



KEY PENINSULA METROPOLITAN PARK DISTRICT
D.b.a. KEY PEN PARKS

Board Meeting

(Meetings may be videotaped or recorded)

SPECIAL MEETING AGENDA

October 31, 2023

6:00 PM – Special Meeting

Administration Office, Key Pen Parks
5514 Key Peninsula Hwy NW, Lakebay WA 98349

Public Comment is available in person or via Zoom by calling (253) 215-8782 with
Meeting ID: 872 1097 0041 Passcode: 706361

Hybrid Meeting may be available but not guaranteed due to technology
<https://us06web.zoom.us/j/87210970041?pwd=aw9JsVd0vXotkZ9dojor2MkX356kRA.1>

Members of the Board of Park Commissioners

Linda Parry, President

Mark Michel, Vice President
Kip Clinton, Clerk

Shawn Jensen, Member-at-Large
Ed Robison, Member-at-Large

Special Meeting – 6:00 PM

1. Call to Order

2. Roll Call

Present	Excused	Comment
---------	---------	---------

Position 1 - Linda Parry		
Position 2 - Shawn Jensen		
Position 3 - Mark Michel		
Position 4 – Ed Robison		
Position 5 – Kip Clinton		

3. Pledge of Allegiance

4. Approval of Agenda

- 5. Public Comments:** *Limited to 3 minutes per issue per person. Speaker will state name and their address. If providing handouts, need to provide 10 copies for Commissioners and Staff. During a Special meeting, public comment is only permitted on the items on the agenda.*

PUBLIC PARTICIPATION IN BOARD MEETINGS – Anyone may address any resolution for final consideration the agenda. Public comment on any other items on the agenda shall be at the discretion of the President. To ensure equal opportunity for the public to comment, the President may impose a time limit on each speaker. Questions must be directed to the President.

Under no circumstance shall any person be allowed to address the board on matters in which the District or a District official is a litigant. Speakers are requested to address the board with decorum.

6. Unfinished Business

- a. Authorize the Executive Director to Execute the Purchase and Sale Agreement and Associated Addendums for 10613-19 Wright Bliss Road NW

7. New Business

- a. Authorize the Executive Director to Purchase (1) F250 Pickup Truck from Bud Clary Ford through WA State DES Agreement # 05916

8. Next Regular Meeting November 13, 2023

9. Adjournment



Special Meeting: October 31, 2023

Item # 6a

To: Board of Park Commissioners

From: Tracey Perkosky, Executive Director

Date: October 31, 2023

Subject: Authorize Executive Director to Execute the Purchase and Sale Agreement and all Addendums for the Acquisition of 10613-19 Wright Bliss Road NW, Gig Harbor

Background

During the October 9, 2023, Regular Meeting the Board directed the Executive Director to move forward with the acquisition of 10613-19 Wright Bliss Road NW, also locally known as the Lavendar Farm.

Following the Board meeting, the Director immediately reached out to the listing agent and began discussions on the property. The seller is not willing to take the property off the market while RCO compliant appraisals and review appraisals are completed. However, she is willing to enter into a Purchase and Sale Agreement (PSA) with the following key points:

- Key Pen Parks agrees to purchase the property for list price, \$999,990, but receive a 60-day feasibility period to complete an RCO compliant appraisal and review appraisal.
- If the appraisal comes in lower than list price, the seller can either accept the appraisal price or terminate the agreement.
- District will pay \$10,000 in earnest funds, which will be returned if seller does not accept appraisal price.
- Seller will complete tree re-planting as a result of the timber harvest.
- Key Pen Parks will assume all tenants. Property comes with at least 2, possibly 3, tenants. If PSA is signed, Key Pen Parks will have a say in all new leases such as they must be month-to-month. There is one current lease (main house) which is in effect through April 8, 2024. One house (blue cottage) is vacant with an existing lease (trying to re-lease as tenant is still paying rent), and one that ends on January 31, 2024 (white cottage).
- Key Pen Parks will complete building inspection, oil tank search, well testing, and septic testing.
- Key Pen Parks will review title report.
- Key Pen Parks accepts that tax records indicate the property is 17 acres, but a recent recorded survey shows 15 acres.
- Closing is 2/28/2024 or sooner.

This PSA has been reviewed by Madrona Law. She expressed concerns over the tenants and our ability to be a landlord given that our mission is parks, however this is deal-breaker from the seller to not have the properties rented during the feasibility and closing timeframe due to needed property income.



Other items to note:

- Building moratorium on property due to timber harvest through August 2027
- Director and Maintenance Worker II walked the houses and grounds. Houses seemed in good condition for foundations, roofs, water heaters, etc. Grounds have extensive slash/debris left over from the harvest including on the ground and at least 8 large piles.
- Leasehold excise tax is not negotiated into any existing tenant leases, so it will be Key Pen Parks responsibility out the rents received until new leases are approved or leases are ended.
- There is a well with 3 connections, but there does not appear to be water rights on the property per Ecology's website. Additional information is provided by the seller under mutual agreement from the PSA/Title Report.
- Additional maintenance staff for this property were not budgeted in the 2024 draft budget proposal.

If this PSA is approved, staff will explore finding a property management company to be responsible for tenants.

Recommended Action: Authorize Executive Director to Execute the Purchase and Sale Agreement and all Addendums for the Acquisition of 10613-19 Wright Bliss Road NW, Gig Harbor with substantially the same terms contained in the draft agreement.

