

Short's Family Farm Update
Port Commission Workshop
December 14, 2022

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?

- **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?
- **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
- **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

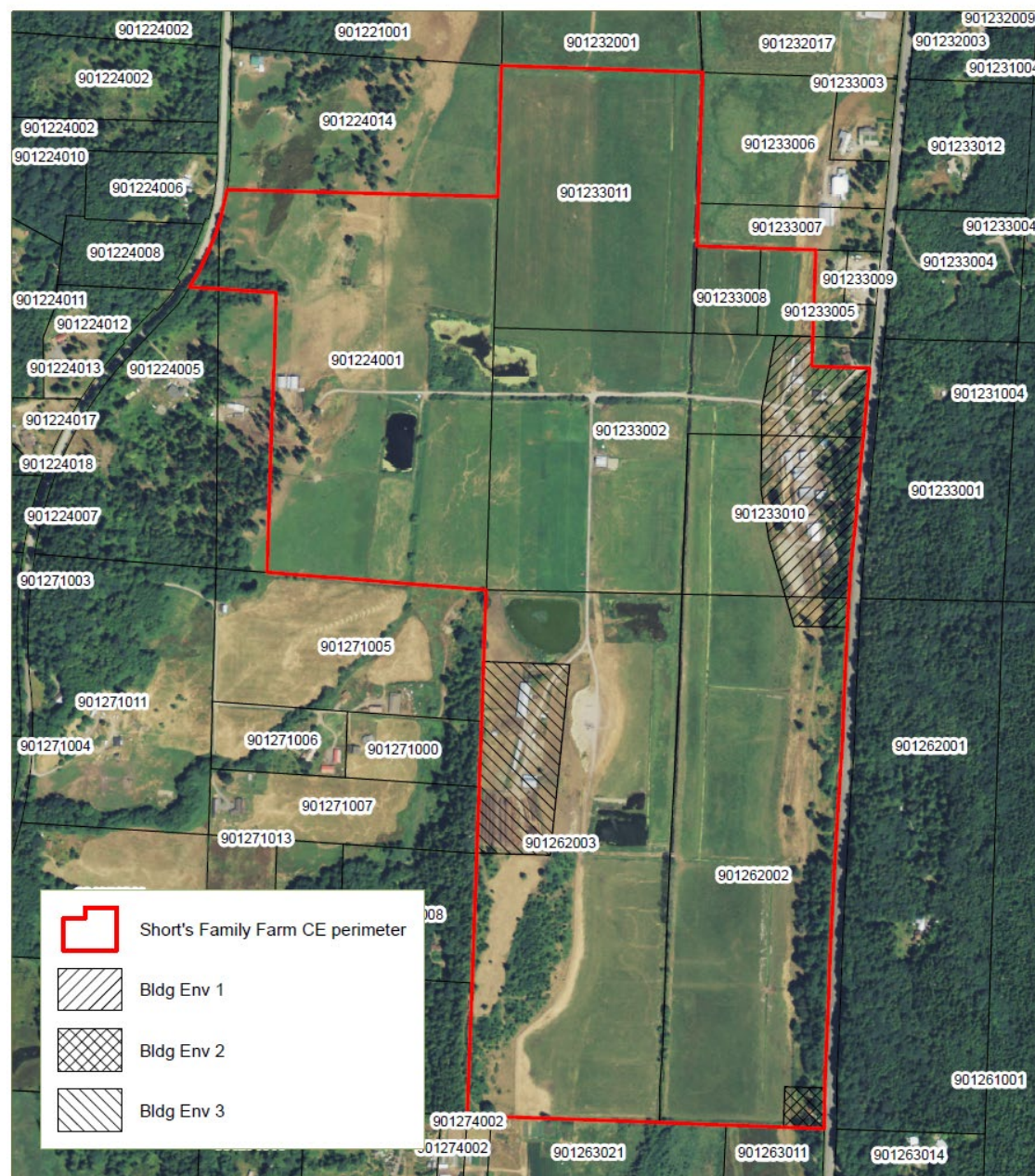
Letter of Intent signed September 28, 2022

- 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

Port Commission special meeting in January; action may be possible at the January 25, 2023 business meeting



Short's Family Farm CE perimeter

Bldg Env 1

Bldg Env 2

Bldg Env 3

Short's Family Farm Boundaries

Parcels shown here do not reflect recent boundary line adjustments affecting parcels 901224005, and 901224001; and parcels 901233008, 901233005, and 901233002

