
Narrative for Boitano Short Plat at 4996 Umptanum Road - TPN 918833

From Chris Cruse <chris@cruseandassoc.com>

Date Thu 8/27/2026 10:43 AM

To file@cruseandassoc.com <file@cruseandassoc.com>

Narrative – 2 lot short plat of tax parcel number 918833 to place the existing home at 4996 Umptanum Road on a separate tax parcel as allowed by KCC 16.12.040(1). The proposed 11.71 acre Lot 2 will have the existing residence at 4996 Umptanum Road with individual septic system and shared well. Access to the home at 4996 Umptanum Road is a shared driveway with 4990 Umptanum Road in easement recorded under AFN 200703140006. The boundary of the 11.71 acre lot 2 follows the existing agricultural field boundary and pasture fencing and is allowed under KCC 16.12.040(1)(A)(iii)(b). The proposed 10.18 acre Lot 1 does not have any buildings and is currently in AG use only. Lot 1 will use the existing driveway to access directly onto Umptanum Road. All future residential development of proposed Lot 1 will be reviewed and permitted by Kittitas County. See application map for additional information.

Existing Descriptions:

Portion of Section 22, T17N, R18E, WM, see title report for full descriptions.

Proposed Descriptions:

Lots 1 and 2 of the Boitano short plat to be recorded after review and authorization to record has been granted by the planner.

Thanks,
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AUG 27 2026
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