Attachment 1: Draft Purchase and Sale Agreement (PSA) - forthcoming

Attachment 2: FPA 2422496



Forest Practices Application/Notification Office Checklist Page 1 South Puget Sound Region

FPA/N #: 2422496

Received Date: 7/26/2021

Completed Date: 7/26/2021

WDFW Concurrence Due Date: /

WDFW Concurrence Received: /

Comments Due Date: 8/9/2021

Decision Due Date: 8/25/2021

FP Forester: JS-3970

WDFW Biologist: Cook

Shutdown Zone: 654

FPA/N CLASSIFICATION: <input type="checkbox"/> II <input checked="" type="checkbox"/> III <input type="checkbox"/> IVG <input type="checkbox"/> IVS		<input type="checkbox"/> Biomass <input type="checkbox"/> 20-Acre Exempt EARR TC <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Landowner Name:	EGE Management Group LLC	Project Name:	World Class Real Estate Bliss
WRIA: <u>Kitsap</u>		WAU: <u>Key Peninsula</u>	
WRIA: _____		WAU: _____	
WRIA: _____		WAU: _____	
Legal: <u>35-22-01W</u>		County: <u>Pierce</u>	
Activity Type(s):	Harvest: <u>3</u> ac	Crossing: _____ #	Rock Pit: _____ ac
	Spoils: _____ cy	Construction: _____ ft	Abandonment: _____ ft

ALTERNATIVE PRESCRIPTIONS

- ☐ Alternate Plan ☐ Fixed-Width ☐ Overstocked
☐ 10-Year Management Plan ☐ Statement of Intent
☐ Columbia River Gorge National Scenic Area
☐ WAU Prescriptions: _____

- ☐ Habitat Conservation Plan ☐ HCP Crosswalk(s)
☐ Landowner Option Plan for Northern Spotted Owl
☐ Cooperative Habitat Enhancement Agreement

RESOURCE REVIEW

- ☐ Potentially Unstable Slopes ☐ In ☐ Around
☐ Soils Map ☐ Highly Erodible ☐ Highly Unstable
☐ SLPSTAB | ☒ 40+% ☐ 70+%
☐ Landslide Inventory Polygon
☐ Avalanche ☐ WSDOT ☐ FP
☐ Rain-on-Snow ☐ Outside Approved WA
☐ Hydric Soils
☐ Wetland ☐ Forested ☐ A ☐ B ☐ HCP
☐ In WMZ of ☐ A ☐ B Wetland
☐ In RMZ/ELZ of Type ☐ S ☐ F ☐ Np
☐ HCP Buffers ☐ LGE Buffers ☐ Np 29'

- ☐ Bull Trout Overlay ☐ HCP Bull Trout Population
☐ Arsenic Plume 40.1+ ☐ WNHP Rare Species
☐ Group A or B Water Supply
☐ Hatchery | Name: _____
☐ Even-Aged Harvest greater than 120 Acres
☐ Ground-based Equipment on Slopes at or greater than 40%
☐ Road Construction on Slopes at or greater than 65%
☐ Saltwater Islands ☐ Long Term Commitment Area
☐ In or Over Typed Water ☐ S ☐ F ☐ Np ☐ Ns
☒ Water Verification ☐ Wetland Verification ☒ WAI

ASSOCIATED NON-SCANNED DOCUMENTS – On file with the FPA/N at the Region office.☐ SEPA Checklist/Documents☐ Road Maintenance and Abandonment Plan # _____**ASSOCIATED SCANNED DOCUMENTS**

- ☐ Appendix A: Water Type Classification Worksheet
☐ New ☐ Old | WTMF # _____
☐ Appendix D: Slope Stability Informational Form
☐ Qualified Expert ☐ Report ☐ Letter/Memo
☐ Appendix E: CMZ Assessment Form
☐ Appendix F: Stream Shade Assessment ☐ 16° ☐ 18°
☐ Appendix G: Np RMZ Worksheet
☐ Appendix H: Natural Regeneration Plan

- ☐ Appendix I: Watershed Analysis Worksheet
☐ Appendix J: Marbled Murrelet Form
☐ FPHP Plans & Specifications
☐ SFLO RMAP Checklist # _____ ☐ FFFPP
☐ COHP
☐ SEPA DNS/MDNS ☐ LGE Permit(s)/Info
☐ DFC Printout
☐ Other: _____

ADDITIONAL COMMENTS:

☐ ICN ☐ SWO ☐ NTC # _____ ☐ Previous ☐ Adjacent FPA # _____ Form completed by: MD



Forest Practices Application/Notification Western Washington

check # 3484, \$ 100⁰⁰

Save to File

Clear Form

For DNR Region Office Use Only

FPA/N #: 2422496

Region: SPS

Received Date: 7/26/2021

Project Name: World Class Real Estate Bliss

PLEASE USE THE INSTRUCTIONS TO COMPLETE THIS APPLICATION.

1. Landowner, Timber Owner and Operator

Legal Name of LANDOWNER EGE Management Group LLC	Legal Name of TIMBER OWNER <input checked="" type="checkbox"/> Same as Landowner	Legal Name of OPERATOR <input type="checkbox"/> Same as Landowner Vestige Environmental Inc
Mailing Address: 8413 Myers Rd E STE M13	Mailing Address:	Mailing Address: 16625 Redmond QWay Ste M388
City, State, Zip: Bonney Lake, WA 98391	City, State, Zip:	City, State, Zip: Redmond, Wa 98052
Phone: 253-334-6044	Phone:	Phone: 206-607-7105
Email: jessicalarios@wcresllc.com	Email:	Email: alex@vestigeenvironmental.com

2. Contact Person

Contact Person: Alex Perkins	Phone: 206-607-7105 Email: alex@vestigeenvironmental.com
---------------------------------	---

3. Are you converting any portion of the land to non-forestry use within 3 years of harvest?

☒ No ☐ Yes If yes, include your SEPA checklist and SEPA determination (if applicable) and county clearing and grading permit (if applicable).

4. If you are harvesting timber, enter the Forest Tax Number of the Timber Owner:

800-066-743

Contact the Department of Revenue at 360-534-1324 for tax reporting information or to obtain a number.

a. Are you eligible for EARR Tax Credit? ☒ No ☐ Yes

X

5. Are you a small forest landowner per RCW 76.09.450? See instructions

☐ No ☒ Yes If yes, **Check all that apply**. If no, skip to Question 6.