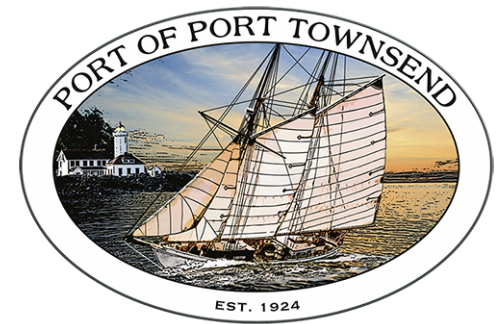
0 250 500 1,000 Feet

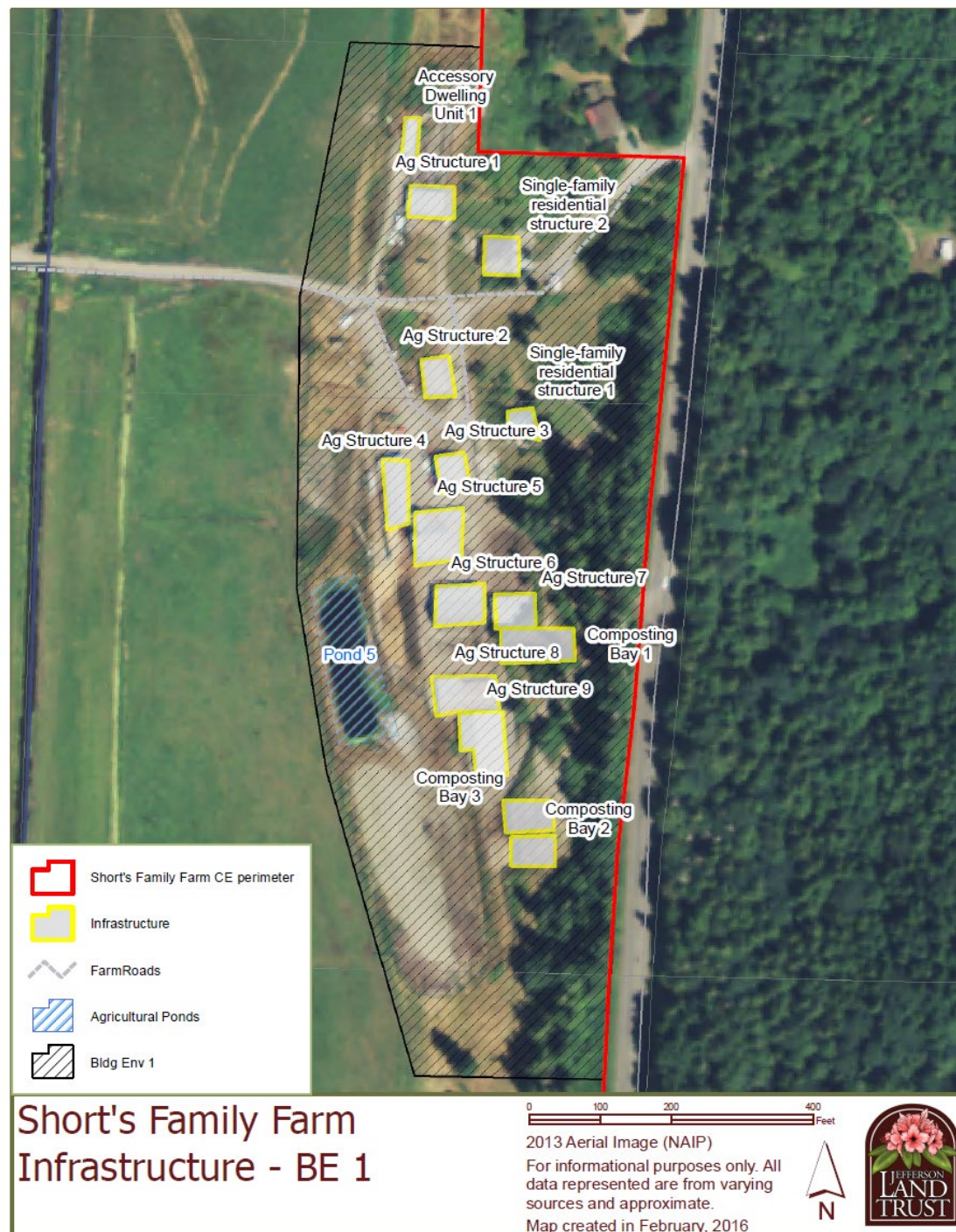
2013 Aerial Image (NAIP)

