

Short's Family Farm Update

Port Commission Special Meeting
January 17, 2023

Short's Family Farm



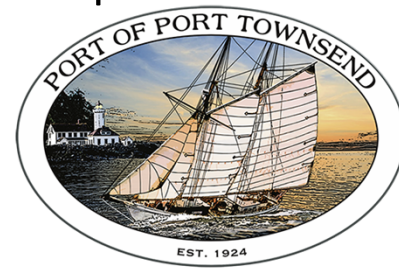
Short's Family Farm

- 253 acres
- Farm started in 1945 as a dairy
- Acreage grew and use changed over time
- Currently used for pasture raised beef, silage & hay production
- Sale includes one single family home & many ag buildings
- One of the largest privately held contiguous agricultural lands
- Jefferson Land Trust owns a conservation easement on the land
- Shorts ready to retire/farm for sale



Why the Port of Port Townsend?

- **Realizing a Century-Old Vision:** Approved by County voters in October 1926, the Port's first Comprehensive Scheme imagined a Port focused (in part) on facilitating agricultural exports
- **Institutional Capacity:** The Port is well-positioned to build community partnerships, manage regulatory complexities, and build infrastructure that serves local farmers and the county citizens – if not the Port, then who?
- **Navigating an Era of Uncertainty:** Scaling up local ag production not only benefits our local economy, but increases community resilience – the ability to adapt to a changing world and overcome stress and adversity



Process

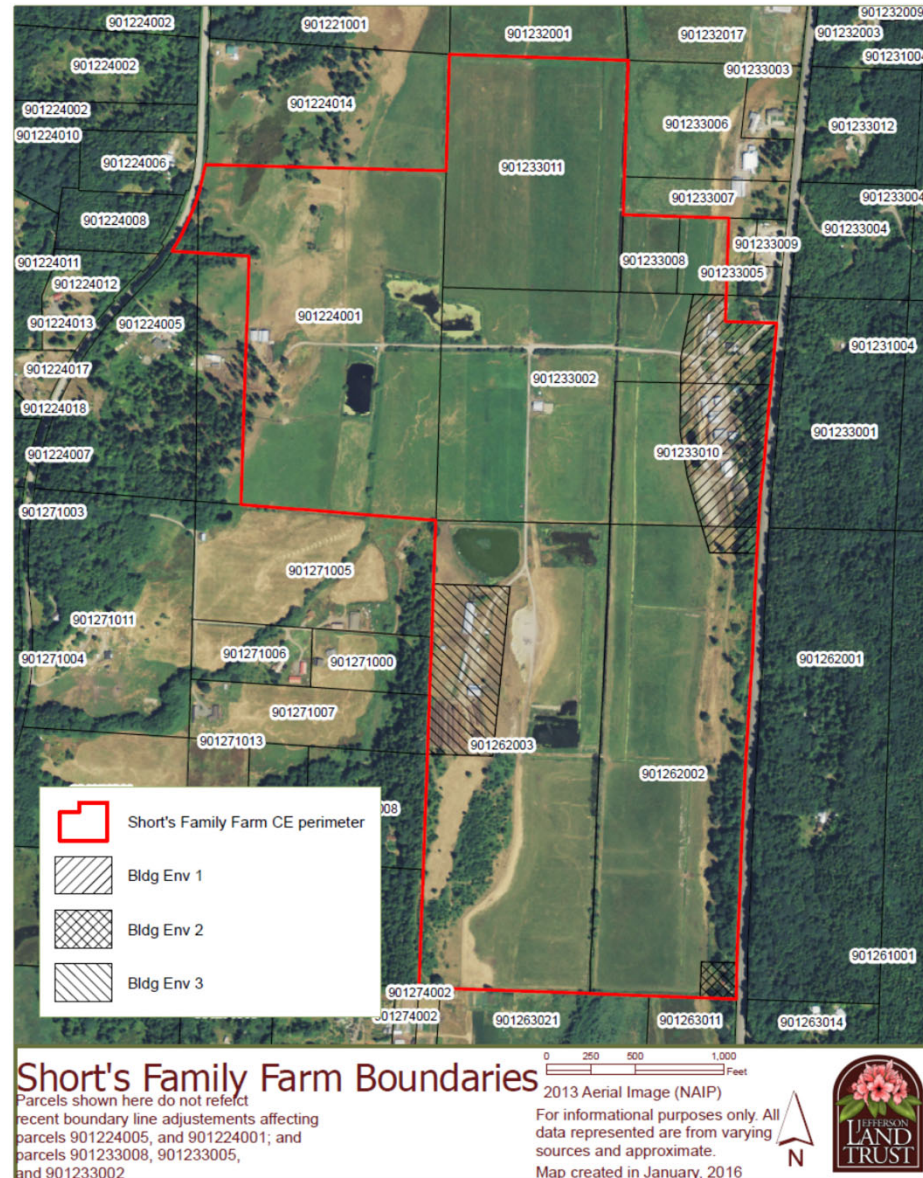
Letter of Intent signed September 28, 2022