- ☒ My entire proposed harvest area is on a single contiguous ownership consisting of one or more parcels.
- ☒ My proposed forest practices activities are within an area covered by an approved Forest Stewardship Plan or Forest Management Plan developed in cooperation with DNR.
- ☐ I received technical assistance from a DNR small forest landowner Stewardship and Technical Assistance Forester in preparing this FPA/N.
- ☐ I have participated in a Washington State University Extension Service and/or DNR-sponsored Forest Stewardship Coached Planning course.
- ☐ I have attended a Washington State University Extension Service and/or DNR-sponsored Family Forest Owner Field Day.

6. Are you substituting prescriptions from an approved state or federal conservation agreement or Watershed Analysis?

☒ No ☐ Yes Write 'HCP' or 'Using Prescriptions' in tables that apply. Attach or reference prescriptions and/or crosswalks for approved state or federal conservation agreements or Watershed Analysis on file at the Region office.

7. What is the legal description of your forest practices?

Section	Township	Range	E/W	Tax Parcel Number	County
35	22	01	W	0022351007	Pierce
35	22	01	W	0022351003	Pierce

8. Have you reviewed this forest practices activity area to determine whether it may involve historic sites and/or Native American cultural resources? Read the instructions before answering this question.

☒ No ☐ Yes If you made any contacts, please provide information in Question 28.

9. Do you have a DNR approved Road Maintenance and Abandonment Plan (RMAP)?

☒ No Is a Small Forest Landowner RMAP Checklist required (see instructions)? ☒ No ☐ Yes

☐ Yes Enter your RMAP number: _____

Is this FPA/N for work that is included in this approved RMAP? ☐ No ☐ Yes

10. Are there potentially unstable slopes or landforms in or around the area of your forest practices activity?

☒ No ☐ Yes If yes, attach Appendix D. Slope Stability Informational Form and map of areas reviewed for and locations of unstable slopes and landforms found. If applicable, attach a geotechnical letter, memo, or report, Watershed Analysis prescriptions, and/or a SEPA Environmental Checklist.

11. Is this Forest Practices Application/Notification (answer every question):

- a. ☒ No ☐ Yes A request for a multi-year permit? If yes, length requested: ☐ 4 years or ☐ 5 years.
Not everyone qualifies for a multi-year permit. See instructions for details.
- b. ☒ No ☐ Yes An Alternate Plan? If yes, include a template or detailed plan. See instructions for details.
- c. ☒ No ☐ Yes For a funded Forest Family Fish Passage Program project?
- d. ☒ No ☐ Yes Within an urban growth area? If yes, see instructions for additional required documents.
- e. ☒ No ☐ Yes Within a public park? If yes, include SEPA Environmental Checklist or SEPA Determination, except for harvest/salvage of less than 5,000 board feet within a developed public park.
Park name: _____
- f. ☒ No ☐ Yes Within 500 feet of a public park? Park name: _____
- g. ☒ No ☐ Yes In an approved Conversion Option Harvest Plan (COHP) from the local government? If yes, include a copy. This only applies to proposals within urban growth areas.
- h. ☒ No ☐ Yes Within 200 feet of the Ordinary High Water Mark (OHWM) or floodway of Type S Water?
If yes, check with the county or city to determine whether a substantial development permit is required under the local shorelines master plan.
- i. ☒ No ☐ Yes Within 50 miles of saltwater AND you own more than 500 acres of forest land in Washington State? If yes, include Marbled Murrelet Form or attach/reference HCP prescriptions.
- j. ☒ No ☐ Yes In or directly adjacent to a potential Channel Migration Zone (CMZ)? If yes, include CMZ Assessment Form. Attach/reference applicable HCP and/or Watershed Analysis prescriptions.

You are required to verify all waters within 200 feet of your proposed forest practices activities prior to submitting a Forest Practices Application / Notification. Use the Water Type Classification Worksheet and/or a Water Type Modification form to explain how you verified water types. See Water Typing Requirements in the instructions.

******* If not working in or over typed Waters, skip to Question 16 *******

Prior to answering Questions 12-15 in this section please refer to the Forest Practices Application Instructions and Forest Practices Board Manual Section 5.

12. Are you proposing any of the following projects NOT permitted by current HPAs from WDFW?

- a. ☐ No ☐ Yes Installing, replacing, or repairing a culvert at or below the bankfull width of Type S or F Water(s) that exceeds a five percent gradient?
- b. ☐ No ☐ Yes Constructing, replacing, or repairing a bridge at or below the bankfull width of unconfined streams in Type S or F Water(s)?
- c. ☐ No ☐ Yes Placing fill material within the 100-year flood level of unconfined streams in Type S or F Water(s)?

13. Have you consulted with DNR and/or WDFW about the proposed hydraulic project(s) in or over Type S or F Water? ☐ No ☐ Yes

14. If installing, replacing, removing, or maintaining structures in or over any typed Water, complete the table below. Provide crossing locations and identifiers on your Activity Map. Provide plan details in Question 28 or attach plan to the FPA/N. Type S and F Waters require detailed plan information. Complex hydraulic projects in Type N Waters may also be required per WAC 222-24-042(2). See instructions for detailed plan requirements.

Crossing Identifier (letter, number)	Water Type (S, F, Np, Ns)	*Existing HPA Number (if applicable)	HPA Expiration Date (if applicable)	Planned Activity (install, replace, remove, temporary, structure maintenance)	Structure (bridge, ford/equipment crossing**, punchon/fill, arch, pipe arch, round culvert, other)	Proposed Size (width x length)	Culvert Design Method (no-slope, stream-sim, hydraulic, other) (F and S only)	Channel Bed Width (ft) (F and S only)	Stream Gradient (%) (F and S only)	Is this an RMAP Project?

*Existing HPAs issued by WDFW will be complied and enforced by WDFW until expiration. Plan details are not required for hydraulic projects permitted with an existing HPA (see instructions).

**Fords and/or equipment crossings on Type S and F Waters may result in an unauthorized incidental take of certain threatened or endangered fish species. For more information, see 'Background for the State's Incidental Take Permits for certain threatened and endangered fish species' following Question 22 of the FPA/N Instructions.

15. If conducting any of the following activities in or over typed Water(s), complete the table below. Some activities will require identifiers on the Activity Map and/or more information in Question 28. See instructions.

