

EXHIBIT 4
FOWLER CREEK TRAILS
BOUNDARY LINE ADJUSTMENT
NARRATIVE
2-26-2026



Kittitas County CDS

This application is for a Boundary Line Adjustment (BLA) involving property located at 981 Fowler Creek Road, Cle Elum, Washington 98922. The subject property contains approximately 61.58 acres in total.

The proposal involves the adjustment of boundary lines among twenty (20) existing parcels. All original parcels were legally created. The purpose of this BLA is to provide a better parcel layout for family use by reconfiguring existing parcel boundaries. No additional parcels are being created through this application. Parcel Number 785434 is NOT included in this BLA.

Project Size and Location

The subject property consists of approximately 61.58 acres and is located at 981 Fowler Creek Road, Cle Elum, WA 98922. The property is accessed from Fowler Creek Road.

Existing Development and Site Features

There is currently one existing house located on the property. The property contains a mix of forested land and pasture land and includes wetlands.

This application is for a boundary line adjustment only. It is intended to reconfigure parcel boundaries and improve parcel layout. It does not, by itself, propose new development beyond the boundary adjustments shown on the BLA map and supporting materials.

Water Supply

Water service for the existing residence is provided by an exempt well. There are two (2) wells located on the property.

Sewage Disposal

Sewage disposal for the existing residence is provided by an existing on-site septic system.

Electrical and Data Service

The property is served by Puget Sound Energy (Puget Power) for electrical service. Data/internet service is provided by Starlink.

Parcel Configuration, Zoning Context, and BLA Purpose

All parcels included in this BLA are being adjusted to create a better overall parcel layout for family use. No new parcels are being created as part of this proposal.

All parcels, as adjusted, will be over one (1) acre in size. A table of existing and proposed parcel acreages is included with the BLA map.

The property is zoned Rural 5 (R-5), which generally requires five (5) acre minimum parcel size under current zoning. The existing parcels are currently less than five (5) acres in size and therefore do not meet current zoning dimensional standards. However, the parcels were legally created, and this BLA is proposed in a manner allowed under Kittitas County Code, which permits boundary line adjustments involving these parcels down to one (1) acre in size (as applicable under County code and staff review).

Access and Easements

All parcels have legal access. A new easement is being created as part of this BLA to provide access to all lots included in the boundary line adjustment. The access configuration and easement location are shown on the accompanying BLA map and supporting documents.

Qualitative Features of the Proposal

The proposal includes the following qualitative features and project elements:

- Boundary line adjustment among 20 legally created existing parcels
- No increase in parcel count (no additional parcels created)
- Reconfiguration to provide a better parcel layout for family use
- All adjusted parcels 1 acre or greater
- One existing residence
- Two wells on the property; residence served by an exempt well
- Existing on-site septic system
- Electrical service by Puget Sound Energy (Puget Power)
- Data/internet service by Starlink
- All parcels have legal access
- New access easement created to serve all lots included in the BLA
- Property includes forested land, pasture land, and wetlands
- Existing and proposed parcel acreages are documented in the acreage table included with the BLA map

This narrative is intended to describe all major elements of the proposed boundary line adjustment. The exact boundary revisions, parcel dimensions, acreages, easement locations, and related details are shown on the accompanying BLA survey/map and application materials.