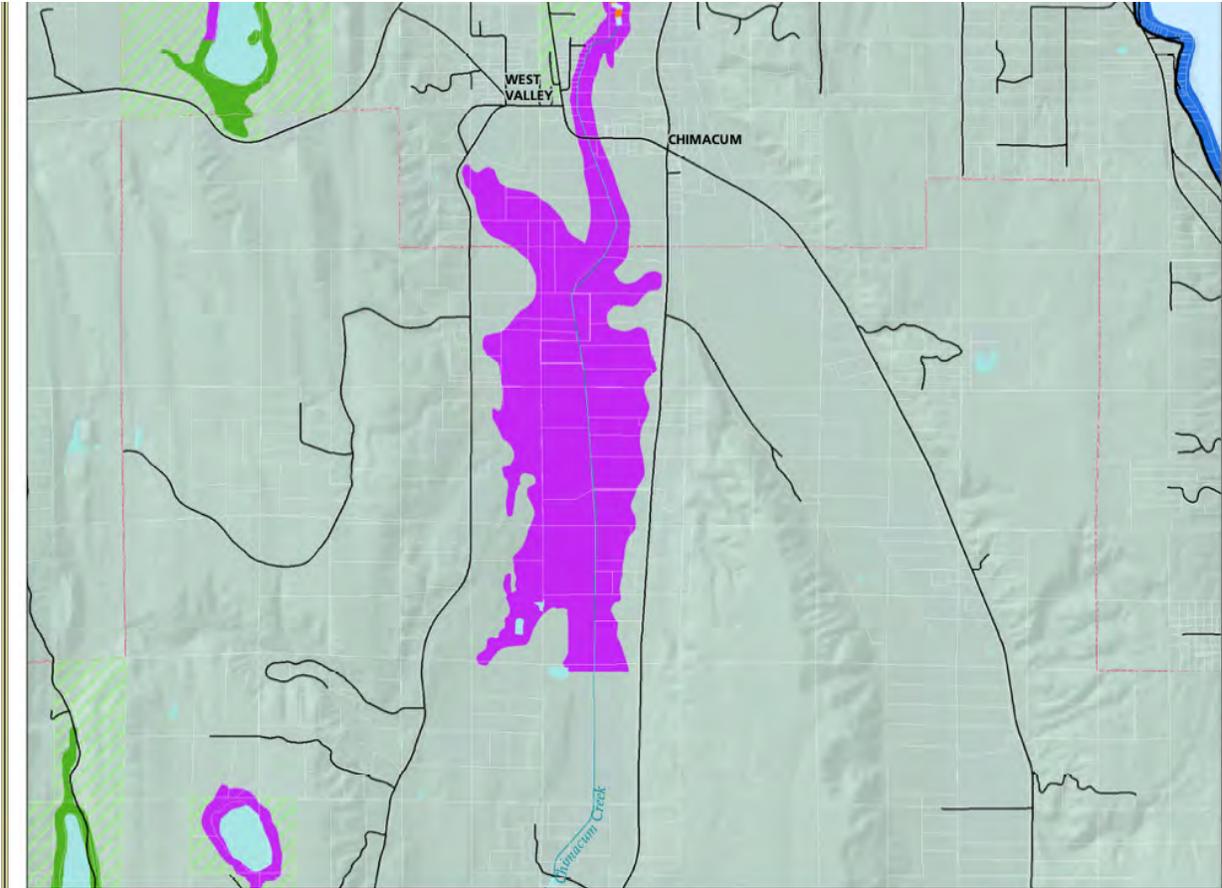
The question to be analyzed prior to purchase therefore may be whether the Port's investment would still be considered worthwhile if: (a) upland processing facilities cannot be feasibly permitted; and (b) lowland floodplain/shoreline designations remain as they are today to enhance wetland habitat and flood storage.

An explicit analysis of those questions prior to purchase or funding seems important. Preparation of that analysis can be done swiftly and need not substantially delay the purchase if the Port decides to go forward.

APPENDIX C
SHORELINE MANAGEMENT ACT CONSIDERATIONS AND LIMITATIONS

A. Short Farm Shoreline Master Program Designation Maps:





Map # 4. Tri-Area

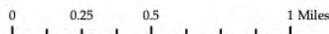
Jefferson County, Washington

Final 10/31/2011



File: Q:\MapDocs\DCD\SMF2011\SED2011_Root.mxd
 Prepared By: Doug Nollensio, GISP
 Date: November 15, 2011
 Coordinate System:
 NAD 1983 StatePlane Washington North FIPS 4601 Feet
 © 2011 Jefferson County GIS
 Disclaimer: Jefferson County does not attest to the accuracy of the data contained herein and makes no warranty with respect to its correctness or validity. Data contained in this map is limited by the method and accuracy of its collection.

Shoreline Environmental Designation	
	Aquatic
	Priority Aquatic
	Natural
	Conservancy
	Shoreline Residential
	High Intensity
	NA
	Marine Shoreline Planning Area
	Priority Aquatic
	Parcels
	Urban Growth Boundary
	Port Townsend SMP
	Map Boundary



1:36,270



- B. Agricultural exemption under Shoreline Management Master Program:
 [Note: feedlots and processing plants are not "normal or necessary for farming" exempt from shoreline regulation.]

Source:

<https://fortress.wa.gov/ecy/ezshare/SEA/FinalSMPs/JeffersonCounty/JeffersonCo/JeffersonCoSMPFeb2014.pdf>

Article 9 – Permit Criteria & Exemptions
Ordinance 07-1216-13

Page
9-1

Jefferson County Shoreline Master Program



3. Exemptions Listed

- A. The following activities shall be considered exempt from the requirement to obtain a shoreline substantial development permit in accordance with RCW 90.58.030 and WAC 173-27-040.

. . . .

- 5. Agriculture - Construction and practices normal or necessary for farming, irrigation, and ranching activities, including agricultural service roads and utilities, construction of a barn or similar agricultural structure, and the construction and maintenance of irrigation structures including, but not limited to, head gates, pumping facilities, and irrigation channels. A feedlot of any size, all processing plants, other activities of a commercial nature, or alteration of the contour of the shorelands by leveling or filling other than that which results from normal cultivation, shall not be considered normal or necessary farming or ranching activities. A feedlot shall be an enclosure or facility used or capable of being used for feeding livestock hay, grain, silage, or other livestock feed, but shall not include land for growing crops or vegetation for livestock feeding and/or grazing, nor shall it include normal livestock wintering operations.

C. Limitations:

Replacement agricultural facilities may not be located further toward the shoreline than the original facility:

18.10.010 A definitions.

“Agriculture” means the science, art, and business of producing crops, or raising livestock; farming.

“Agriculture, existing and ongoing” is defined as follows, except for JCC Chapter 18.22 which is governed by the definition of agricultural activities. For all other chapters, “agriculture, existing and ongoing” means any agricultural activity conducted on an ongoing basis on lands enrolled in the open space tax program for agriculture or designated as agricultural lands of long-term commercial significance on the official map of Comprehensive Plan land use designations; provided, agricultural activities were conducted on those lands at any time during the five-year period preceding April 28, 2003. Agricultural use ceases when the area on which it is conducted is converted to a nonagricultural use.

“Agriculture, new” is defined as follows, except for JCC Chapter 18.22 which is governed by the definition of agricultural activities. For all other chapters, “agriculture, new” means agricultural activities proposed or conducted after April 28, 2003, and that do not meet the definition of “existing ongoing agriculture.”

“Agricultural activities” has the same meaning as in RCW 90.58.065(2)(a), as it may be modified in the future and currently reads “agricultural uses and practices including, but not limited to: Producing, breeding, or increasing agricultural products; rotating and changing agricultural crops; allowing land used for agricultural activities to lie fallow in which it is plowed and tilled but left unseeded; allowing land used for agricultural activities to lie dormant as a result of adverse agricultural market conditions; allowing land used for agricultural activities to lie dormant because the land is enrolled in a local, state, or federal conservation program, or the land is subject to a conservation easement; conducting agricultural operations; maintaining, repairing, and replacing agricultural equipment; maintaining, repairing, and replacing agricultural facilities, provided that the replacement facility is no closer to the shoreline than the original facility; and maintaining agricultural lands under production or cultivation.”

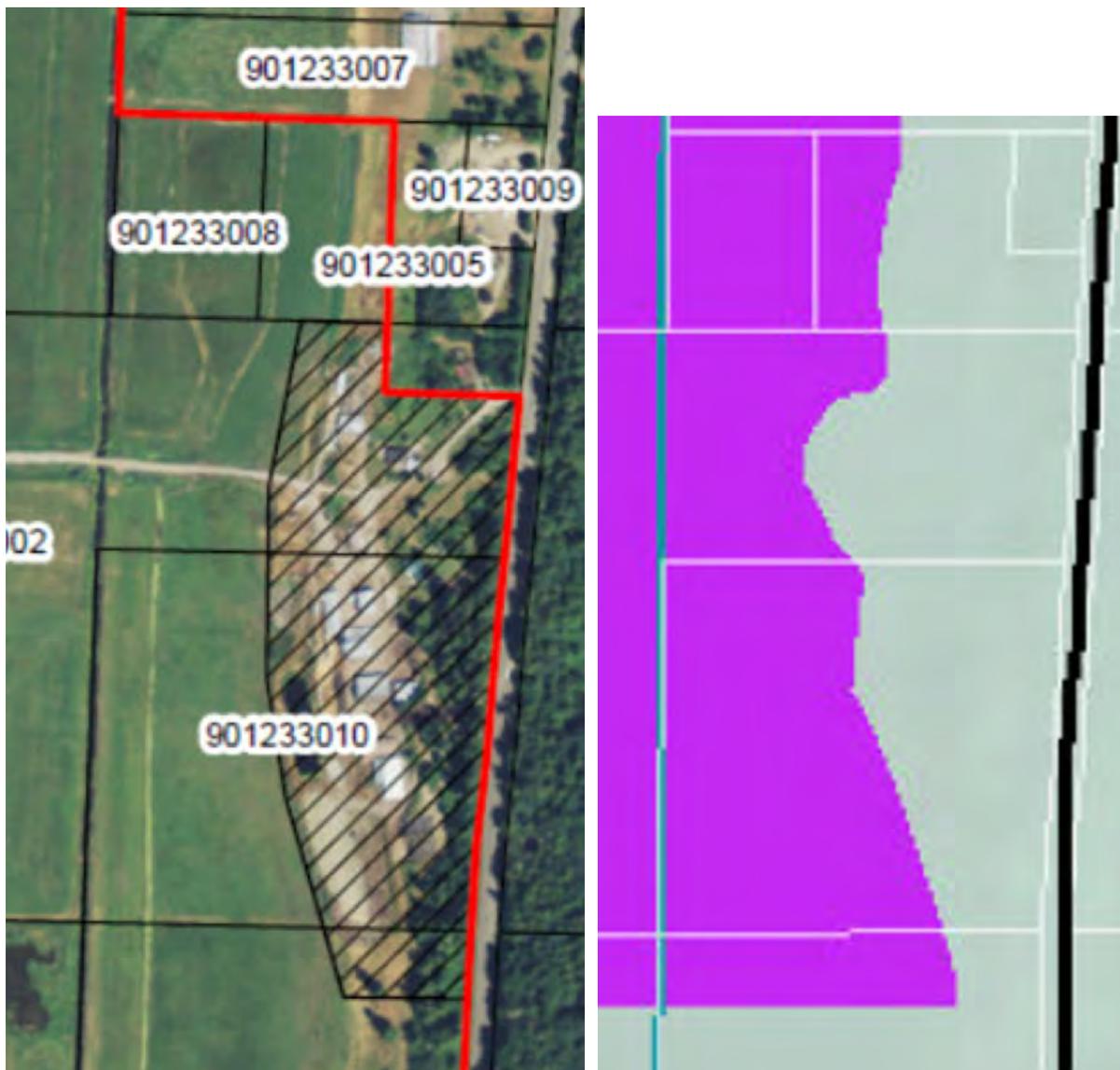
D. Recommendation to Clarify Extent of Shoreline Regulation:

