

**EXHIBIT 2
PROJECT NARRATIVE
BLUE JAY LAND COMPANY, LLC
BOUNDARY LINE ADJUSTMENT**

This Boundary Line Adjustment project undertaken by the Blue Jay Land Company, the applicant, is situated within the Northwest Quarter of the Northwest Quarter of Section 12 and the Southwest (quarter?) of the Southwest Quarter of Section 1 in Township 20 North, Range 14 East, W.M. This location is shown on Exhibit 8 – Vicinity Map, which provides a more comprehensive overview of the project's size and precise location.

This Boundary Line Adjustment is the final step to clear up land ownership issues that have existed since the days of coal mining in the Ronald region.

The Blue Jay Land Company Boundary Line Adjustment project is approximately 29.35 acres in size and contains the following parcels:

Exhibit 1 – Old Railway Right of Way – Section 1 as identified and included in that default judgment issued by the Superior Court of The State of Washington in and for Kittitas County case number 23-2-00084-19 being .20 acres in size.

Exhibit 2 – Old Railway Right of Way – Section 2 as identified and included in that default judgment issued by the Superior Court of The State of Washington in and for Kittitas County case number 23-2-00084-19 being .31 acres in size.

Exhibit 3 – Double O Road – Section 1 as identified and included in that default judgment issued by the Superior Court of The State of Washington in and for Kittitas County case number 23-2-00084-19 being 1.02 acres in size.

Exhibit 4 – Double O Road – Section 2 as identified and included in that default judgment issued by the Superior Court of The State of Washington in and for Kittitas County case number 23-2-00084-19 being .13 acres in size.

Exhibit 5 – Triangle Parcel as identified and included in that default judgment issued by the Superior Court of The State of Washington in and for Kittitas County case number 23-2-00084-19 being .67 acres in size. (Parcel Number 962758)

Parcel 20202 being 26.39 acres in size.

Parcel 201934 being .63 acres in size.

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JUL 26 2023

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In terms of utility providers, the following utilities will be supplied.

1. Water supply will be provided by Evergreen Valley Water System, Inc
2. Sewage disposal will be provided by Evergreen Valley Utility System, Inc.,
3. Electrical service will be provided by Puget Sound Energy.
4. Data and phone services will be provided by R & R Cable.
5. Cable TV service will be provided by R & R Cable.

Access to the property will be via Double O Road, a private road located on an easement which is located on Blue Jay Land Company property. Blue Jay Land Company will create a new fire apparatus turnaround at the end of the proposed easement as shown on Exhibit 1A.

Applicant will continue to use Double O Road to access the existing parcels and construct the new road as identified on Exhibit 1A that will meet and exceed Kittitas County Road Standards for private roads. The new road as shown on Exhibit 1A will have a hammerhead as required by the International Fire Code Appendix D.

PROPOSED LEGAL DESCRIPTIONS AND MAPPING

The proposed legal descriptions and mapping very closely represent the final layout but are approximate in nature. After preliminary approval, the applicant will provide Kittitas County with final surveyed maps and legal descriptions for approval of the Kittitas County Planning Department and the Kittitas Public Works Department. After approval, all submitted materials will be filed with the Kittitas County Auditor's Office.

COMPLIANCE WITH CHAPTER 16.10 BOUNDARY LINE ADJUSTMENTS AND PARCEL COMBINATIONS

Attached to this application is Exhibit 9 where the applicant has copied KCC 16.10 and provided, in written detail, how this application meets all of the requirements and is in compliance with KCC 16.10.

QUALITATIVE FEATURES STATEMENT REGARDING THE BLUE JAY LAND COMPANY BOUNDARY LINE ADJUSTMENT

Upper Kittitas County is experiencing a need for additional housing options. The proposed boundary line adjustment would help address this need by creating legal and buildable lots for the construction of new homes. This would increase the availability of housing in the region, which would support the growth of the local community and address the needs of residents and newcomers alike.

The property associated with the proposed boundary line adjustment has much to offer. It has great views, is close to Lake Cle Elum, and has access to mountain trails for

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mountain biking in the summer and snowmobiling in the winter. This makes it an ambitious destination for outdoor enthusiasts. The area is a hub for winter activities and includes access to the Roslyn Ridge Activity Center available for summer usage including a swimming pool, tennis court, basketball court, badminton court, and volleyball court with designated picnic areas as well as a play area for children.

The proposed boundary line adjustment would allow Blue Jay Land Company to extend water, sewer, power, and data services to the affected properties. This would make the properties more attractive to developers and residents and help to foster sustainable and efficient development.

The boundary line adjustment would also increase tax revenue for Kittitas County. The increased property value of the adjusted parcels would mean more tax revenue for the county, which could be used to improve essential services, infrastructure, and the county road fund.

Overall, the proposed boundary line adjustment will bring significant benefits to Kittitas County. Upon approval of the boundary line adjustment, Blue Jay Land Company will add utilities, improve access, increase tax revenue, create more housing, and provide recreational opportunities.

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