*Activity	Type S Water	Type F Water	Type Np Water	Type Ns Water
Equipment Crossing**	PROVIDE DETAILS IN QUESTION 14			
Suspending Cables				
Cable Yarding				
LWD Placement/Removal				
Beaver Dam Removal				
Felling and Bucking				
Other (describe in Question 28)				

** Fords and/or equipment crossings on Type S and F Waters must be identified in Question 14.

16. If constructing or abandoning forest roads, complete the table below. Show the road locations and identifiers on the Activity Map. Include abandonment plans for all temporary roads and abandonment projects.

Road Identifier (name, number)	Road Construction		Road Abandonment	
	Length (feet)	Steepest Side-slope (%)	Length (feet)	Abandonment Date
Does not Apply				

17. If depositing spoils and/or expanding or developing a rock pit for forestry use, complete the table below. Show locations and identifiers on the Activity Map.

Spoil Area Identifier (letter, number)	Amount of Spoils Deposited (cubic yards)	Rock Pit Identifier (name, number or letter)	Acres of New Rock Pit Developed	Acres of Existing Rock Pit Expanded

18. If operating within 200 feet of a wetland that is not associated with Type S or F Water, complete the table below. Wetlands associated with Type S or F water should be listed in Question 25. Show the boundaries of each wetland, along with its identifier, and Wetland Management Zones on the Activity Map. See instructions for information.

Wetland Identifier (letter, number)	Wetland Type (A, B, Forested)	Planned Activities in Wetland	Planned Activities in Maximum Width WMZ	Total Wetland Acres	How many Acres will be drained?	How many Acres will be filled?

***** If not harvesting or salvaging timber, skip to Question 27 *****

19. If harvesting or salvaging timber, complete the table below. Show all harvest areas and unit numbers on the Activity Map. For even-aged harvest units, also show surrounding stand information on the Activity Map.

Unit Number	Harvest Type (Even-aged, Uneven-aged, Salvage, Right-of-Way)	Biomass Harvest (Y or N)	Harvest Method (rubber tired skidder, tracked skidder, dozer, shovel, full suspension cable, leading end suspension cable, helicopter, cable assist/tethered logging, animal, chipper, forwarder, slash bundler)	Acres to be Harvested	Volume to be Harvested (mbf)	Biomass Volume to be Harvested (tonnage)	Volume to be Harvested (%)	Steepest Slope in Harvest Unit (%)
1	Even Aged	N	Shovel	3	60	0	100%	5%

20. Reforestation. Check all that apply:

- ☒ Planting. Tree Species: Douglass Fir
- ☐ Natural. Include a Natural Regeneration Plan
- ☐ Not required because of one or more of the following:
- ☐ I am converting some or all of this land to non-forest land in the next 3 years or lands are exempted under WAC 222-34-050.
 - ☐ Individual dead, dying, down, or wind-thrown trees will be salvaged.
 - ☐ Trees are removed under a thinning program reasonably expected to maximize the long-term productivity of commercial timber.
 - ☐ I am leaving at least 100 vigorous, undamaged, and well-distributed saplings or merchantable trees per acre.
 - ☐ An average of 190 tree seedlings per acre are established on the harvest area and my harvest will not damage them.
 - ☐ Road right-of-way or rock pit development harvest only.

**** Do you own MORE than 80 acres of forest land in Washington? If yes, skip to Question 25 ****

21. Are you using the exempt 20-acre parcel riparian management zone (RMZ) rule (WAC 222-30-023) on Type S, F, or Np Waters?

- ☒ No Skip to Question 25.
- ☐ Yes Continue to Question 22. See instructions for qualifications and information.

22. Choose the answer below that best fits your situation. Show all RMZs on the Activity Map.

- ☐ a. ALL of the following apply to me and my land: (If no, answer b.)
- Between June 5, 2006 and today's date I have always owned less than 80 acres of forest land in Washington.
 - Between June 5, 2006 and today's date this parcel has always been 20 acres or less of contiguous ownership. See RCW 76.09.020 for definition of 'contiguous'.
 - Between June 5, 2006 and today's date this parcel has always been owned by me or someone else that has owned less than 80 acres of forest land in Washington.
- b. ONE OR MORE of the following apply to me and/or my land (check all that apply):
If any of the statements below apply AND you use the exempt 20-acre parcel RMZ rule, you are NOT authorized under the State's Incidental Take Permits (see explanation in FPA instructions under Question 22).
- ☐ Between June 5, 2006 and today's date I have owned more than 80 acres of forest land in Washington.
 - ☐ Between June 5, 2006 and today's date this parcel has been a part of more than 20 acres of contiguous ownership. See RCW 76.09.020 for definition of 'contiguous'.
 - ☐ Between June 5, 2006 and today's date this parcel has been owned by someone that has owned more than 80 forested acres in Washington?

23. If harvesting within 115 feet of a Type S or F Water on an exempt 20-acre parcel, complete the table below. Show RMZs and stream segment identifiers on the Activity Map. If you are harvesting within 75 feet or within the maximum RMZ (whichever is less), stream shade must be assessed and met following harvest. Describe in Question 28 how stream shade was determined to be met, using the 'Appendix F. Stream Shade Assessment Worksheet' if necessary.

Stream Segment Identifier (letter)	Water Type (S, F)	Segment Length (feet)	Bankfull Width (feet)	RMZ Maximum Width (feet)	Are you harvesting within the maximum RMZ? (Y or N)

24. Are you harvesting within 29 feet of a Type Np Water on an exempt 20-acre parcel?

- ☐ No Skip to Question 27.
- ☐ Yes See instructions and describe leave tree strategy in Question 28. Then skip to Question 27.

25. If harvesting within 200 feet of any Type S or F Water or periodically inundated areas of their associated wetlands, complete the table below. Include Desired Future Condition (DFC) for all inner zone harvests unless you have an HCP prescription. Show RMZs, CMZs, and stream segment identifiers on the Activity Map. If you are harvesting within 75 feet or within the maximum RMZ, whichever is less, stream shade must be assessed and met following harvest. Describe in Question 28 how stream shade was determined to be met or use the 'Appendix F. Stream Shade Assessment Worksheet' if necessary.