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

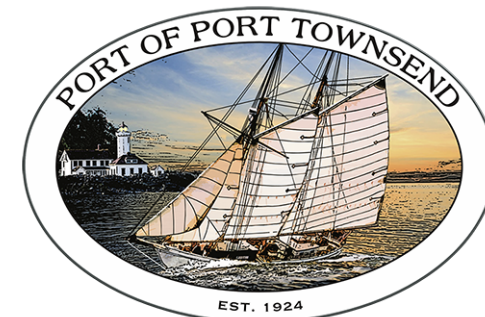
Map created in January, 2016

Farm Boundaries with building envelopes shaded

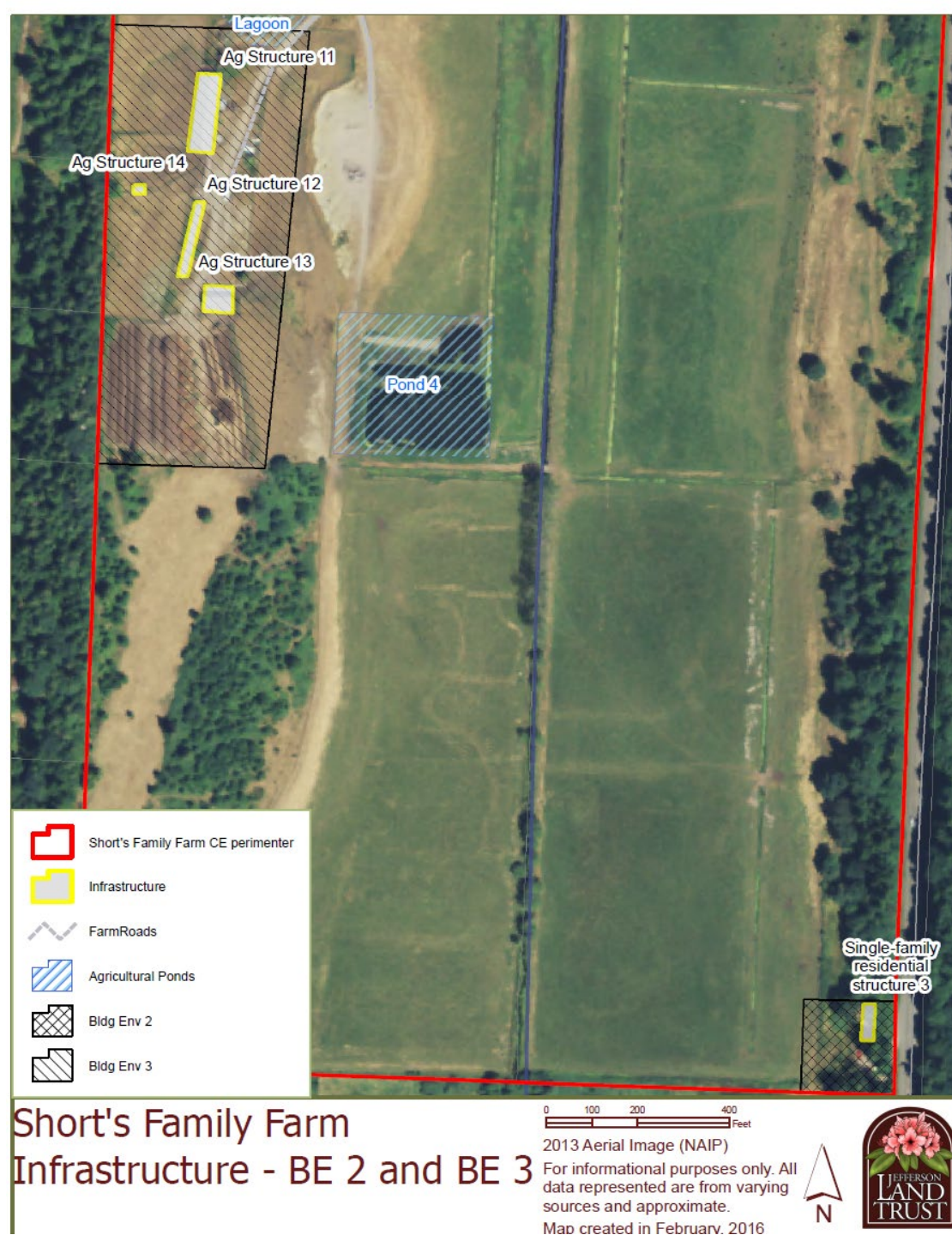




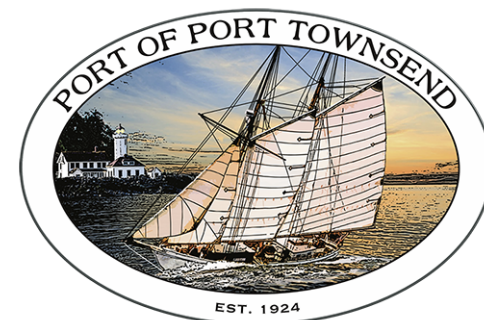
Building Envelope 1
- development also limited by overall impervious surface area



Building Envelopes 2 & 3



Short's Family Farm
Infrastructure - BE 2 and BE 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



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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

