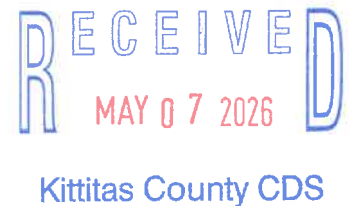


**FLYING A
BOUNDARY LINE ADJUSTMENT
NARRATIVE
MAY 7, 2026**



This application is for a Boundary line Adjustment (BLA) involving property located at 310 Mission View Drive in Ellensburg, WA. The subject property contains approximately 12.02 acres in total.

The proposal involves the adjustment of boundary lines among four (4) existing parcels. All original parcels were legally created. The purpose of this BLA is to provide a better parcel layout by reconfiguring existing parcel boundaries. No additional parcels are being created through this application.

Project Size and Location

The subject property consists of approximately 12.02 acres and is located at 310 Mission View Drive, Ellensburg, WA 98922. The property is accessed from Mission View Drive, which is located off of Wilson Creek Road.

Existing Development and Site Features

There is currently one existing house located on the property. The property contains pastureland and includes a pond and irrigation lands.

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 a community well. A pumphouse and well on parcel 12302, also owned by the owner, provides domestic water to the property.

Sewage Disposal

Sewage disposal for the existing residence is provided by a septic system that has been approved by Kittitas County.

Electrical and Data Service

The property is served by PUD 1 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 provide a better parcel layout by reconfiguring existing parcel boundaries. 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 application.

The property is zoned Agriculture 5 (AG-5), which generally requires five (5) acre minimum parcel size under current zoning. All 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. An easement exists 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.

Qualitative Features

The proposal includes the following qualitative features and project elements:

- Boundary line adjustment among four legally created existing parcels
- No increase in parcel count
- Reconfiguration to provide a better parcel layout
- All adjusted parcels 1 acre or greater
- One existing residence
- Residence served by a community well
- Existing on-site septic system
- Electrical service by PUD 1
- Data/internet service by Starlink
- All parcels have legal access via existing easement
- Property includes pastureland and irrigation lands
- Existing and proposed parcel acreages are documented in the acreage table included with the BLA application

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.