Stream Segment Identifier (letter)	Water Type (S, F)	Site Class (I - V)	Stream Width (feet)	Is there a CMZ? (Y or N)	RMZ Harvest Code(s) (see instructions)	DFC Run Number	Total width of RMZ (feet)

26. If harvesting within 50 feet of Type Np Water, complete the table(s) below. Show RMZs and stream segment identifiers on the Activity Map.

Stream Segment Identifier (letter)	Total Stream Length in Harvest Unit (feet)	Length of No-Harvest, 50-foot Buffers in Harvest Unit (feet)

Stream Segment Identifier (letter)	Total Stream Length in Harvest Unit (feet)	Length of No-Harvest, 50-foot Buffers in Harvest Unit (feet)

27. How are the following currently marked on the ground? (Flagging color, paint color, road, fence, etc.)

Harvest/Salvage Boundaries: Pink Flagging

Clumped Wildlife Reserve Trees/Green Recruitment Trees: N/A

Right-of-Way Limits/Road Centerlines: Existing Logging road.

Stream Crossing Work: N/A

Riparian Management Zone Boundaries and Leave/Take Trees: N/A

Channel Migration Zone: N/A

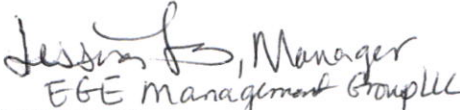
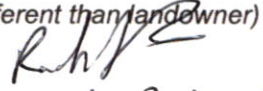

Wetland Management Zone Boundaries and Leave/Take Trees: N.A

28. Additional Information (attach additional pages if necessary): For hydraulic projects in or over Type S, F, or complex N Water(s) see instructions for required plan information. If applicable, include mitigation measures from a geotechnical memo, letter, or report.

29. We acknowledge the following:

- The information on this application/notification is true.
- We understand this proposed forest practice is subject to:
 - The Forest Practices Act and Rules AND
 - All other federal, state or local regulations.
- Compliance with the Forest Practices Act and Rules does not ensure compliance with the Endangered Species Act or other federal, state or local laws.
- If we said that we would not convert any portion of the land to non-forestry use, the county or city may deny development permits on this parcel for the next 6 years.
- The following may result in an unauthorized incidental take of certain endangered or threatened fish species:
 - Conversion of land to non-forestry use.
 - Harvesting within the maximum RMZ on a 20-acre exempt parcel that was acquired after June 5, 2006.
 - Equipment Crossings/Fords in or over Type S and F Waters.
- Inadvertent Discovery – Chapters 27.44, 27.53, 68.50 and 68.60 RCW
 - If you find or suspect you have found an archaeological object or Native American cairn, grave, or glyptic record, immediately cease disturbance activity, protect the area and promptly contact the Department of Archaeology and Historic Preservation at 360 586-3077.
 - If you find or suspect you have found human skeletal remains, immediately cease disturbance activity, protect the area, and contact the County Coroner or Medical Examiner and local law enforcement as soon as possible. Failure to report human remains is a misdemeanor.

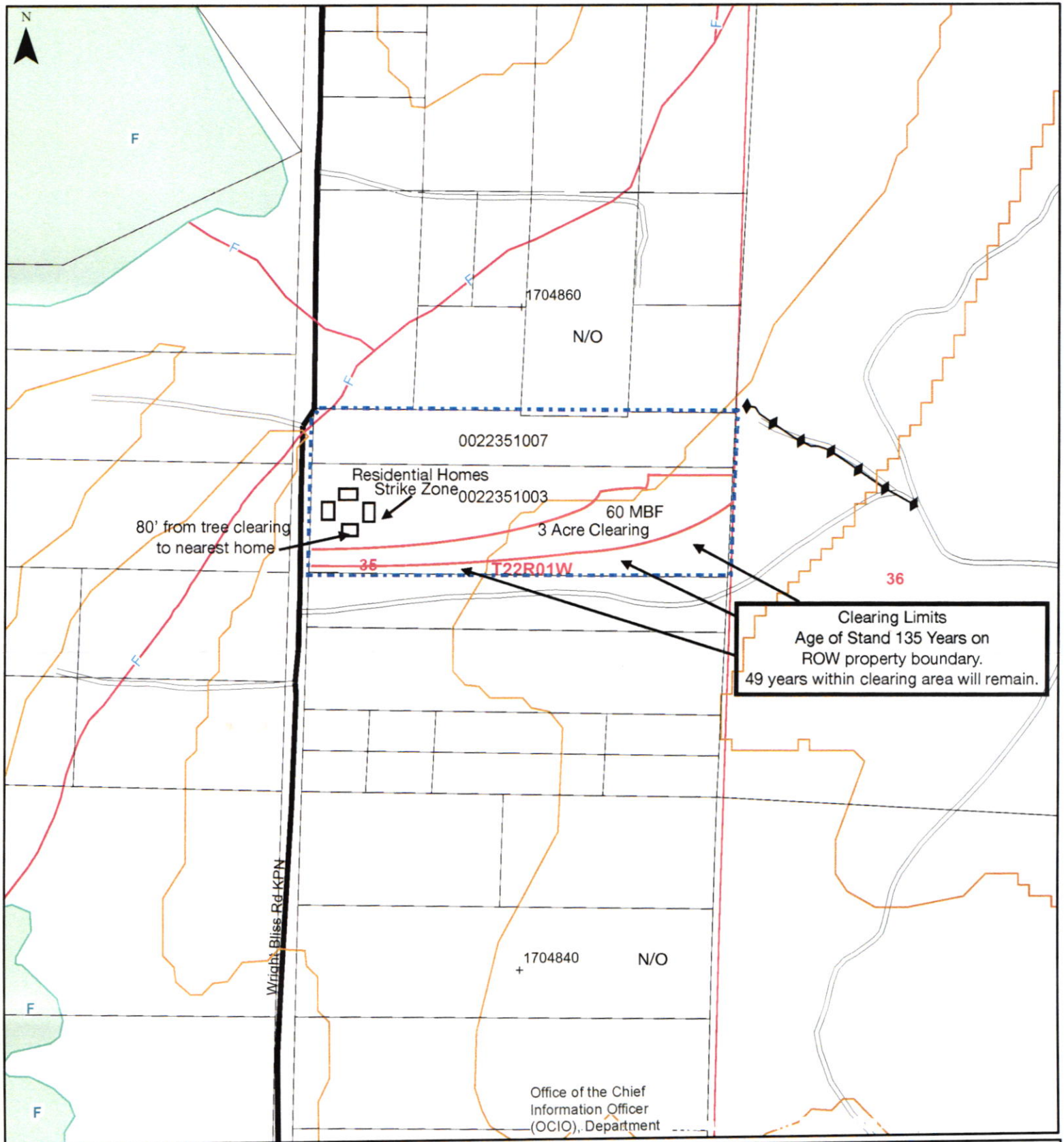
The landowner understands that by signing and submitting this FPA, he/she is authorizing the Department of Natural Resources to enter the property in order to review the proposal, inspect harvest operations, and monitor compliance for up to three years after its expiration date. RCW 76.09.150