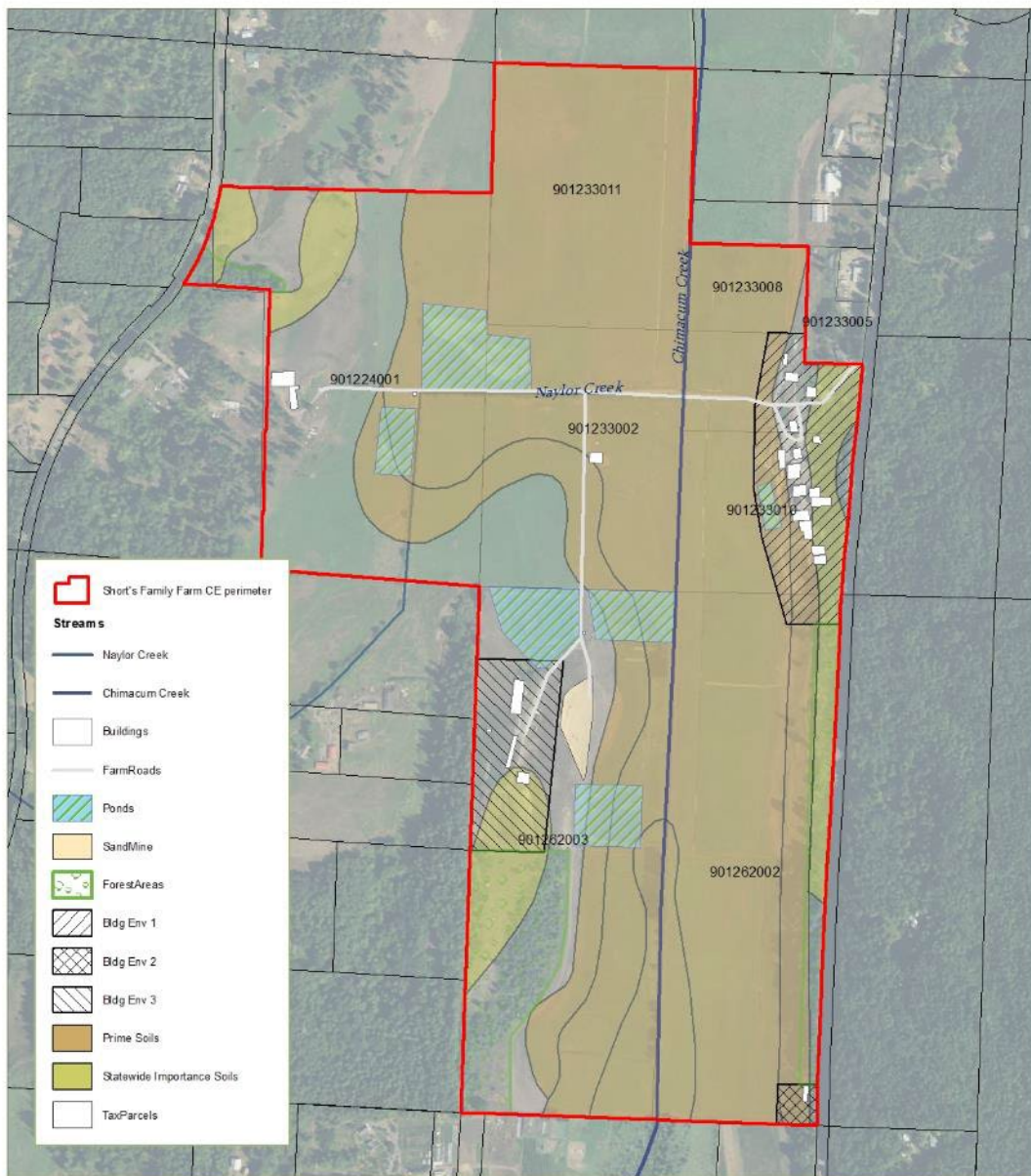


Prohibited uses:

- 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



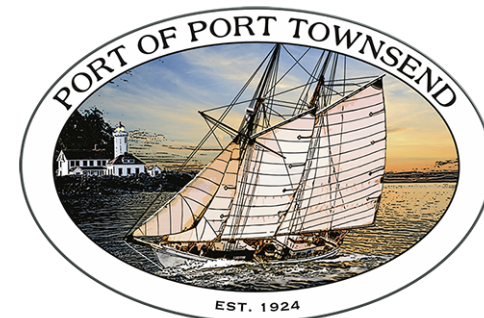
An aerial photograph of a large, irregularly shaped agricultural field. The field is divided into several sections by dirt roads and fences. The vegetation is a mix of green and brown, suggesting different crops or stages of growth. A prominent red line outlines the perimeter of the field. In the top right corner, there is a teal-colored box containing white text.

Erik Kingfisher
Stewardship Director
ekingfisher@saveland.org



Next Steps

- Complete feasibility; receive appraisal
- Commission update on January 11th
- Community meeting at the Chimacum Grange, Tuesday, January 17th at 6:00 P.M.
- Commission discussion/possible action at the business meeting on January 25th





Questions?