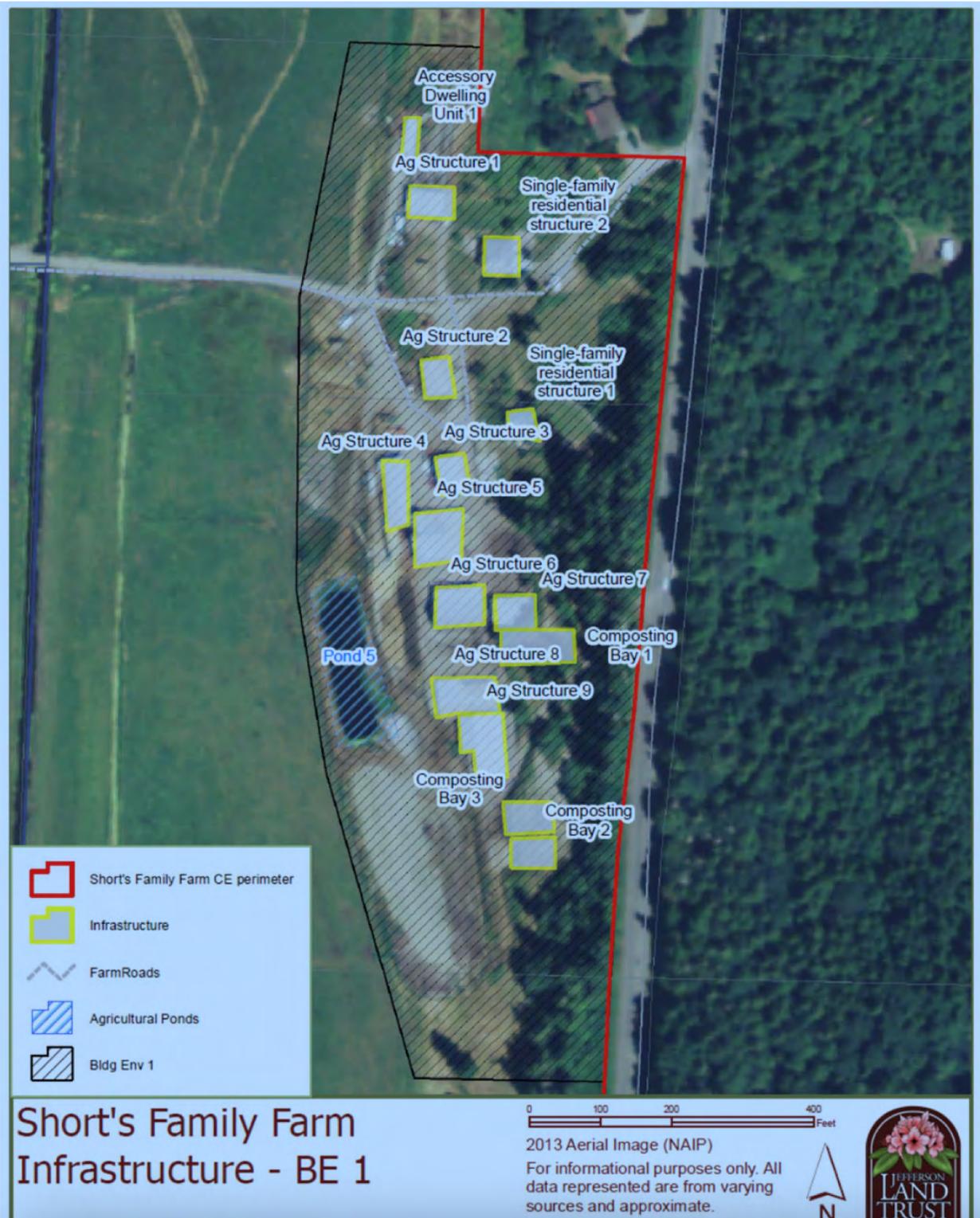
It would be prudent to create a map showing the location of the County Conservancy shoreline designation on the property with particular emphasis on outer boundaries that are within or adjacent to the buildable envelopes. Recommend the map include a corresponding line in yellow showing the additional extent of shoreline jurisdiction beyond the outer boundary of the designation map. Shoreline regulatory jurisdiction and limitations apply to lands located 200 feet landward of the shoreline designation boundary.

E. Reason for Recommendation:

Existing Structures 2,4,5,6, and 9 appear to be candidates for characterization as structures within 200 feet of the shoreline designation, and therefore subject to Jefferson County's shoreline management master program and regulations. As seen above in the exemptions for agricultural uses, those shoreline use and exemption regulations prohibit feedlots or agricultural processing structures within the shoreline jurisdictional area (200-foot of the shoreline boundary). If any part of the building is within 200 feet of the purple shoreline designation (Conservancy), the entire structure will be subject to a shoreline substantial development permit process.

* Map comparisons to show 200-foot outer limit of shoreline jurisdiction:





APPENDIX D

Department of Ecology Records

Source:

<https://apps.ecology.wa.gov/cleanupsearch/site/2673#site-documents>

The screenshot shows the 'Cleanup and Tank Search' page for 'LEES TRUCK REPAIR'. The facility is located in Chimacum, Jefferson County. The Facility Site ID is 24761 and the Cleanup Site ID is 2673. The page includes a navigation menu with 'Home', 'Search Cleanups', 'Search USTs', 'Contact', and 'Help'.

<https://apps.ecology.wa.gov/cleanupsearch/site/2673>

The screenshot shows the 'Hazardous Sites List' page, specifically the 'SITE REGISTER SPECIAL ISSUE'. It includes the Department of Ecology logo and contact information: Toxics Cleanup Program, Department of Ecology, PO Box 47600, Olympia, WA 98504-7600, dated February 23, 2022. A PDF document titled 'PHASE1_Report_ShortFarmCE.pdf' is visible in the background.

HAZARDOUS SITES LIST & NOTICE OF HAZARDOUS RANKING

This issue is an updated Hazardous Sites List as required by [WAC 173-340-330](#). It includes all sites that have been

Jefferson

FS ID	SITE NAME	CITY	RANK	STATUS	RU
52447879	JEFFERSON COUNTY QUILCENE SHOP SITE	Quilcene	3	Cleanup Started	SW
24761	LEES TRUCK REPAIR	Chimacum	1	Cleanup Started	SW
8531364	MOUNT BAKER BLOCK BUILDING	Port Townsend	5	Awaiting Cleanup	SW

HOW A SITE GETS ON THE HAZARDOUS SITES LIST

Sites on the Hazardous Sites List (excluding NPL and TSP sites) have undergone a preliminary study called a Site Hazard Assessment (SHA). An SHA provides Ecology with basic information about a site. Ecology then uses the Washington Ranking Method (WARM) to estimate the potential threat the site poses to human health and the environment, if not cleaned up. The estimate is based on the amount of contaminants, how toxic they are, and how easily they can come in contact with people and the environment. Sites are ranked relative to each other on a scale of one to five. A rank of one represents the highest level of concern relative to other sites, and a rank of five the lowest. Hazard ranking helps Ecology target where to spend cleanup funds. However, a site's actual impact on human health and the environment, public concern, a need for an immediate response, and available cleanup staff and funding also affect which sites get first priority for cleanup.

PORT COMMISSION REGULAR BUSINESS MEETING – Wednesday, January 25, 2023

The Port of Port Townsend Commission met for a regular business session at the Point Hudson Pavilion Building, 355 Hudson Street, Port Townsend, and also online via Zoom.

Present: Commissioners Hasse and Petranek with Hanke excused
 Executive Director Berg
 Director of Finance and Administration Berg
 Director of Capital Projects & Port Engineer Klontz
 Attorney Seth Woolsen
 Port Recorder Sanders

- I. CALL TO ORDER & PLEDGE OF ALLEGIANCE (Rec. 00:00:00)
 Commissioner Petranek called the meeting to order at 5:30 p.m.

Commissioner Hasse moved to approve Commissioner Hanke's absence as excused. Unanimously approved.

- II. APPROVAL OF AGENDA (Rec. 00:01:06)
The agenda was approved as amended by unanimous consent.

- III. PUBLIC COMMENTS – GENERAL (Rec. 00:01:21)
 There were none.

- IV. CONSENT AGENDA (Rec. 00:04:57)
- A. Approval of Workshop and Regular Business Minutes from January 11 and Special Business Meeting of January 17, 2023
 - B. Approval & Ratification of Warrants
 - Warrant #066238 through #066241 and electronic payment in the total amount of \$104,173.88
 - Warrant #066242 through 066293 in the amount of \$256,711.62
 - Warrant #064569 in the amount of \$102.68 is declared void.
 - Warrant #066152 in the amount of \$933.02 is declared void.
 - Electronic debit in the amount of \$3,167.37
 - Warrant #066294 through #066299 in the amount of \$67,089.40

The Consent Agenda as written approved by unanimous consent.

- V. SECOND READING ~ none

- VI. FIRST READING ~ none

- VII. REGULAR BUSINESS (Rec. 00:05:37)

- A. Short's Family Farm
 - Executive Director Berg reported that the appraisal came in earlier today and is posted on the Port's website. The next step is to meet with the Shorts about the appraisal and property valuation.

Public Comment (Rec. 06:45:00):

Laurae Hughes of Gray Fox Farms, spoke in favor of the Short Farm project for access to Port resources and increased availability to farmland. (Rec: 00:02:00)

Iris Pearsall spoke about her concerns being an adjacent property owner and requested only organic farming in future (Written Comment)

Janet Welch spoke in support of the port's interest in the property and urged exploring other properties. (Written Comment)

Janet Welch spoke about the process, agriculture sustainability, drainage issues, and freedom to express opposing viewpoints (2nd Written Comment)

Zach Wailand spoke about various perspectives shared at the January 17 meeting and of his interest in a refrigeration facility. (Written Comment)

Jean and Keith Marzan spoke in opposition to the purchase because of Port's inexperience with farming. (Written Comment)

Mary Kippen spoke about concerns about the purchase without a plan (Written Comment).

Tom Erhlichman spoke about his written comment in support of delaying the purchase and about the FEMA flood plain and Endangered Species Act listing, Shoreline Designation, Uncertainty Over Potential Groundwater Contamination, and provide five recommendations for further study at the meeting. He noted he also sent an additional email with supplemental comment.

Jean Ball spoke at the meeting in support of agriculture by the Port, with concerns over purchasing a pond or wetland, and a request to explore other agricultural land in Beaver Valley in search of property that may be more economically feasible.

Martin Frederickson, spoke about the challenges of the economic viability of farmers to produce enough income to pay off a property mortgage and about the need to address drainage issues on the farm. He recognized parts of the farm do not flood and may be suitable for grains.

Laurae Hughes of Gray Fox Farms, spoke of the benefits of water on the land and also about crops that might do well at the site.

Charlotte Frederickson also spoke about potential farming on the site.

Commissioners (Rec: 00:12:35) comments in support related to salmon restoration, not losing valuable farmland for the health of our community, requesting a first right of refusal until a plan is developed, as well as providing access to land for farmers who otherwise would not be able to acquire land. There was some concern about moving forward without a current plan and about the Port's lack of experience with farming. With more time, the Port could collect additional comments, explore the worsening flood plain and buffer zones associated with the creek, as well as the Land Trust's prohibitions on grading and excavating that may impact restoring the stream. With the Port's history of valuing farming as part of maintaining public infrastructure, there is support for expanding infrastructure for local food production. A suggestion was to form a farming community committee to provide expertise lacking at the Port. Slowing down the process would also allow for discussions with neighboring property owners. There was recognition of the questions and excitement

expressed by the farming community over this opportunity. There were some questions and discussions about the timing of the legislative cycle and the odds of receiving funding.

Executive Director Berg addressed questions about the use of land near the airport. He explained there is strong interest from farmers wanting to lease the Short farm and appears to be Board of County Commission support also. When addressing the percentage of land available for farming versus wetland, he noted the appraisal came back significantly less in value than the sales price offered. The Port could still convene a committee to get collective thinking on a plan objective and figure out how best to support local agriculture. Although February 10 was noted as the date by which a request to the legislature is needed, he discouraged seeking legislative funding without a firm proposal.

B. November YTD Financials (Rec. 01:03:40)

Director of Finance and Administration Berg gave the staff briefing as written. Highlighted were 2022 project expenses of \$4,522,260 primarily due to the jetty project. The 2022 capital purchases and contracted work to date has not changed since the October report. In reviewing the corrected page of the financial statement distributed, operating revenues are outperforming budget with the largest gain from the Boat Yard. Point Hudson is the lowest due to the jetty project. Operating expenditures are coming in higher than expected to date, but all were budgeted expenses. She would be working to improve the capital project detail on the financial page.

Commissioners asked about the nearly \$88,000 in insurance and what the Port could do about rates. Executive Director Berg noted that the Port could get a seat on the insurance pool board and see the claims and allocation of risk. The Port could also mitigate costs through seeking other insurance and/or reducing coverage to less than replacement value which is not recommended. Finance Director Berg and Executive Director Berg fielded questions about utility costs (including water, sewer, garbage, sani-cans, and electricity).