Signature of Legal LANDOWNER  Print Name: Jessica Laros Date: 07/19/2021	Signature of Legal TIMBER OWNER* (If different than landowner)  Print Name: Randy Perkins Date: 7/21/21 (vestige)	Signature of Legal OPERATOR (If different than landowner)  Print Name: Randy Perkins Date: 7/21/21 (vestige)
--	---	--

* NOTE: If you are a "Perpetual Timber Rights Owner," and are submitting this without the Landowner's Signature, provide written evidence the landowner has been notified.

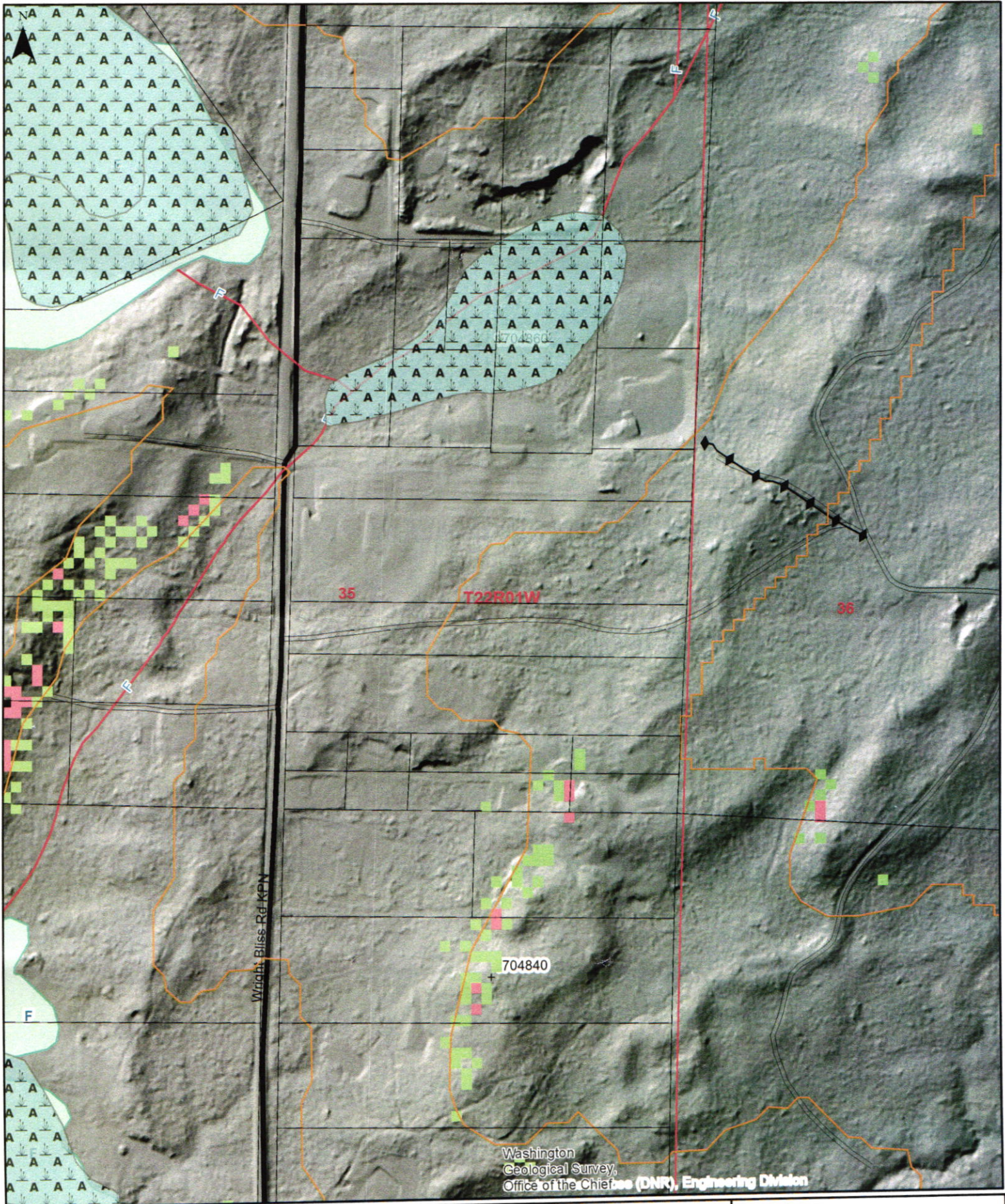
Please make a copy of this FPA/N for your records. If this FPA/N contains a hydraulic project requiring WDFW concurrence review, it will not be available online for public review until after the WDFW concurrence review period.