- Four month due diligence period (through January 28, 2023) during which Port has access for the purpose of inspections, environmental assessments and appraisal and Shorts agree not to sell to any other party

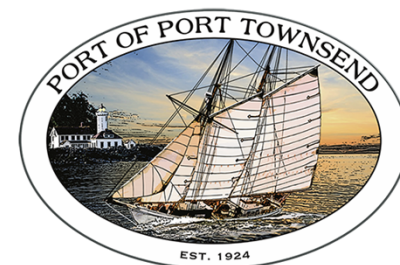
Purchase price to be established by mutual agreement following the due diligence period with closing to occur 60 days after mutual agreement as to the purchase price

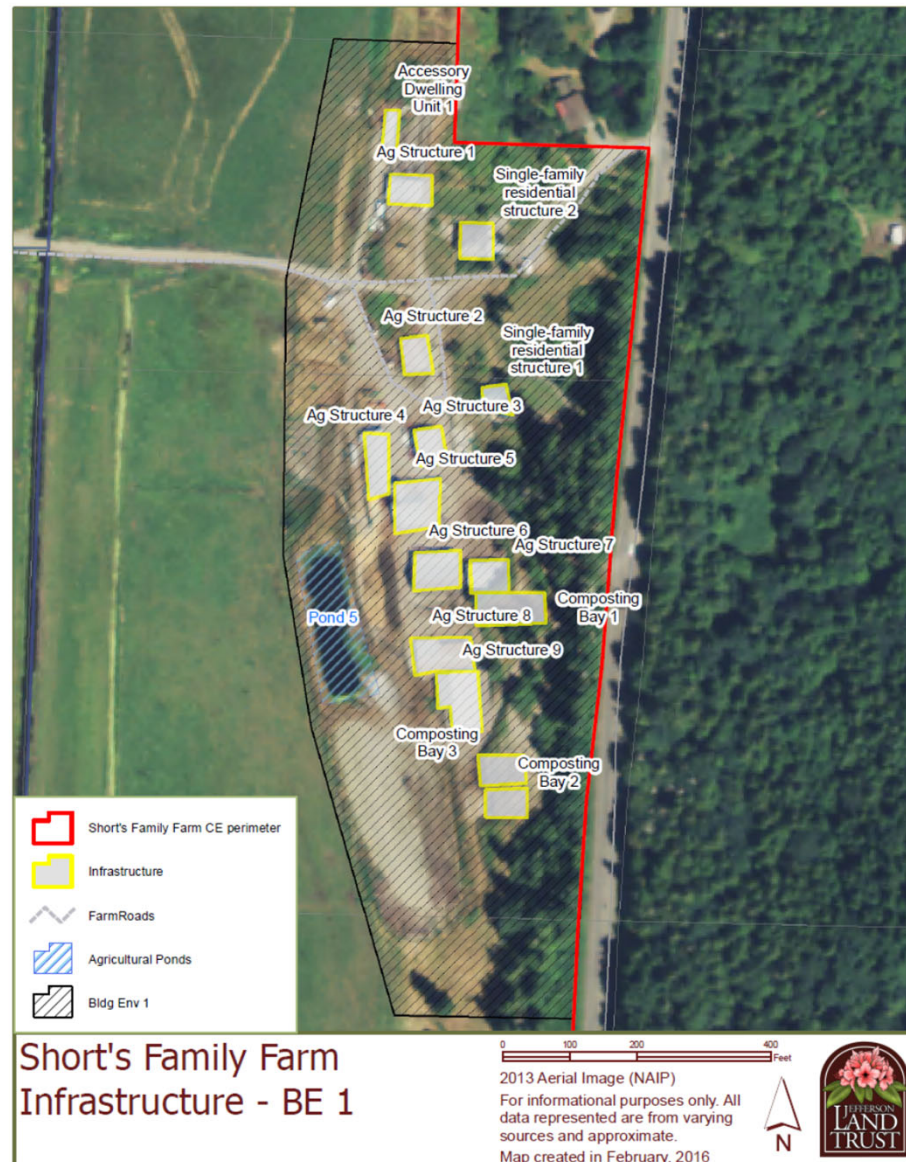
Halberg Pacific Appraisal & ADESA, LLC under contract to perform the appraisal and environmental assessment