C. IDD Levy Financial Report YTD Quarter 4, 2022 (Rec. 01:16:25)

Director of Finance and Administration Berg presented the IDD report as written.

Executive Director Berg and Attorney Seth Woolsen addressed Commissioner questions about the Boat Haven navigation channel dredging. They noted that state dollars are available for cleanup. Port of Anacortes and Port of Bellingham and Georgia Pacific have had experience.

Executive Director Berg, referring to page 42, noted a later request would be made to the EDA to adjust project reimbursement on the jetty project to utilize the \$7 million allocation. There was recognition that the 2027 project estimates do not yet reflect realistic project dollars. He reported Deputy Director Toews sent a grant funding request for the Quilcene ramp and upland improvements for \$2.2 million of which the Port would have to contribute \$1.2 million.

D. Point Hudson Jetty Update (Rec. 01:30:44)

Director of Capital Projects & Port Engineer Klontz showed drone photos of the new breakwater. Next week, the contractor would place pile caps. They also assisted with emergency repairs of shoreline erosion and failing concrete panels on RV sites due to recent storm events and high tides (photos shown). This included relocating a log washed ashore underneath the Northwest Maritime Center to provide riprap for the RV park repairs. Additional erosion damage occurred at the 75-ton lift. FEMA reimbursement will be requested related to areas associated with the formal Disaster Declaration.

E. WPPA Port Governance Management Guide (Rec. 01:40:52)

Commissioners discussed the value of reviewing the guide chapter by chapter at Port workshops meeting as a way to ensure the Port is fulfilling its responsibilities. There was consensus to begin the review in February.

VIII. STAFF COMMENTS (Rec. 01:49:11)

Executive Director Berg reported the December staff luncheon was rescheduled for Friday. He requested Commission action to make an application for American Rescue Plan Act (ARPA) funding associated with the tidal flood protection waterwalk project. The funding of \$200,000 (with \$100,000 match), if received, would address feasibility and pricing, including a cost benefit analysis for FEMA funding. The project is estimated to cost roughly \$30 million.

Commissioner Petranek moved to authorize the Executive Director to request \$100,000 in American Rescue Plan Act (ARPA) funding match for the climate change tidal flood protection waterwalk project. Motion carried by unanimous vote.

Executive Director Berg noted the next port newsletter would hope to address Climate Change including this application and highlighting efforts of Port tenants. Next Thursday, is the WPPA Port Day in Olympia. A kayak and *Swiftsure* were the first boats back in Point Hudson Marina after the reopening January 25.

Finance Director Berg reported that the Customer Service Representative position is filled and we are near having a replacement in the Accounting Department. No janitor applications have been received.

IX. COMMISSIONER COMMENTS (Rec. 01:57:36)

Commissioner Hasse expressed gratefulness for the many Port activities and ideas. Referring to the State of the City report at Chamber, there are many community challenges and concerns. Having an engaged community to work on solutions is hopeful.

Commissioner Petranek Jefferson County Community leadership award applications are being accepted, including business leader, citizen of year, and future business leader. Haven has moved into their new facility. *Our Working Waterfront* would be Blaise Holly and his new lead shipwright, Ester.

X. NEXT PUBLIC WORKSHOP & REGULAR BUSINESS MEETING (Rec. 02:04:07)

Wednesday, February 8, 2023 at 9:30 a.m. Workshop and Regular Business Meeting at 1:00 p.m. at the Pavilion Building & via Zoom.

XI. EXECUTIVE SESSION (Rec. 02:05:00)

At 7:35 p.m., the Commission went into Executive Session for ten minutes pursuant to RCW 42.30.110(1)(b) for consideration of site selection or acquisition of real estate purchase or lease if likelihood that disclosure would increase price. No decision is expected.

At 8:04 p.m., the Commission meeting was extended for another five minutes until 8:14 p.m.

At 8:14 p.m., the Commission came back into open session.

XII. ADJOURNMENT (Rec. 02:05:50): meeting adjourned at 8:14 p.m., there being no further business before the Commission.

ATTEST:

Peter W. Hanke, Secretary

Pamela A. Petranek, President

Carol L. Hasse, Vice President

Joanna Sanders

From: Tom Ehrlichman <tom@dykesehrlichman.com>
Sent: Friday, January 27, 2023 12:22 PM
To: Pete Hanke; Pam Petranek; Carol Hasse
Cc: Public Comments; Eron Berg; swoolson@chmelik.com
Subject: Follow-up Public Comment on Proposed Short Farm Purchase: Proposed Feasibility Study Period
Attachments: Sent Memo on Feasibility Study for the Short Farm Proposed Purchase Jan. 27 2023.pdf

Dear Commissioners,

Please consider the attached follow-up memorandum to my earlier public comment. This short memo offers a suggestion that might form some middle ground between the staff's preference for a quick decision (2 weeks) without further study, and my suggestion to "buy time" to study some unresolved substantive issues in this real estate purchase.

I hope these comments are viewed as supporting ongoing farming in the valley that I love and reside in. To me, it is important that the Port and our community go into these new efforts with our eyes open, so that we are successful in achieving the end objective. It is a long process and some short-term steps can improve the odds of success down the way.

Thank you for the opportunity to provide public comment and for your consideration of the attached.

Best regards,

Tom

Tom Ehrlichman
(425) 268-5553

Mailing Address:
PO Box 490
Chimacum, WA 98325

FOLLOW-UP MEMORANDUM

TO: Port Commissioners Petranek, Hasse and Hanke
Port of Port Townsend, WA

CC: Seth A. Woolson, Chmelik Sitkin & Davis
Eron Berg, Exec. Director

FROM: Tom Ehrlichman

DATE: January 27, 2023

SUBJECT: Follow-up to Earlier *Public Comment on Proposed Purchase of the Short Farm*

At the Commissioner's meeting on January 25th, staff answered my suggestion that you enter into a right-of-first-refusal for purchase of the Short farm. Executive Director Berg stated that a decision to purchase needed to be made now, within two weeks, in order to get into the legislative budget process this year. He seemed to suggest that if Commissioners were to postpone the decision, it might be best to move on and let go of this opportunity.

There is another way. The Port can keep the opportunity alive while still waiting to make a final decision in order to answer questions raised through public review. **If you so direct, the Port can enter into a purchase and sale agreement now, but with terms that build in a reasonable feasibility study period before closing takes place.**

This approach is customary in commercial real estate. Many are of the view that this should be a requirement for real estate purchases by governmental entities. This approach allows the Port to go to the Legislature this session. Legislators will understand this commonplace public purchase/sale approach. Without it, they may wonder why feasibility review is absent and unanswered questions remain. The legislature can allocate funds with a budget note that makes the funding subject to a final decision by the Commissioners after feasibility review.

My request would be that you direct staff and your attorneys to build in a feasibility period into this purchase and sale agreement with the Shorts. The advantages are that: (a) you would be immediately in contract with the seller -- the property can't be sold to someone else during the study period; (b) you can go to the legislature with a contract in hand; (c) you have time to investigate the substantive issues prior to a final decision; and (d) the seller is obligated to give the Port any documents the seller has relevant to that investigation.

To date, based on my review of documents on the Port website, the following substantive issues have not been documented: (a) mapping critical areas and their setback boundaries; (b) analyzing the range of uses allowed under County code; (c) listing the possible constraints of floodplain and shoreline regulation; and (d) investigating the potential for groundwater contamination from the unresolved MTCA cleanup site just uphill, with written risk analysis. While the work requires diligence, it can be done in 60-90 days at reasonable cost.

This approach puts the Port Commissioners "on the map" of moving to support preservation of agriculture and small-farmer opportunities, while still following standard practices for real estate review. It also gives the Port time to consider alternative sites if you so choose.

I hope this suggestion is helpful in charting the path forward. If I can answer any questions, please feel free to contact me. (425) 268-5553. Thank you for your consideration.

Joanna Sanders

Subject: FW: Refrigerated storage

From: Eric Taylor <spamcan57@gmail.com>

Sent: Saturday, February 4, 2023 8:11 AM

To: Eron Berg <Eron@portofpt.com>; Pam Petranek <Pam@portofpt.com>; Carol Hasse <Carol@portofpt.com>; Peter Hanke <petehanke@gmail.com>; publiccomment@portofpt.com

Subject: Refrigerated storage

Port of Port Townsend Commissioners:

In all the recent discussions about the Short family Farm, I keep seeing references to our local agriculture businesses needing a refrigerated storage facility.

Approximately 25 years ago, the Port purchased a small piece of property adjacent to the SW corner of the airport grounds.

I believe this is parcels # 001-332-013 and 001-332-017.

This property seems to me to be ideal for such a refrigerated storage facility.

There is easy access to the property, with an existing approach off SR20.

There are very few trees on the property, so clearing it would be simple.

And it's located within the Four Corners Commercial Area.

And maybe the most important thing--

the Port already owns it, so a multi-million dollar purchase would not be required.

There used to be a small house on the property, which the Port allowed the fire dept to use for a practice burn, so there's already existing power, water, & septic available.

It's about as close to being "shovel ready" as anything could be.

I hope the Port will give some consideration to proceeding with a project like this, instead of the ill-considered purchase of the Short family Farm.

Thank you for your attention,

Eric Taylor

172 Wycoff Road

Port Townsend, WA 98368

Joanna Sanders

From: Pam Petranek
Sent: Monday, February 13, 2023 2:54 PM
To: Joanna Sanders
Subject: FW: Upcoming vote on Short Farm - Opposed

FYI Public comment

From: Al Bergstein <alb@mountainstoneconsulting.com>
Sent: Monday, February 13, 2023 2:48 PM
To: Pam Petranek <Pam@portofpt.com>; Carol Hasse <Carol@portofpt.com>; Pete Hanke <phanke@portofpt.com>
Subject: Upcoming vote on Short Farm - Opposed

Hi, I have lived, run a small business, owned a home and paid taxes in Jefferson County since 1999. I was an 8 year member of the Marine Resources Committee including having been it's chair. I am adamantly opposed to the Port purchasing the Short farm. I have read all the documents and stories online and do not see any tie between the Port and Short's farm. Your reasons for spending our tax dollars on this as opposed to actually improving port facilities throughout the County makes no sense.

Do I want to see Short's farm protected? Sure. But the Port doing this is a absurd stretching of your mandate and scope. Just look at Eastern Washington where ports support farms without buying them!

I voted for all three of you but I will not be supporting you in the future if this goes through. It is not in the scope of the Port!

Al Bergstein | 3019 Eddy St. | PT | 98368 | 206.235.2991
Owner/Publisher
The Olympic Peninsula Environmental News (www.olyopen.com)
Rainshadow Journal (www.rainshadownorthwest.com)
Mountainstone Consulting

Joanna Sanders

From: Robert Simmons <rsimbo@hotmail.com>
Sent: Monday, February 13, 2023 4:25 PM
To: Public Comments
Subject: Public comment for Port Special Meeting

I feel that the Port's consideration of purchasing the Short farm without a reasonable plan of action to ensure that it benefits the economy is not the way they should be spending our assessed dollars. As I read in the paper, most of the experienced farmers in the valley didn't think much of the idea and neither do I. I also feel that there is little justification that a private party who could purchase the farm (if it weren't purchased by the Port), would not be providing benefits to the economy. I am grateful to see that there is a conservation easement on the property to ensure that any future operations there protect the creek and associated habitat, no matter who owns the property.

I voted for the IDD levy because it had a reasonable plan of action on how those dollars would be spent. I feel that this purchase violates the faith that I had in the port spending our dollars wisely for the benefit of our economy and stewarding the environment.

Bob Simmons, 520 35th St, Port Townsend

Joanna Sanders

From: Howard Tucker <hscotttucker@gmail.com>
Sent: Tuesday, February 14, 2023 9:16 PM
To: Public Comments
Subject: Another Tax Increase?

Who will benefit from the purchase of the Short farm?

We pay taxes for boats we can't afford and planes we can't afford and property taxes we can't afford and Cherry St imported dwellings that lose money we can't afford.

This sounds like another poorly conceived idea that will hurt those who will benefit the least from the farm purchase. Don't let this come to pass.

Sent from my iPad

Joanna Sanders

From: Janet and/or Willi <aloha@olympus.net>
Sent: Wednesday, February 15, 2023 6:44 AM
To: Public Comments
Subject: contingency clause

Honorable Port Commissioners,

I want to reiterate my support for the Port's vision of supporting local agriculture while opposing the purchase of the Short property. Someone said to me "The worst thing that could happen is that the Port loses some money". I disagree, the worst thing is that the Port gets caught in the swampy politics of farm versus fish and fails in both its vision of economic development and habitat restoration. I fear that the Port is putting its very reputation at risk.