Forest Practices Activity Map - Application # 2422496



Map Symbols	Additional Information	Legal Description
<p>--- Harvest Boundary</p> <p>- - - Road Construction</p> <p>~ Stream</p> <p>RMZ / WMZ Buffers</p> <p>Rock Pit</p> <p>☉ Landing</p> <p>▽ Waste Area</p> <p>🌲 Clumped WRTS/GRTS</p> <p>🏠 Existing Structure</p>		<p>S35 T22.0N R01.0W</p>
<p>WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES</p>	<p>Extreme care was used during the compilation of this map to ensure its accuracy. However, due to changes in data and the need to rely on outside information, the Department of Natural Resources cannot accept responsibility for errors or omissions, and therefore, there are no warranties that accompany this material.</p>	<p>0 0.1 Miles</p> <p>Date: 4/21/2021 Time: 9:21:49 AM</p>

Forest Practices Resource Map



WASHINGTON STATE DEPARTMENT OF
NATURAL RESOURCES

Extreme care was used during the compilation of this map to ensure its accuracy. However, due to changes in data and the need to rely on outside information, the Department of Natural Resources cannot accept responsibility for errors or omissions, and therefore, there are no warranties that accompany this material.

0 0.1
Miles

Date: 4/21/2021

Time: 9:25:33 AM



Forest Practices Application/Notification Notice of Decision

FPA/N No: 2422496

Effective Date: 8/19/2021

Expiration Date: 8/19/2024

Shut Down Zone: 654

EARR Tax Credit: ☐ Eligible ☒ Non-eligible

Reference: **World Class Real Estate Bliss**

Decision

- ☐ **Notification Accepted** Operations shall not begin before the effective date.
- ☒ **Approved** This Forest Practices Application is subject to the conditions listed below.
- ☐ **Disapproved** This Forest Practices Application is disapproved for the reasons listed below.
- ☐ **Withdrawn** Applicant has withdrawn the Forest Practices Application/Notification (FPA/N).
- ☐ **Closed** All forest practices obligations are met.

FPA/N Classification

☐ Class II ☒ Class III ☐ Class IVG ☐ Class IVS

Number of Years Granted on Multi-Year Request

☐ 4 years ☐ 5 years

Conditions on Approval/Reasons for Disapproval

Note: Contact DNR at southpuget.forestpractices@dnr.wa.gov, once reforestation obligations have been met. Provide reforestation date, species planted and number of trees per acre planted. Refer to FPA 2422496.

Issued By: Jason Sharp

Region: South Puget Sound

Title: Resource Protection Forester

Date: 8/19/2021

Copies to: ☒ Landowner, Timber Owner and Operator

Issued in person: ☐ Landowner ☐ Timber Owner ☐ Operator

By: _____

Appeal Information

You have thirty (30) days to **file** (i.e., **actually deliver**) an appeal in writing of this Decision and any related State Environmental Policy Act (SEPA) determinations to the Pollution Control Hearings Board, the Attorney General's Office, and the Department of Natural Resources' region office. See [RCW 76.09.205](http://www.wa.gov/rcw7609205). The appeal period starts when the applicant receives this decision, which usually happens electronically on the date indicated below.

You must file your appeal at all three addresses below:

Pollution Control Hearings Board	Office of the Attorney General Natural Resources Division	Department Of Natural Resources South Puget Sound Region
<u>Physical Address</u> 1111 Israel Road SW Suite 301 Tumwater, WA 98501	<u>Physical Address</u> 1125 Washington Street, SE Olympia, WA 98504	<u>Physical Address</u> 950 Farman Ave N Enumclaw, WA 98022
<u>Mailing address</u> Post Office Box 40903 Olympia, WA 98504-0903	<u>Mailing Address</u> Post Office Box 40100 Olympia, WA 98504-0100	<u>Mailing Address</u> 950 Farman Ave N Enumclaw, WA 98022

Information regarding the Pollution Control Hearings Board can be found at: <http://www.eluho.wa.gov/>

Other Applicable Laws

Operating as described in this application/notification does not ensure compliance with the Endangered Species Act, or other federal, state, or local laws.

Transfer of Forest Practices Application/Notification (WAC 222-20-010)

Use the "Notice of Transfer of Approved Forest Practices Application/Notification" form. This form is available at region offices and on the Forest Practices website: <https://www.dnr.wa.gov/programs-and-services/forest-practices/review-applications-fpars/forest-practices-forms-and>. Notify DNR of new Operators within 48 hours.

Continuing Forestland Obligations (RCW 76.09.060, RCW 76.09.070, RCW 76.09.390, and WAC 222-20-055)

Obligations include reforestation, road maintenance and abandonment plans, conversions of forestland to non- forestry use and/or harvest strategies on perennial non-fish habitat (Type Np) waters in Eastern Washington.

Before the sale or transfer of land or perpetual timber rights subject to continuing forest and obligations, the seller must notify the buyer of such an obligation on a form titled "Notice of Continuing Forest Land Obligation". The seller and buyer must both sign the "Notice of Continuing Forest Land Obligation" form and send it to the DNR Region Office for retention. This form is available at DNR region offices.

If the seller fails to notify the buyer about the continuing forestland obligation, the seller must pay the buyer's costs related to continuing forestland obligations, including all legal costs and reasonable attorneys' fees incurred by the buyer in enforcing the continuing forestland obligation against the seller.

Failure by the seller to send the required notice to DNR at the time of sale will be prima facie evidence in an action by the buyer against the seller for costs related to the continuing forestland obligation prior to sale.

DNR Affidavit of Mailing

On this day **8/19/2021**, I placed in the United States mail at **Olympia**, WA, postage paid, a true and accurate copy of this document. Notice of Decision FPA #**2422496**.

Meredith Dessens

(Printed Name)


(Signature)



Special Meeting: October 31, 2023

Item # 7a

To: Board of Park Commissioners

From: Tracey Perkosky, Executive Director

Date: October 31, 2023

Subject: Authorize the Executive Director to Purchase (1) F250 Pickup Truck from Bud Clary Ford through WA State DES Agreement # 05916

Background

In the 2023 annual budget, funding was approved for the acquisition of a smaller size (Nissan Frontier-type) pick-up truck for the maintenance division. This would have brought our pick-up fleet to two (2) full size pick-ups with needed towing capacity and two (2) smaller pick-ups.