Phase I complete (on Port's website); appraisal not yet complete. Decision timeline TBD. February?

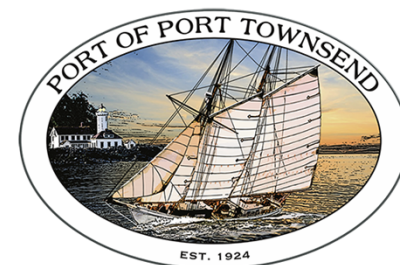


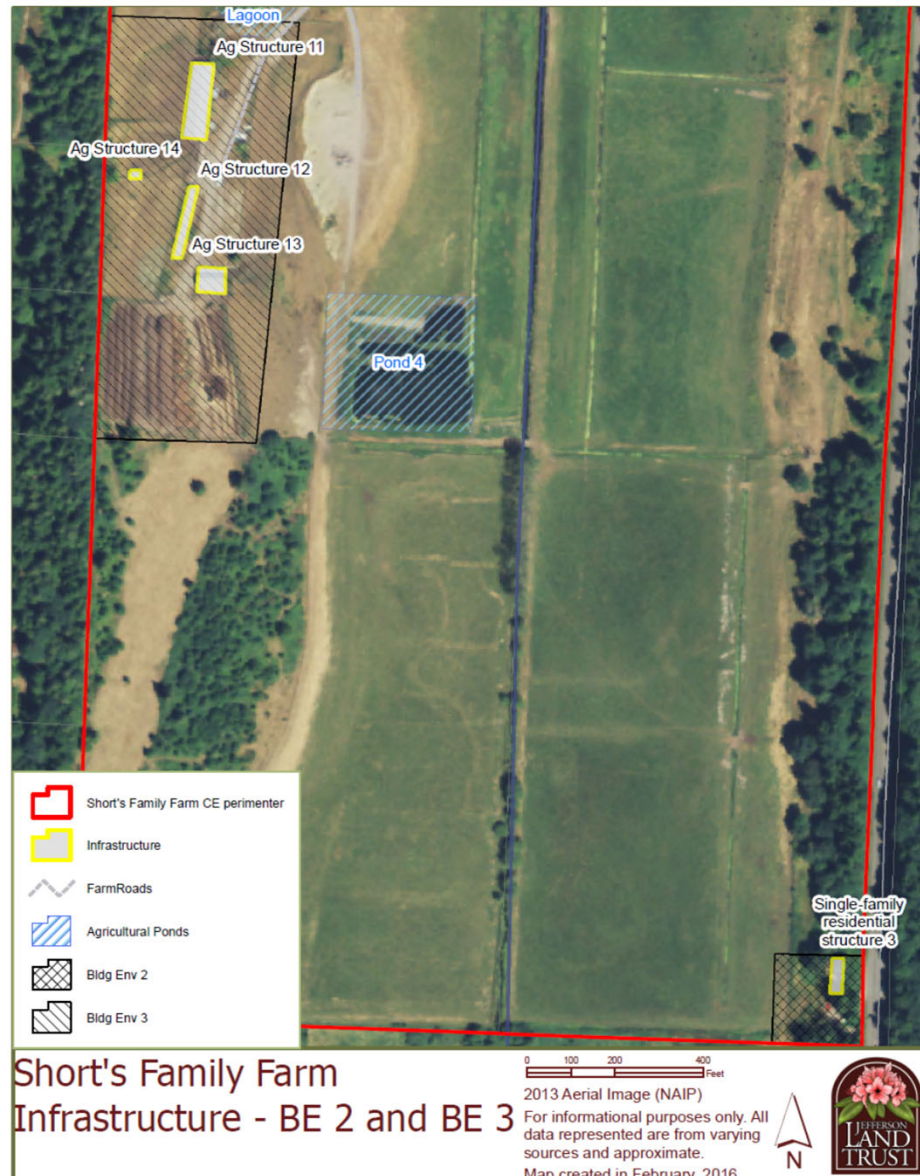
Farm Boundaries with building envelopes shaded