Overshadowing my concerns about the poor condition of the property, its severe agricultural limitations, and the Port's process is my concern that the Conservation Easement will prohibit any owner of the property to embark on the riparian restoration that drives the support for this project.

Throughout the easement, important sections refer back to the Purpose of the Easement, which says that activities must be in support of the primary purpose, which is agriculture. I quote:

3 .1. Purpose.

It is the purpose of this Easement to protect the Agricultural Conservation Values and assure that the Property will be retained forever for agricultural productivity and use, to maintain the opportunity for agricultural activity upon the Property pursuant to RCW 79A.15.130(1), **to ensure no net loss of agricultural lands**, to protect prime and important agricultural soils, and to prevent any use of, or activity on, the Property that will impair or interfere with its agricultural values, character, use or utility. **To the extent that the preservation and protection of the Habitat Values of the Property referenced in the above Recitals is consistent with the primary purpose** of protecting the agricultural soils, agricultural viability, and agricultural productivity of the Property in perpetuity, **it is also the purpose** of this Easement to assure protection of critical areas, wetlands, and fish and wildlife habitat on the Property, and to prevent any use of, or activity on, the Property that will significantly impair or interfere with the Habitat Values. Grantor intends that

this Easement will confine the use of, or activity on, the Property to such uses and activities that are consistent with the purpose described above (the "Purpose").

So what happens when the port attempts to restore the riparian zone with plantings, creating meanders and side channel fish rearing areas and those activities are fundamentally inconsistent with continued use of that acreage for agriculture? The feasibility of doing these things has been bolstered by the oft-quoted statement that 20%, or approximately 50 acres of the property, is available for Habitat restoration. Mr. Berg has recently learned from Erik Kingfisher at the Land Trust that that is not true.

I hope that I am incorrect and that the Easement does not preclude restoration activities that take land out of agricultural use. However, the risks are great if I am correct.

It is obvious that you are moving forward with the purchase. I beseech you to include in your agreement, if it is not there, a contingency that addresses this concern.

The contingency clause could be as simple as "The Port will receive assurances from the RCO and funding agencies that a net loss of agricultural acreage for habitat restoration is permitted and that 'preservation and protection of the Habitat Values' is not required to be consistent with the primary purpose of the Easement." I trust that you council can provide wording that will assure the Port and our community that this crucial requirement be addressed before closing on the property.

Sincerely,
Janet Welch

Joanna Sanders

From: Tony Kastella <ack7x61@gmail.com>
Sent: Wednesday, February 15, 2023 11:23 AM
To: Public Comments
Subject: Short Family Farm. I am a retired Farm Contractor.

Do you plan on buying every contiguous farm? Do you have the resources to FIX Chemicum Creek? How many new experienced Fam people need to be hired? This piece of ground is no different than hundreds in the State that has a creek running through it. It cant be fixed without Federal approval, what makes you think you can by-pass Federal regulations that Shorts couldnt?

Dont buy it for sentimentality. Spend the money on fixing the stream flow for all users!

Thank You
Tony Kastella

Joanna Sanders

From: Eron Berg
Sent: Wednesday, February 15, 2023 12:31 PM
To: Joanna Sanders
Subject: FW: Letter re: Purchase of Short's Family Farm

From: karen sullivan <karensullivan@gmail.com>
Sent: Wednesday, February 15, 2023 12:30 PM
To: Pam Petranek <Pam@portofpt.com>; Carol Hasse <Carol@portofpt.com>; Pete Hanke <phanke@portofpt.com>
Cc: Eron Berg <Eron@portofpt.com>
Subject: Letter re: Purchase of Short's Family Farm

Dear Commissioners and Mr. Berg,

First, thank you for all the work you do for our maritime community. The difference you four have made over the past few years is immeasurable, and I have only the deepest respect for each of you. In the Leader, the discussions on the Port purchasing the Shorts Family Farm have puzzled me, and I still don't understand it, for two reasons.

1.) The first issue is optics. Why is the Port, a public entity with taxing authority, considering investing in a non-Port-related activity? There does not seem to be a compelling reason for the Port to buy this farm. In recent years the Port has done a great job of prioritizing the long list of badly-needed repairs and infrastructure maintenance, and while the implications of this purchase are laudable—preservation of open lands and sustainable small-scale farming—it is optically problematic for 4 reasons: first, since these lands are already in conservation status, for which the family has been handsomely remunerated, there is less risk of commercial or industrial development for it to be saved from. Second, this purchase would be a departure from Port-related activity at a time when inflation is squeezing Port tenants and large infrastructure repairs are looming. Third, while it is not excluded from the Port's mission statement, it would still be a departure from traditional Port activities as listed, and would need more justification for return on investment than has been provided. Fourth, the *Report Card for America's Infrastructure* says about Ports, “Investments are focused on capacity and efficiency enhancements...” (<https://infrastructurereportcard.org/cat-item/ports-infrastructure/>) Therefore, with such a departure, the public controversy itself is reason enough to slow down. It's the optics.

2.) The second issue is sustainability. Why is the Port investing in sustainable agriculture on farmland that due to low elevation and regular flooding on increasing acreages, could become agriculturally unsustainable? Topography alone indicates that the entire low-lying portion of this recently devalued farm is a converted seasonal or even obligate wetland that is evidently trying to return to its once-normal, and un-farmable, seasonally flooded state—without a doubt, a boon for future wildlife if properly restored. But with the climate change-driven acceleration of multiple massive precipitation events and increasing sea level rise, I believe that one can reasonably expect,

between summer drought periods, that groundwater levels alone will likely rise to flood the low sections of this farm, severely limiting its use. Add rain to the saturated soil and you get long-term standing water that could interfere with planting schedules and thus crop rotations. In previous years I have observed standing water that drained away after a much shorter time than it does in recent years. So, the question remains: what evidence is there that in the face of climate change likely to reduce the amount of farmable land at Short's Family Farm, that this will provide a sustainable return on investment?

Thank you for your time.

Sincerely,

Karen Sullivan

Port Townsend

Joanna Sanders

From: Eron Berg
Sent: Wednesday, February 15, 2023 12:21 PM
To: Pam Petranek; Carol Hasse; Pete Hanke
Cc: Joanna Sanders
Subject: FW: Identifying USDA Facility as a Port Objective: Commissioner Meeting Feb. 15 2023
Attachments: Memo Jan. 24 to Port (r) Exhibits B and C.pdf

From: Tom Ehrlichman <tom@dykesehrlichman.com>
Sent: Wednesday, February 15, 2023 12:10 PM
To: Eron Berg <Eron@portofpt.com>
Subject: Identifying USDA Facility as a Port Objective: Commissioner Meeting Feb. 15 2023

Eron,

I see from the Feb. 8 meeting that the Commissioners are moving ahead to purchase the Short Farm and may take action at a meeting later today. Please share this email and resend of Appendices B and C with them if possible.

A key issue is whether a meat processing plant is really a goal of the Port's at the Short Farm. I understand your email, below, in which you say "I would not describe [a USDA meat processing facility] as a Port objective."

*Attached is a resend of Appendices B and C in my Jan. 24 memo to the Commission:

(I would appreciate correction of the website reproduction so that the regulations are reproduced legibly):

- The County precludes locating meat processing facilities within the 200-foot shoreline regulatory area. Ord. No. 07-1216-13, Art. 9, Sec. 3(A)(5).
- Sec. 18.10.010 defines "Agricultural activities" to exclude remodeled or replacement Ag buildings that are located "closer to the shoreline than the original facility."
- Staff have not prepared any maps showing where the County's shoreline regulations would leave any sites on the Short property suitable for a meat processing facility.

Of course, all is not lost if the Port decides to support a USDA processing facility locally and the Short Farm turns out to be a poor choice for that objective due to the shoreline and zoning regulations:

- As pointed out by some Chimacum business people, there are properties close-by in Chimacum or the Port Hadlock urbanized areas with adequate existing infrastructure (water and waste) where remodeling could take place.

The Port has not yet considered alternative sites for a much-needed local meat processing plant, but I will continue to advocate for that, in the event the Commissioners are committed to the agricultural community beyond purchasing the constrained Short Farm property.

Best regards,

Tom

P.S. I do think that some realize that a processing facility is not possible and larger-scale crop farming is constrained due to flooding; therefore, they hope the Port purchase will end up implementing the specific recommendations of wetland creation and salmon restoration on the Short Farm.

Several key reports have identified the Short Farm as a prime candidate for wetland restoration benefiting coho salmon. See my Appendix B, Reports by Conservation District (Aug. 2022) and North Olympic Salmon Coalition (Nov. 2016).

Tom Ehrlichman
(425) 268-5553
Mailing Address:
PO Box 490
Chimacum, WA 98325

On Jan 25, 2023, at 12:22 PM, Eron Berg <Eron@portofpt.com> wrote:

Hello Tom,

Will do. Also, FYI, the appraisal will be posted to our website today.

A couple of thoughts from me regarding your memo: I am not aware of any staff comments about locating a USDA meat processing facility at the Short's Farm, other than acknowledging that there is apparent farmer interest in such a facility, somewhere. I would not describe that as a Port objective. And, our consultant does not agree with your assessment about Phase II work, based on his evaluation of the non-adjacent upland property and sampling he did on adjacent property in 2016. The port budgeted for Phase II work and was happy to have it performed, if the Phase I indicated a need for additional study.

Again, thanks for your comments and I will make sure the commission has them as part of the Short's Farm process.

Eron

From: Tom Ehrlichman <tom@dykesehrlichman.com>
Sent: Wednesday, January 25, 2023 12:00 PM

To: Eron Berg <Eron@portofpt.com>

Subject: Comment on Short Farm for January 25 Commissioner Meeting

Dear Eron,

Would you kindly forward the attached memo to the Commissioners for their review prior to their meeting this evening, if possible? This is intended as a public comment for this evening's discussion of the Short Farm purchase.

I look forward to working with you and your staff as this discussion proceeds and hope these recommendations are helpful in clarifying the key issues related to timing.

Many thanks.

Tom

Tom Ehrlichman
(425) 268-5553

Mailing Address:
PO Box 490
Chimacum, WA 98325

APPENDIX B

ESA Listing of Chimacum Creek
as Critical Habitat for Hood Canal Summer-run Chum Salmon
and
Key Planning Considerations (state and local)