However, the 2005 full-size truck is showing its age and requiring more repairs. When this truck is unavailable due to repairs, there is only one truck suitable for towing the larger trailer and equipment. During the 2024 budget preparation process a new full size truck was requested to ensure that we maintain adequate towing capacity as nearly all mowers and tractor are frequently moved between park sites.

During the October draft budget presentation to the Board, the Director suggested purchasing a new full size pickup truck in 2023 rather than the smaller one, with no additional vehicle purchase in 2024. This will allow us to use the 2005 for an additional period of time without the wear and tear that comes from towing while still having 2 trucks able to move equipment. The staff has been very prudent and fiscally responsible with the Capital Equipment budget, with \$55,112 committed thus far, and a truck and mower purchase still outstanding. Using the \$35,000 budgeted for the Nissan truck and the cost savings, the District will end the year with about \$4,000 over in the Capital Equipment line item but with our Fund Budget, no budget adjustment is needed.

Purchases estimated to be \$50,000 or more both require Board of Park Commissioner approval and be competitively bid. The policy further states that the District may purchase supplies, equipment or materials subject to RCW 39.01.010 without being subject to public bidding requirements if the items can be obtained at a competitive price.

Staff has reviewed the bidding materials provided by the State of Washington, Department of Enterprise Services under contract number 05916 and determined that it completed a public bidding process and that it is offering competitive pricing.

With the ongoing United Auto Workers (UAW) strike, it is unknown when the 2024 vehicles will be ready for production. The strike must conclude and then all the orders which should have been delivered during the strike will need to be manufactured leading to potentially lengthy delays.

Staff reached out to DES to discuss options and was told that there were a few pick-up trucks which have been ordered by other agencies, but cancelled and are ready for delivery. These are brand new vehicles. After a thorough review to ensure that it meets our specifications, the Director is requesting approval to



purchase order number X495 (Attachment 1) which is a 2023 Ford F250 Pickup with an Extended Cab and needed towing capacity. While it does have an add-on of \$159 for upfitter switches this savings far outweighs additional repair costs, lost time due to repairs on our current vehicle or waiting for the 2024 vehicle which had a quoted price of \$57,000. Including the \$300 prompt payment discount, the total cost of the requested 2023 truck is \$54,759.41.

Once approved by the Board, staff will issue the required Purchase Order and then arrange for vehicle delivery.

Recommended Action: Authorize the Executive Director to Purchase (1) F250 Pickup Truck from Bud Clary Ford through WA State DES Agreement # 05916

Attachment 1: Quote for Oxford White (X495) 2023 Ford F250 Pickup with Extended Cab.

Attachment 1

Color Options & Qty

Oxford White (Z1) – X495

Tax Exempt: N

Vehicle Options

Order Code	Option Description	Qty	Unit Price	Ext. Price
2023-0821-0001	2023 Ford F250 Pickup, 4WD	1	\$45,972.00	\$45,972.00
2023-0821-0004	INFORMATION ONLY: Bud Clary Ford offers a \$300 Prompt Payment Discount if payment is received within 20 days of vehicle delivery.	1	\$0.00	\$0.00
2023-0821-0005	INFORMATION ONLY: Bud Clary Ford CARS Cancellation Fees: NO fee to cancel order if vehicle has not been scheduled for production and is able to be cancelled at factory. \$500 cancellation fee if vehicle has been serialized and is locked in for production by manufacturer. \$750 cancellation fee if vehicle has been delivered to customer and must be picked up by dealer and re-stocked into inventory. Absolutely NO cancellation if customer has licensed/registered vehicle. Upfits/Equipment ordered for vans, trucks, chassis cabs and police/fire vehicles will have a 10-30% re-stocking fee; custom bodies cannot be cancelled.	1	\$0.00	\$0.00
2023-0821-0010	2023 Ford F250 Pickup, Regular Cab, 4WD, 142WB, 8ft Box, 6.8L V8 Gas, TorqShift-G 10-Speed Automatic Transmission with Select Drive Modes, 10,000# GVWR, 3830# Payload, 3.73 RAR #X37, LT245/75Rx17E BSW All-Season Tires, 17in argent painted steel wheels/painted hub covers, (F2B/600A/99A/44F/142WB/TD8/64A) -- This is the BASE Vehicle, please refer to Vehicle Standard Specifications for complete description.	1	\$0.00	\$0.00
2023-0821-0012	Alternative Cab/Wheelbase: Extended Cab, 164WB, 8ft box, 10000# GVWR, 3490# Payload (X2B/164WB)	1	\$2,481.00	\$2,481.00
2023-0821-0028	Platform Running Boards (Extended/Crew Cabs)(18B)	1	\$429.00	\$429.00
2023-0821-0032	Upfitter Switches (6) (located in overhead console) (gas engines - includes 190-Amp Alternator #67D, diesel engines include 250-Amp Alternator #67D) (66S)	1	\$159.00	\$159.00
2023-0821-0037	Tailgate Step (includes step and handle) (85G)	1	\$363.00	\$363.00
2023-0821-0215	Mud Flaps, front (DLR)	1	\$88.00	\$88.00
2023-0821-0216	Mud Flaps, Rear (Single Rear Wheel) (DLR)	1	\$88.00	\$88.00
2023-0821-0218	Floor Mats, HD Rubber Molded, Front (Weather Tech) (DLR)	1	\$132.00	\$132.00
2023-0821-0219	Floor Mats, HD Rubber Molded, Rear (Weather Tech) (DLR)	1	\$111.00	\$111.00
2023-0821-0220	Flare Kit, 3-piece triangle with storage box, for roadside emergency use (DLR)	1	\$56.00	\$56.00
2023-0821-0221	Fire Extinguisher, 2.5# Dry Chemical ABC Rated w/ Mounting Bracket, uninstalled (DLR)	1	\$47.00	\$47.00
2023-0821-0222	Spray-In Bedliner (DLR)	1	\$570.00	\$570.00
2023-0821-0227	Stock Vehicle Upcharge (Call Dealer for Availability) (DLR)	1	\$250.00	\$250.00