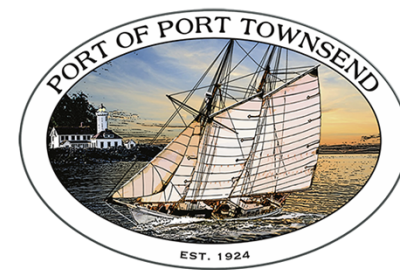


Building Envelope 1
- development also limited by overall impervious surface area





Building Envelopes 2 & 3





Short's Family Farm Conservation Easement

Permanent Farmland and Habitat Protection
with Jefferson Land Trust





Conservation Easement
acquired in 2016 – purchased
at fair market value of \$800k

Funding raised through federal,
state, and county competitive
grant programs and local
donations





Conservation Easement
Purpose is achieved by
establishing certain Permitted
Uses, and Prohibited Uses



Purpose – To Protect the Agricultural Conservation Values:

- agricultural productivity
- prime, unique and important agricultural soils of regional and State-wide importance
- the suitability of the Property for Agricultural Activities
- the size of the agriculturally productive portion of the Property
- existing and potential economic productivity
- the viability of the site for continued agricultural production, including farm-to-market access, proximity to roads, utilities, and water availability





Purpose – To Protect the Agricultural Conservation Values:

- agricultural productivity
- prime, unique and important agricultural soils of regional and State-wide importance
- the suitability of the Property for Agricultural Activities
- the size of the agriculturally productive portion of the Property
- existing and potential economic productivity
- the viability of the site for continued agricultural production, including farm-to-market access, proximity to roads, utilities, and water availability





Purpose – also to Protect the Habitat Values:

- riparian corridors associated with Chimacum Creek and Naylor Creek
- wetland habitat
- migratory bird habitat and forage areas
- other fish and wildlife habitat



Permitted uses:

- Agricultural Activities and “Accessory Uses” that are related to Agricultural Activities
- Restoration and enhancement of agricultural and habitat values
- Maintenance and Construction of Buildings and Other Structures
- Exercise of Water Rights, and construction of ponds to support Agricultural Activities
- Customary Rural Enterprises (cottage industries)
- Recreation that does not require site modification
- Minor forestry



Prohibited uses:

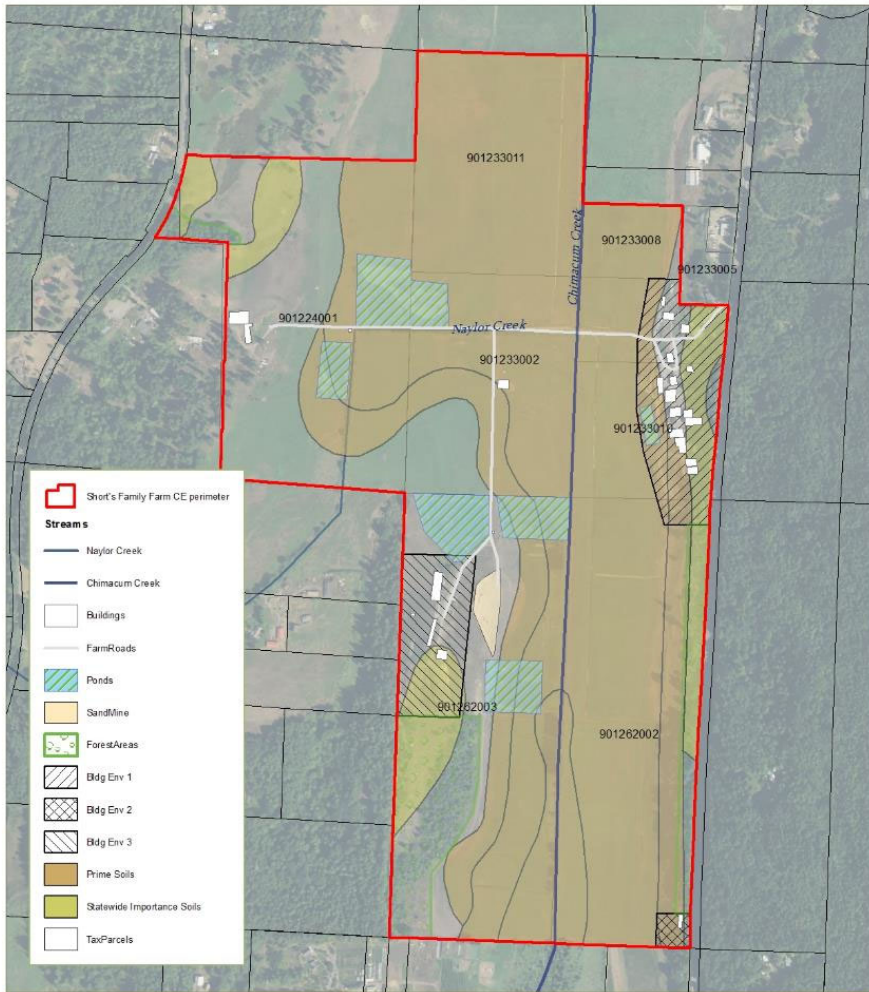
- Conversion to Incompatible Uses, or subdivision, or transfer of certain rights
- Mining, or separate Water Rights from the property
- Establishment of a commercial feedlot or commercial production of aquatic products
- Covering more than 2% of the property in impervious surfaces
- Alteration of land (grading, excavating or removing soil, etc)
- Activity that causes erosion of soils; Waste disposal or release of Hazardous Substances
- Compensatory Mitigation; Granting other easements (pipelines, etc.); billboards
- Recreational motor vehicle use





Impervious Surfaces:
Currently calculated at approx.
1.8% of an allowed 2%





**Short's Family Farm
Conservation Easement
Stewardship Plan
Reference Map**

0 250 500 1,000
Feet

2015 Aerial Image (NAIP)

For informational purposes only. All
data represented are from varying
sources and approximate.

Map created in Dec, 2016



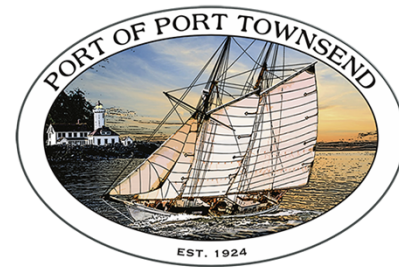
An aerial photograph of a rural landscape. A large, irregular area is outlined in red. This area includes several green fields, some of which appear to be agricultural, and a few small clusters of buildings or farm structures. The red boundary follows a path that generally runs from the top left towards the bottom right, with several turns. Outside the red boundary, there are more fields, some bare earth, and dense green forests. The overall scene is a mix of developed and undeveloped land.

Erik Kingfisher
Stewardship Director
ekingfisher@saveland.org



Next Steps

- Complete feasibility; receive appraisal
- Community meeting at the Chimacum Grange, Tuesday, January 17th at 6:00 P.M.
- Commission discussion at the business meeting on January 25th
- Continued discussion/possible action TBD, pending receipt of appraisal





Questions?