I. Federal Listing for Chimacum Creek.



Federal Register

Friday,
September 2, 2005

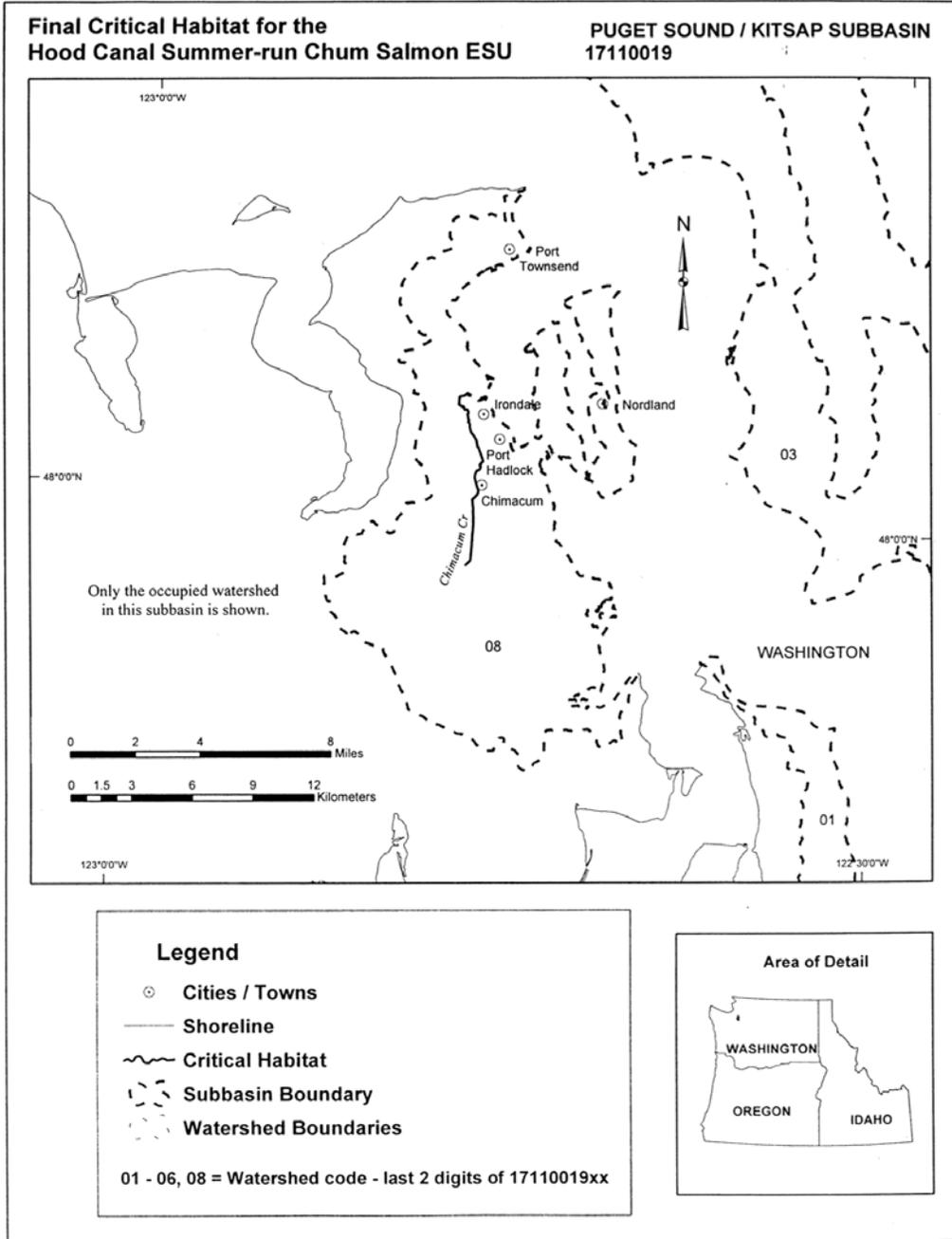
Part III

Department of
Commerce

National Oceanic and Atmospheric
Administration

50 CFR Part 226
Endangered and Threatened Species;
Designation of Critical Habitat for 12
Evolutionarily Significant Units of West
Coast Salmon and Steelhead in
Washington, Oregon, and Idaho; Final
Rule

Source: <https://www.govinfo.gov/content/pkg/FR-2005-09-02/pdf/05-16391.pdf>



(m) *Hood Canal Summer-run Chum Salmon (Oncorhynchus keta)*. Critical habitat is designated to include the areas defined in the following subbasins:

(1) Skokomoish Subbasin 17110017—*Skokomish River 1711001701*. Outlet(s) = Skokomish River (Lat 47.3543, Long -123.1122), Unnamed (47.3420, -123.1092), Unnamed (47.3471, -123.1275), Unnamed (47.3509, -123.1101) upstream to endpoint(s) in: Mussel Shell Creek (47.3039, -123.1590); Skokomish (47.3199, -123.2198); Unnamed (47.3209, -123.2211).

(2) Hood Canal Subbasin 17110018—(i) *Lower West Hood Canal Frontal Watershed 1711001802*. Outlet(s) = Eagle Creek (Lat 47.4849, Long -123.0766); Finch Creek (47.4067, -123.1377); Fulton Creek (47.6183, -122.9736); Jorsted Creek (47.5263, -123.0489); Lilliwaup Creek (47.4689, -123.1136); Unnamed (47.4576, -123.1117) upstream to endpoint(s) in: Eagle Creek (47.4905, -123.0830); Finch Creek (47.4076, -123.1586); Fulton Creek (47.6275, -122.9805); Jorsted Creek (47.5246, -123.0649); Lilliwaup Creek (47.4704, -123.1166); Unnamed (47.4585, -123.1186).

(ii) *Hamma Hamma River Watershed 1711001803*. Outlet(s) = Hamma Hamma River (Lat 47.5471, Long -123.0440) upstream to endpoint(s) in: Hamma Hamma River (47.5547, -123.0623); John Creek (47.5369, -123.0619).

(iii) *Duckabush River Watershed 1711001804*. Outlet(s) = Duckabush River (Lat 47.6502, Long -122.9348) upstream to endpoint(s) in: Duckabush River (47.6654, -122.9728).

(iv) *Dosewallips River Watershed 1711001805*. Outlet(s) = Dosewallips River (Lat 47.6880, Long -122.8949) upstream to endpoint(s) in: Dosewallips River (47.7157, -122.9396).

(v) *Big Quilcene River Watershed 1711001806*. Outlet(s) = Big Quilcene River (Lat 47.8188, Long -122.8605) upstream to endpoint(s) in: Big Quilcene River (47.8102, -122.9119).

(vi) *Upper West Hood Canal Frontal Watershed 1711001807*. Outlet(s) = Little Quilcene River (Lat 47.8266; Long -122.8608) upstream to endpoint(s) in: Little Quilcene River (47.8374, -122.8854).

(vii) *West Kitsap Watershed 1711001808*. Outlet(s) = Anderson Creek (Lat 47.5670, Long -122.9664); Big Beef Creek (47.6521, -122.7823); Dewatto River (47.4538, -123.0474); Little Anderson Creek (47.6653, -122.7554); Tahuya River (47.3767, -123.0355); Union River (47.4484, -122.8368); Unnamed (47.3767, -123.0372); Unnamed (47.4537, -123.0474) upstream to endpoint(s) in: Anderson Creek (47.5596, -122.9354); Bear Creek (47.4980, -122.8074); Big Beef Creek (47.6385, -122.7868); Dewatto River (47.4937, -122.9914); East Fork Union River (47.5056, -122.7897); Hazel Creek (47.5170, -122.7945); Little Anderson Creek (47.6606, -122.7543); North East Fork Union River (47.4954, -122.7819); Tahuya River (47.4510, -122.9597); Union River (47.5273, -122.7846); Unnamed (47.4492, -122.9229); Unnamed (47.4527, -122.8294); Unnamed (47.4553, -122.8301); Unnamed (47.4594, -122.8396); Unnamed (47.4700, -122.8300); Unnamed (47.4852, -122.8313); Unnamed (47.4966, -122.8393);

Unnamed (47.4971, -122.8315); Unnamed (47.6600, -122.7559); Unnamed (47.6642, -122.7534).

(3) Puget Sound Subbasin 17110019—*Port Ludlow/Chimacum Creek Watershed 1711001908*. Outlet(s) = Chimacum Creek (Lat 48.0507, Long -122.7832) upstream to endpoint(s) in: Chimacum Creek (47.9743, -122.7764).

(4) Dungeness/Elwha Subbasin 17110020—(i) *Discovery Bay Watershed 1711002001*. Outlet(s) = Salmon Creek (Lat 47.9895, Long -122.8879); Snow Creek (47.9900, -122.8834) upstream to endpoint(s) in: Salmon Creek (47.9775, -122.9191); Snow Creek (47.9638, -122.8827).

(ii) *Sequim Bay Watershed 1711002002*. Outlet(s) = Jimmycomelately Creek (Lat 48.0235, Long -123.0039) upstream to endpoint(s) in: Jimmycomelately Creek (48.0125, -123.0026).

(iii) *Dungeness River Watershed 1711002003*. Outlet(s) = Dungeness River (Lat 48.1506, Long -123.1311); Unnamed (48.1537, -123.1267) upstream to endpoint(s) in: Dungeness River (48.0258, -123.1358); Matriotti Creek (48.1369, -123.1488); Unnamed (48.1167, -123.1403); Unnamed (48.1514, -123.1216).

(5) Nearshore Marine Areas—Except as provided in paragraph (e) of this section, critical habitat includes all nearshore marine areas (including areas adjacent to islands) of Hood Canal and the Strait of Juan de Fuca (to Dungeness Bay) from the line of extreme high tide out to a depth of 30 meters.

(6) Maps of critical habitat for the Hood Canal summer-run chum salmon ESU follow:

BILLING CODE 3510-22-P

These areas designated, summarized below by ESU, are either (1) occupied and contain physical and biological features essential to the conservation of the species and that may require special management considerations or protection, or (2) are not presently occupied but are considered essential for the conservation of the species.

II. Based on Federal Listing, State Dept. of Fish and Wildlife Designated Chimacum Creek as Priority Species and Habitat.

Washington Department of Fish and Wildlife

Home **Species & Habitats** Fishing & Shellfishing Hunting Licenses & Permits Places to go

Species & Habitats / Species in Washington / Chum salmon (Hood Canal Summer ESU)

Species & Habitats

- Species in Washington**
- Ecosystems in Washington
- Living with wildlife
- At-risk species
- Habitat recovery and protection
- Aquatic invasive species
- Wildlife diseases
- Amphibians and reptiles of Washington
- Marine toxic contaminants
- Fish and Wildlife Live Cameras

Chum salmon (Hood Canal Summer ESU)

(Oncorhynchus keta pop. 2)

A chum salmon spawning at water's edge along a shoreline (U.S. Fish and Wildlife Service - Pacific Region)

Category: Fish

Ecosystems: [Marine shorelines](#)

Federal status: [Threatened](#)

Vulnerability to climate change (More details)

Low	Low-Moderate	Moderate	Moderate-High	High
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Chum salmon (Hood Canal Summer ESU) is a distinct population of Chum salmon. Visit the [Chum salmon page](#) for more information.

Climate vulnerability +

Conservation +

Washington Department of Fish and Wildlife

Home **Species & Habitats** Fishing & Shellfishing Hunting Licenses & Permits Places to go

Species & Habitats / At-risk species / Priority Habitats and Species (PHS)

Species & Habitats

- Species in Washington
- Ecosystems in Washington
- Living with wildlife
- At-risk species**
- Habitat recovery and protection

Priority Habitats and Species (PHS)

Nov. 1, 2021 Update: WDFW made a major update to our Priority Habitats and Species (PHS) map layers for two agency-designated priority habitats: Shrubsteppe and Eastside Steppe. [Learn more about the updated maps.](#)

The Priority Habitats and Species (PHS) Program is the agency's primary means of transferring fish and wildlife information from our resource experts to local governments, landowners, and others who use it to protect habitat. PHS information is used primarily by cities and counties to implement and update land use plans and development regulations under the [Growth Management Act](#) and [Shoreline Management Act](#). Landowners also use PHS as they consider ways to develop and conserve their property.

Regulations associated with PHS

The Washington Administrative Code refers to PHS in sections dealing with Critical Area Ordinances, Shoreline Master Programs, and the Essential Facilities Siting Evaluation Council. The state supreme court has held that PHS is a valid source of best available science for the Growth Management Act.

That being said, there are no state "PHS regulations". The mapping of a PHS species or a PHS management recommendation does not by itself create an obligation on the landowner. However, depending on how a local government's development regulations are worded, PHS maps and management recommendations may trigger the local government's regulatory authority. Using PHS to trigger local regulations is recommended by WDFW and the departments of Commerce and Ecology.

Other than Growth Management Act and Shoreline Master Program requirements, projects affecting priority habitats and species may be affected by regulatory requirements under the Endangered Species Act, Forest Practices Act, hydraulics code, and/or game harvest regulations.



Taylor's Checkerspot butterflies depend on plants only found in prairies.

Taylor Cotten

Source:

<https://wdfw.wa.gov/species-habitats/at-risk/phs>

III. Jefferson County Protective Regulations for ESA Habitat.

18.22.610 Classification/designation.

Fish and wildlife habitat conservation areas (FWHCAs) are areas that serve a critical role in sustaining needed habitats and species for the functional integrity of the ecosystem, and which, if altered, may reduce the likelihood that the species will persist over the long term. FWHCAs include those areas identified as being of critical importance to the maintenance of endangered, threatened, or sensitive species of fish, wildlife or plants, or designated habitats and species of local importance.

(1) The following are designated as fish and wildlife habitat conservation areas:

- (a) Areas where federally listed species (endangered and threatened) and state-listed species (endangered, threatened, and sensitive species) have a primary association.
- (b) Rivers and streams not otherwise addressed under Washington State Forest Practices regulations (Chapter 76.09 RCW and WAC Title 222).
- (c) Commercial and recreational shellfish areas.
- (d) Kelp and eelgrass beds.
- (e) Surf smelt, Pacific herring, and Pacific sand lance, and other forage fish spawning areas.
- (f) Naturally occurring ponds less than 20 acres, including submerged aquatic beds that provide fish and wildlife habitat.
- (g) Lakes, ponds, streams, and rivers planted with game fish by a governmental or tribal entity.
- (h) State natural area preserves, natural resource conservation areas, and state wildlife areas.
- (i) Species and habitats of local importance designated pursuant to the process delineated in Article IX (Special Reports) of this chapter.

(2) Designated fish and wildlife habitat conservation areas that are within shoreline jurisdiction are regulated under the shoreline master program in Chapter 18.25 JCC, and in circumstances where this chapter conflicts with the shoreline master program, the provisions of the shoreline master program shall prevail. [Ord. 5-20 § 2 (Appx. A)]

Source:

<https://www.codepublishing.com/WA/JeffersonCounty/#!/JeffersonCounty18/JeffersonCounty1822.html#18.22.630>

IV. North Olympic Salmon Coalition Recommends Short Farm Floodplain be Used for Salmon Habitat Restoration, to Restore Juvenile Coho Rearing Habitat.

The NOSC recommendations for this site can be found at:

https://portofpt.com/wp-content/uploads/ChimacumCrk_NSD_FinalDraft11222016.pdf,

at the following sections:

3.2.5 Watershed-Scale Planning

We recommend considering watershed-planning based on the following geomorphic units:

- ▶ Lowland alluvial valley - low areas of the valley that were perennially inundated historically are high priority for restoration and are likely present major drainage challenges for agriculture. Where possible, agriculture should be concentrated in higher portions of the valley (see Mapbook 2). During a field visit, we observed houses and barns located at the top of hummocks, indicating that adapting land use to higher relative elevations is not inconsistent with current practices.

Appendix 1

Site-Specific Recommendations

REC #	TYPE	RM	LOCATION	RECOMMENDATION CATEGORY	RECOMMENDATION	PRIORITY	CONSIDERATIONS
8	Restoration	5.1-5.4	Main stem, upstream of glacial moraine	Evaluate Potential for Wetland Restoration	Evaluate potential for wetland restoration in site of historic perennial wetland.	High	Alternatively, establish riparian vegetation (see Recommendation #9).

Natural Systems Design
November 22, 2016

[Note: The Short farm is located between River Miles 4.8 – 5.8 (see below).

[Continued]

V. Aug. 2022 Report by Conservation District Concur in the Potential for Salmon Recovery Restoration on the Short Farm, Possibly Through Resurrection of the Drainage District.

The Conservation District recently released a report discussing options for flood control and wetland restoration along Chimacum Creek, prepared with the cooperation of the Land Trust and NOSC:



The report is available at: <https://www.jeffersoncd.org/wp-content/uploads/2022/10/Chimacum-Drainage-District-History-Current-Conditions-FINAL.pdf>

At page 17 of the report, the Conservation District notes the importance of the Short farm for salmon recovery and restoration of the historic wetland system:

The areas that are most frequently flooded are currently very marginal pasture or hayland. The low productivity and never-ending flooding and drainage battles suggest that they may be better suited for wetland habitat. The Wetland Reserve Program administered by the USDA Natural Resources Conservation Service can provide financial assistance for wetland restoration, as well as compensation to landowners for taking farmland out of production. Initial analysis of some of these properties is included in the 2018 *Chimacum Creek Restoration and Protection Plan*.

NOSC and the engineering firm Natural Systems Design, Inc. completed a reach-by-reach assessment with recommended protection and restoration actions, which is detailed in the *Chimacum Creek Restoration and Protection Plan*. The plan also includes preliminary analysis for potential restoration on the following projects:

West Chimacum Creek	RM	Notes
Holt Property	9.4-9.9	West Chimacum and Barnhouse creeks. Stream remeander, wetland and riparian restoration. Preliminary design complete.
Willow Wood Farm (old Bundy Farm)	7.6-8.2	Stream remeander and riparian restoration. Includes four properties.
Moziac Farm (old Yarr Farm)	7.4-7.7	Substantial acreage below stream channel water elevation. Stream remeander, wetland and riparian restoration.
Short Family Farm	4.8-5.8	Substantial acreage flooded throughout winter. Wetland and riparian restoration.

The District report on Page 19 also indicates that resurrection of the Drainage District could entail wetland restoration projects like those recommended for the Short Family Farm:

In addition to projects to support the proper functioning of the drainage system, a drainage district may undertake or partner with other organizations to undertake habitat improvement or restoration projects. This might include correcting barriers to fish passage or large-scale restoration projects. Some stream reaches are candidates for major restoration work that would include restoration of natural channel meanders and riparian forest buffer establishment. And some reaches are candidates for large-scale wetland restoration. Many potential projects have already been identified and some preliminary analysis has already occurred. Projects of this nature will require special planning and engineering to ensure satisfactory results and minimize adverse environmental impacts. They will require willing participation by landowners or property acquisition.

Comment:

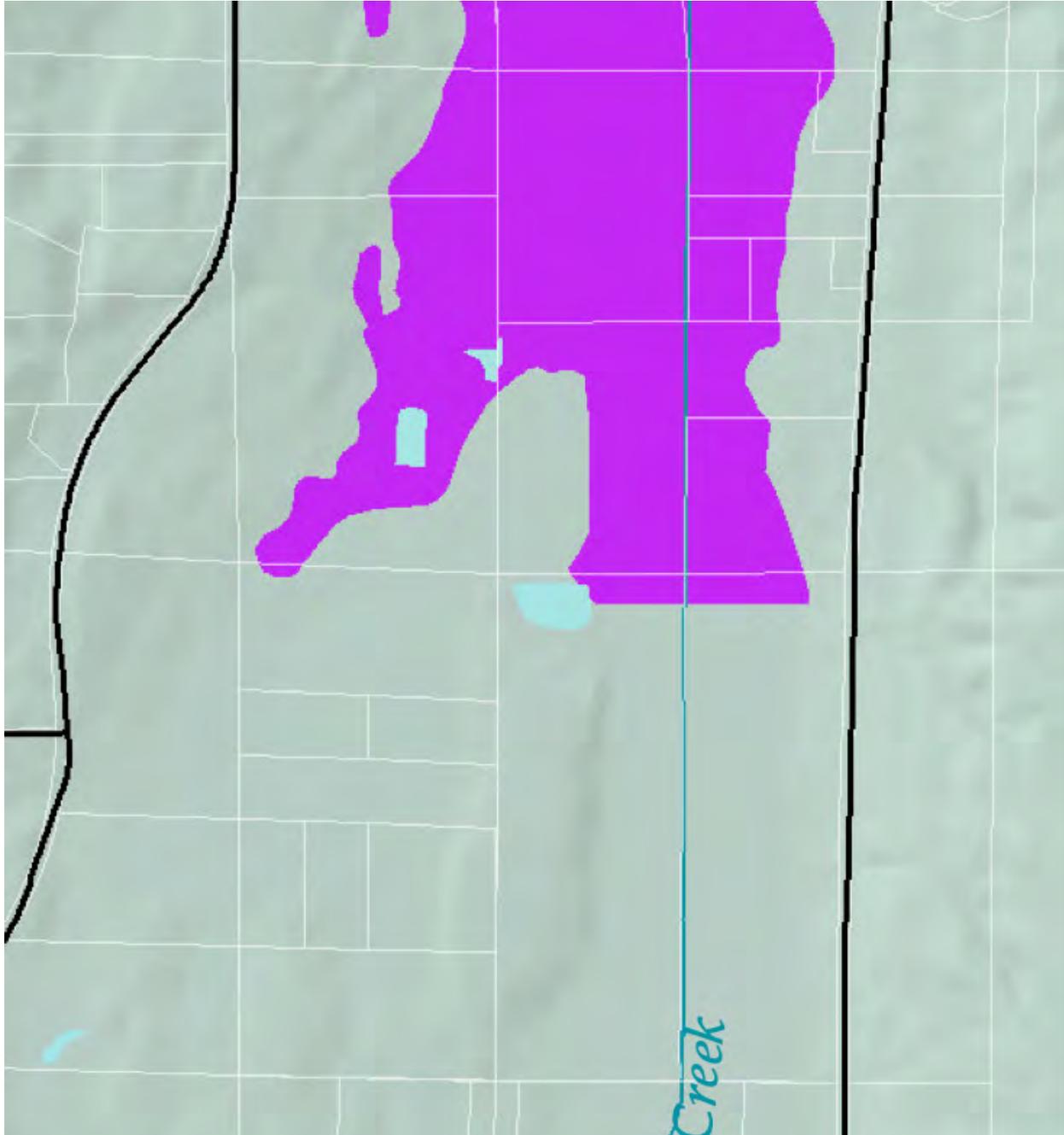
Based on this report and the recommendations of the NOSC, above, it seems clear that the future may involve substantial planning and seeking of federal and state funding to restore the lowland portions of the Short farm for wetland and creek habitat restoration. Rather than drain the lowland soils to achieve "Prime" farmland "if drained," the more likely outcome would be to achieve pre-development, historic wetland contours and the enhancement of juvenile rearing areas for anadromous coho salmon runs.

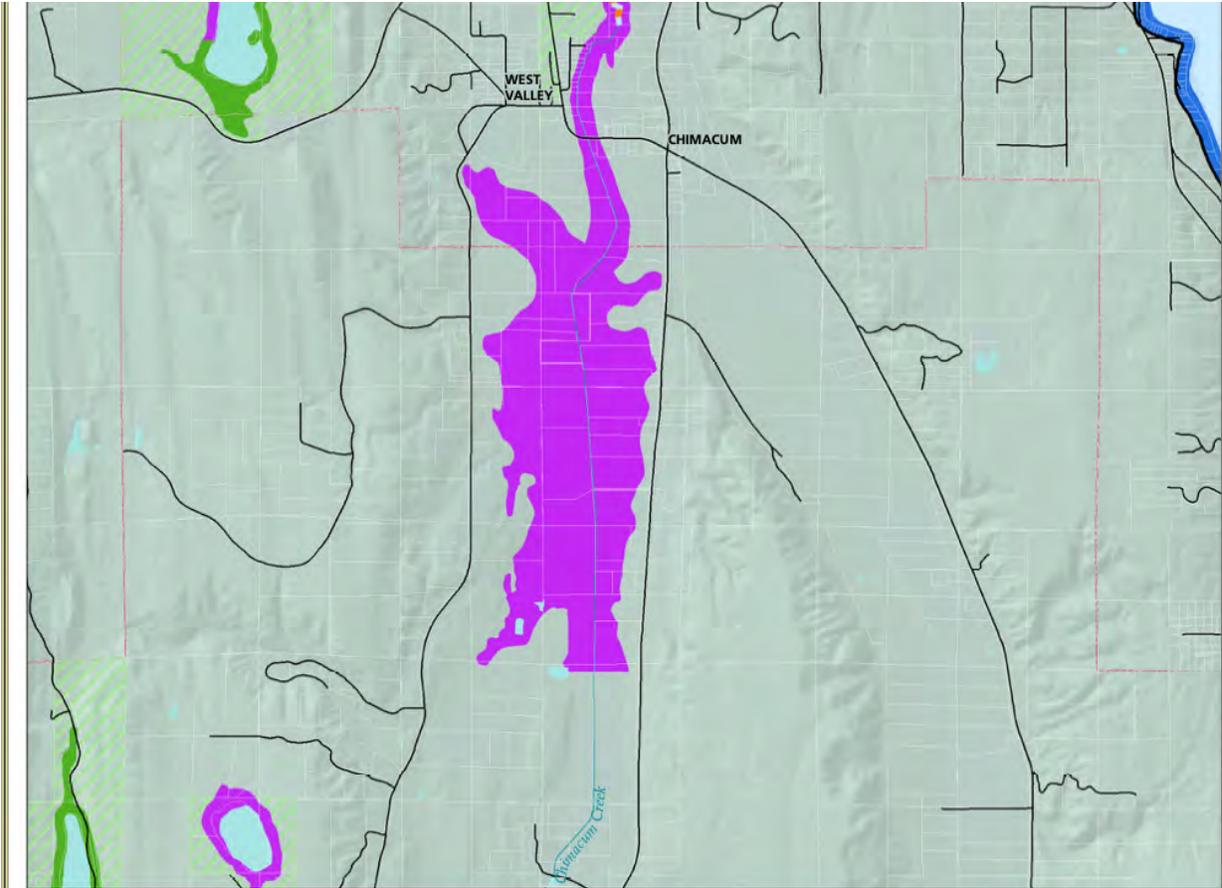
The question to be analyzed prior to purchase therefore may be whether the Port's investment would still be considered worthwhile if: (a) upland processing facilities cannot be feasibly permitted; and (b) lowland floodplain/shoreline designations remain as they are today to enhance wetland habitat and flood storage.

An explicit analysis of those questions prior to purchase or funding seems important. Preparation of that analysis can be done swiftly and need not substantially delay the purchase if the Port decides to go forward.

APPENDIX C
SHORELINE MANAGEMENT ACT CONSIDERATIONS AND LIMITATIONS

A. Short Farm Shoreline Master Program Designation Maps:





Map # 4. Tri-Area

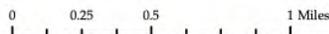
Jefferson County, Washington

Final 10/31/2011



File: Q:\MapDocs\DCD\SMF2011\SED2011_Root.mxd
 Prepared By: Doug Nollensio, GISP
 Date: November 15, 2011
 Coordinate System:
 NAD 1983 StatePlane Washington North FIPS 4601 Feet
 © 2011 Jefferson County GIS
 Disclaimer: Jefferson County does not attest to the accuracy of the data contained herein and makes no warranty with respect to its correctness or validity. Data contained in this map is limited by the method and accuracy of its collection.

Shoreline Environmental Designation	
	Aquatic
	Priority Aquatic
	Natural
	Conservancy
	Shoreline Residential
	High Intensity
	NA
	Marine Shoreline Planning Area
	Priority Aquatic
	Parcels
	Urban Growth Boundary
	Port Townsend SMP
	Map Boundary



1:36,270



- B. Agricultural exemption under Shoreline Management Master Program:
 [Note: feedlots and processing plants are not "normal or necessary for farming" exempt from shoreline regulation.]

Source:

<https://fortress.wa.gov/ecy/ezshare/SEA/FinalSMPs/JeffersonCounty/JeffersonCo/JeffersonCoSMPFeb2014.pdf>

Article 9 – Permit Criteria & Exemptions
Ordinance 07-1216-13

Page
9-1

Jefferson County Shoreline Master Program



3. Exemptions Listed

- A. The following activities shall be considered exempt from the requirement to obtain a shoreline substantial development permit in accordance with RCW 90.58.030 and WAC 173-27-040.

. . . .

- 5. Agriculture - Construction and practices normal or necessary for farming, irrigation, and ranching activities, including agricultural service roads and utilities, construction of a barn or similar agricultural structure, and the construction and maintenance of irrigation structures including, but not limited to, head gates, pumping facilities, and irrigation channels. A feedlot of any size, all processing plants, other activities of a commercial nature, or alteration of the contour of the shorelands by leveling or filling other than that which results from normal cultivation, shall not be considered normal or necessary farming or ranching activities. A feedlot shall be an enclosure or facility used or capable of being used for feeding livestock hay, grain, silage, or other livestock feed, but shall not include land for growing crops or vegetation for livestock feeding and/or grazing, nor shall it include normal livestock wintering operations.

C. Limitations:

Replacement agricultural facilities may not be located further toward the shoreline than the original facility:

18.10.010 A definitions.

“Agriculture” means the science, art, and business of producing crops, or raising livestock; farming.

“Agriculture, existing and ongoing” is defined as follows, except for JCC Chapter 18.22 which is governed by the definition of agricultural activities. For all other chapters, “agriculture, existing and ongoing” means any agricultural activity conducted on an ongoing basis on lands enrolled in the open space tax program for agriculture or designated as agricultural lands of long-term commercial significance on the official map of Comprehensive Plan land use designations; provided, agricultural activities were conducted on those lands at any time during the five-year period preceding April 28, 2003. Agricultural use ceases when the area on which it is conducted is converted to a nonagricultural use.

“Agriculture, new” is defined as follows, except for JCC Chapter 18.22 which is governed by the definition of agricultural activities. For all other chapters, “agriculture, new” means agricultural activities proposed or conducted after April 28, 2003, and that do not meet the definition of “existing ongoing agriculture.”

“Agricultural activities” has the same meaning as in RCW 90.58.065(2)(a), as it may be modified in the future and currently reads “agricultural uses and practices including, but not limited to: Producing, breeding, or increasing agricultural products; rotating and changing agricultural crops; allowing land used for agricultural activities to lie fallow in which it is plowed and tilled but left unseeded; allowing land used for agricultural activities to lie dormant as a result of adverse agricultural market conditions; allowing land used for agricultural activities to lie dormant because the land is enrolled in a local, state, or federal conservation program, or the land is subject to a conservation easement; conducting agricultural operations; maintaining, repairing, and replacing agricultural equipment; maintaining, repairing, and replacing agricultural facilities, provided that the replacement facility is no closer to the shoreline than the original facility; and maintaining agricultural lands under production or cultivation.”

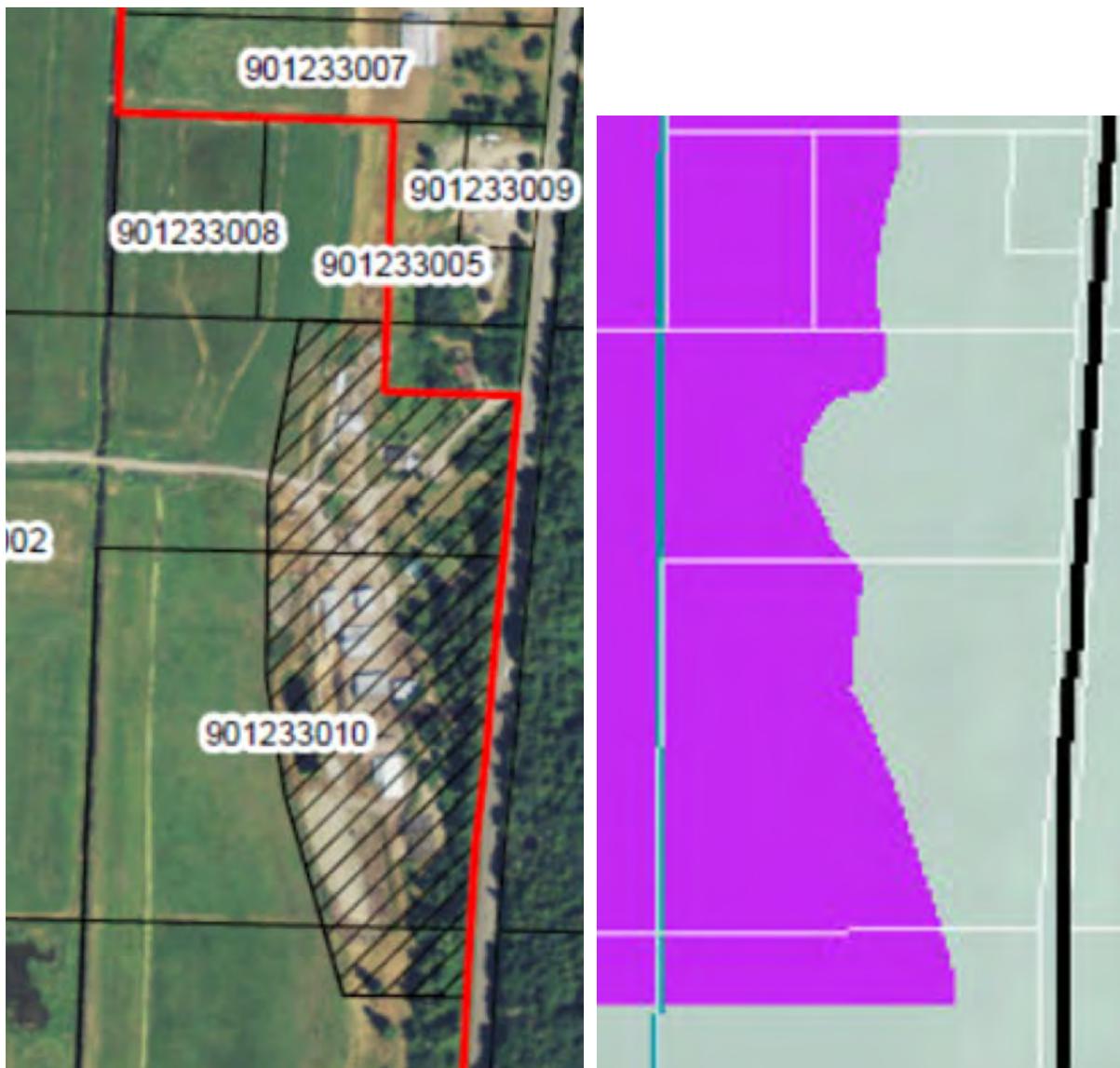
D. Recommendation to Clarify Extent of Shoreline Regulation:

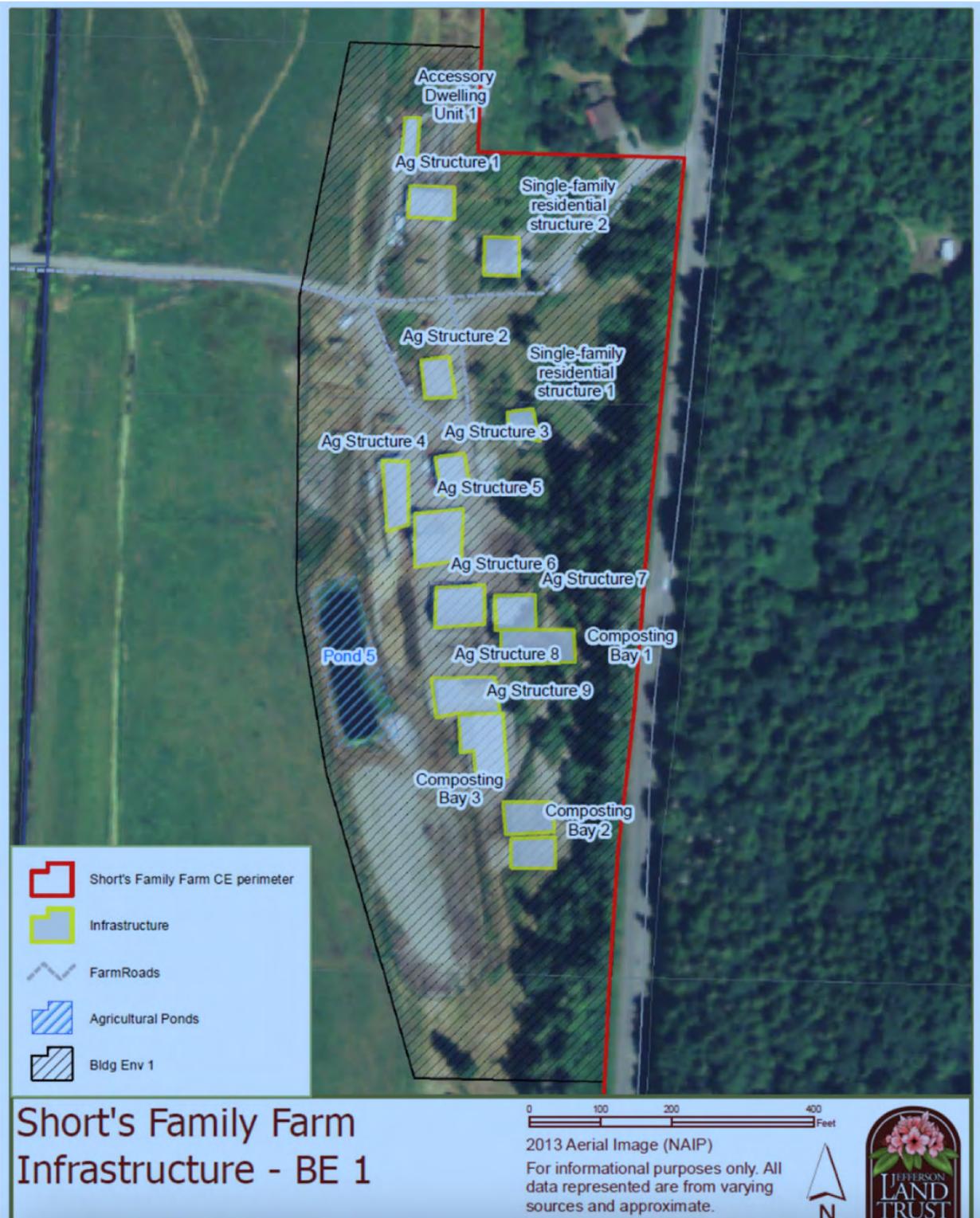
It would be prudent to create a map showing the location of the County Conservancy shoreline designation on the property with particular emphasis on outer boundaries that are within or adjacent to the buildable envelopes. Recommend the map include a corresponding line in yellow showing the additional extent of shoreline jurisdiction beyond the outer boundary of the designation map. Shoreline regulatory jurisdiction and limitations apply to lands located 200 feet landward of the shoreline designation boundary.

E. Reason for Recommendation:

Existing Structures 2,4,5,6, and 9 appear to be candidates for characterization as structures within 200 feet of the shoreline designation, and therefore subject to Jefferson County's shoreline management master program and regulations. As seen above in the exemptions for agricultural uses, those shoreline use and exemption regulations prohibit feedlots or agricultural processing structures within the shoreline jurisdictional area (200-foot of the shoreline boundary). If any part of the building is within 200 feet of the purple shoreline designation (Conservancy), the entire structure will be subject to a shoreline substantial development permit process.

* Map comparisons to show 200-foot outer limit of shoreline jurisdiction:





Let me begin by stating that I am a supportive skeptic of the purchase of the Short family farm. By this I mean that if it were my decision to make, I'd wait for a little more planning to play out before proceeding. But I am fully cognizant that opportunities such as this don't necessarily come gift wrapped with complete plans or budgets. And I am also cognizant of the value of supporting local agriculture. So in this decision to acquire the Short farm I will trust to Pete's lifetime of experience with the land. I will trust to Eron's leadership, vision and careful stewardship of Port resources. And I will trust to Pam and Hasse's meticulous scrutinization of both the challenges and rewards of such a venture.

But this is what I would ask in return: I would ask that the Port and this commission make every effort to adopt additional accounting and budgetary practices that better elucidate its spending decisions. I would ask for accounting practices that permit the public to readily track and understand the revenue, expense and profitability of each individual department so that the public and Port patrons can be assured of an equitable and clearly articulated distribution of Port resources.

Now having said this, I eagerly look forward to the happy convergence of ducks, duck hunters, cows, fish, and broccoli all in the same space.

Jeff Kelety
Moorage Tenant
419 Benton St
Port Townsend, WA

Joanna Sanders

From: Carol Hasse
Sent: Thursday, February 23, 2023 4:03 PM
To: Joanna Sanders
Subject: Fwd: A sound Side podcast episode you might like

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From: Ashlyn Russell <ptwatercraft@gmail.com>
Sent: Thursday, February 16, 2023 11:28:50 AM
To: Carol Hasse <Carol@portoft.com>
Subject: A sound Side podcast episode you might like

Hi Carol,

I hope you are well. I have been busy and taking a break from a lot of meetings though our board meeting is tonight, I recently heard this on NPR and wondered if you had too, given your focus on climate change: Sound Side podcast. The part interviewing Seth Zuckerman is very interesting about forestry... <https://www.kuow.org/stories/washington-state-has-a-new-carbon-credit-market-what-does-that-mean>

Also, I missed the special meeting yesterday but I really feel in my gut that this farm purchase carries a particular risk for the port. My gut tells me the port could get sued and waste a lot of resources defending itself. The neighbors up and down stream are going to be the ones to contend with. AG is a different culture than maritime and they see us as 'other'.

On the subject of the farm; I just started reading a book called EAGER. I highly recommend it if the Port insists on this path.

<https://www.google.com/books/edition/Eager/k-VfDwAAQBAJ?hl=en&gbpv=1&printsec=frontcover>

Eron should read it too. The connection between Beavers, Trumpeter Swans, fish and bird ecosystems and **underground water** are deep and complex. Farmers don't generally like what nature needs long term. For the port to do the right thing environmentally, the farmers possibly affected by those decisions will likely be up in arms because it may interfere with their short term gain.

Of course I could be totally wrong. I love Eron's optimistic vision. but...

There were some very intelligent warnings in the public comments of yesterdays meeting. Re-establishing the drainage program will not be good for salmon or swans. There are core conflicts with the easement vs farm use. It is **not** the ideal location for **food** production. I truly hope the Port does not regret this acquisition...

Warm regards always,

Ashlyn

360.531.2901 m

Joanna Sanders

Subject: FW: Purchase of Short's Farm

From: Connie Gallant <conniegallant224@gmail.com>

Sent: Wednesday, February 15, 2023 8:17:14 AM

To: Pam Petranek <Pam@portofpt.com>; Carol Hasse <Carol@portofpt.com>; Pete Hanke <phanke@portofpt.com>

Cc: Connie Gallant <conniegallant224@gmail.com>; paula.hunt@soundpublishing.com
<paula.hunt@soundpublishing.com>; Leah Leach <lleach@soundpublishing.com>

Subject: Purchase of Short's Farm

To Port of Port Townsend Commissioners:

Referencing your discussions to purchase the Short Farm. It is unbelievable and, in my opinion, very irresponsible. Not only does the Port have no business whatsoever getting into farming/agriculture for any reason, but here we are once again... dishing out monies to a farm that already received \$800K of our taxpayers money for a conservation easement - with restrictions not to build up the farm with other structures. In that agreement, the family is also able to stay living in their house at the farm.

In addition, after an untold amount of meetings held in Quilcene for several years and promises to "do this or that" for our community, and never coming through on any of it, instead of taking care of Port issues - as is your mandate - now you plan to buy a flood zone of a farm to make land available to other farmers... really? And to use the water flowing through that farm and into the bay? Has that water been tested for nitrates and other pollutants? And I mean really tested thoroughly? Just because the quality of the water coming from Chimacum Creek is excellent does not mean it is the same quality after it passes through the farm soil that for many decades housed/grew cattle. I'm not a water expert, but it is a bit elementary, don't you think?

I'm all for helping other farmers who are not fortunate enough to own sufficient land to grow/sell their products; however, it seems to me that's the purview of our county government, not the Port's.

Please focus on actual Port issues and leave land/forest issues to the county government.

Respectfully,

Connie Gallant
Quilcene

Joanna Sanders

Subject: FW: Short Family Farm -No

From: Jackie Breslawski <jackiebski@gmail.com>

Sent: Wednesday, February 15, 2023 8:21:48 AM

To: Carol Hasse <Carol@portofpt.com>

Subject: Short Family Farm -No

As a taxpayer I do not think this purchase is well thought out or a good use of our money. It looks more like a "sweetheart " deal for the Shorts because they happen to know a Port employee with connections.

How do you spell "boondoggle "?

How about using the land out by the airport for agricultural use instead?

Most Sincerely, Jacqueline Breslawski

Sent from my iPad

Joanna Sanders

Subject: FW: Short Family Farm

Get [Outlook for iOS](#)

From: Jill Hamilton <jillah12@gmail.com>
Sent: Wednesday, February 15, 2023 10:40:59 AM
To: Carol Hasse <Carol@portofpt.com>; Pete Hanke <phanke@portofpt.com>
Subject: Short Family Farm

To the Port of Port Townsend Commissioners

Regarding your discussions to purchase the Short Family Farm I find very confusing. Should this not be an Agricultural issue; how and why has the Port of Port Townsend Commission become involved with our local farming? I am not going to mention all that has already gone on with our tax dollars paying \$800,000, being used for a conservation easement with restrictions not to build up the farm with other structures and allow the Short Family to live on the family.

I am interested in supporting our local farmers, one of the ways is to utilize the free property space at the airport and construct a food cold storage facility. I consider this to be a Port issue and a Port responsibility. There is available vacant land for farmers to utilize in the county, such as the Land Trust lands that are at this time being utilized without a huge initial outlay for the farmers.

I am opposed to the Port buying the property without a plan and being involved with something that the Port's Charter is not clear on.

I hope that the Port will focus on Port issues and not enter into areas that they are not mandated to do so.

Jill Hamilton
Port Hadlock

--

Jill Hamilton

Helen Keller was asked "What could be worse than to be born blind?" Her answer: "To be born with sight and no vision"

Joanna Sanders

Subject: FW: Roger Short Farm purchase proposal

From: Pamela Roberts <pamelaroberts1@gmail.com>

Sent: Wednesday, February 15, 2023 10:39:29 AM

To: Pam Petranek <Pam@portofpt.com>; Carol Hasse <Carol@portofpt.com>; Pete Hanke <phanke@portofpt.com>

Subject: Roger Short Farm purchase proposal

Dear Port of Port Townsend Commissioners,

As stated on your website: "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 community resources and maritime heritage."

Taking on ownership and management of Roger Short's underwater farm in Chimacum will do nothing to enhance economic development in Jefferson County. We in Quilcene know that the Port is already stretched to effectively manage the properties you currently own. Taking on more responsibilities, especially with such a problematical property such as this, is short-sighted and ill advised. Pouring more millions of government funds into the Short family coffers smacks of old-boy network graft.

I understand there has already been an investment of \$800,000 for a conservation easement on the property. This is a high compensation for the owners and represents a significant investment of our tax dollars. The Shorts should be grateful for that investment. If the Shorts wish to now sell the farm it should go on the open market as is. Who in this day and age expects to continue to "own" something after they sell it? Who expects to continue to live in a house that is being sold?

The Port should not be involved in such arrangements - if for no other reason than it looks like you are using our tax dollars to line the pockets of your friends.

Respectfully,

Pamela Roberts

--

PAMELA ROBERTS
752 Hectors Way
Quilcene, WA 98376
360-765-0124
<http://pamelaroberts.us/>
pamelaroberts1@gmail.com

Inspiring students to become the great thinkers and leaders of tomorrow

Joanna Sanders

Subject: FW: Short Farm

From: Robin Ornelas <rknrobn@olympus.net>

Sent: Wednesday, February 15, 2023 2:45:06 PM

To: Pam Petranek <Pam@portofpt.com>; Carol Hasse <Carol@portofpt.com>; Pete Hanke <phanke@portofpt.com>

Subject: Short Farm

Dear Commissioners,

WHAT ARE YOU THINKING OF IN PURCHASING the Short Farm!!

What a crazy-cracker idea! Let someone else deal with all the problems the purchase of this farm would bring to the port.

Thank you,
Robin Ornelas

Joanna Sanders

Subject: FW: Short farm

From: Jack Kopald <kopaldjd@icloud.com>

Sent: Thursday, February 16, 2023 1:04:31 PM

To: Carol Hasse <Carol@portofpt.com>

Subject: Short farm

For the Port of PT to purchase this property indicates to me a lack of judgment and poor use of taxpayer funds. Other than the Short family, who benefits?

Does the Port of PT even have the lawful authority to buy farmland? Not under RCW section 53.04.010:

1) Port districts are hereby authorized to be established in the various counties of the state for the purposes of acquisition, construction, maintenance, operation, development and regulation within the district of harbor improvements, rail or motor vehicle transfer and terminal facilities, water transfer and terminal facilities, air transfer and terminal facilities, or any combination of such transfer and terminal facilities, and other commercial transportation, transfer, handling, storage and terminal facilities, and industrial improvements.

Jack Kopald
1015 Madison St.
Port Townsend

Joanna Sanders

Subject: FW: Port In Negotiations to Buy Short Family Farm

From: David and Julie Hathaway <riverranchhome@msn.com>

Sent: Wednesday, February 22, 2023 10:50:35 AM

To: Marny Kittredge <marnykit@gmail.com>; Pam Petranek <Pam@portofpt.com>; Connie Gallant <cg@conniegallant.com>; Carol Hasse <Carol@portofpt.com>; Pete Hanke <phanke@portofpt.com>; Linger Longer Improvement Committee <linger-longer-improvement-committee@googlegroups.com>

Subject: Re: Port In Negotiations to Buy Short Family Farm

Sorry for the delay in this response. I find this truly sad. The Port is unable to take care of what they currently own. Quilcene has been dealing with the lack of support for a very long time. Always been a frustration to get the marina dredged. My Grandpa, Julian Oen was a Port Commissioner in the 1960's. Do any of the Port Commissioners live in Quilcene or South Jefferson County?

Julie Hathaway

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From: linger-longer-improvement-committee@googlegroups.com <linger-longer-improvement-committee@googlegroups.com> on behalf of Marny Kittredge <marnykit@gmail.com>

Sent: Wednesday, February 1, 2023 5:39:34 PM

To: Pam Petranek <Pam@portofpt.com>; Connie Gallant <cg@conniegallant.com>; Carol Hasse <carol@portofpt.com>; Pete Hanke <phanke@portofpt.com>; Linger Longer Improvement Committee <linger-longer-improvement-committee@googlegroups.com>

Subject: Fwd: Port In Negotiations to Buy Short Family Farm

To All Concerned,
Port Commissioners and the Linger Longer Improvement Committee,

You may be interested in the following perspective from a Quilcene resident.

Thank you for a response

Respectfully,

Kit Kittredge

<https://portofpt.com/port-news-re-short-family-farm/>

A couple of questions come to mind:

- If the Port can spend possibly \$2 million on a farm that it is prohibited from farming, why cannot the Port fix the Quilcene Marina?
- Even if they bought the farm, how much more would they spend as they contemplate additional infrastructure to be built on the property such as a storage facility?
- The Port asked for an IDD Levy because it did not have enough money to maintain its current property portfolio.
 - How will they maintain everything including a farm when that levy runs out?

David Neuenschwander
142 Old Lindsay Hill Rd.
Quilcene, WA 98376
360.765.3151

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From the unceded Territories of the traditional lands of the Dabop, Quilcene, Dosewallips, Duckabush, Skoko'bsh, Ctqwelgweli, Tahuya, Tul-e'lalap people.

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