

EXHIBIT X8
ROSLYN RIDGE MINI GOLF
DESCRIPTION OF SURROUNDING PROPERTIES

The following pages identify each of the adjacent properties that are not owned by the applicant. The applicant has written a brief description of each property and has included a COMPAS property report and assessor information. This information was downloaded from the Kittitas County TaxSifter website and presumed to be the most accurate information available at the time of this application.

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**SURROUNDING PROPERTY REPORT
ROSLYN RIDGE MINI GOLF
PARCEL 12318**

This is a parcel of land being 3.45 acres with the home sitting approximately 140 feet adjacent to and south of State Route 903, the main road that leads to the entrance to Roslyn Ridge Mini Golf, with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as Rural Recreation. This parcel is approximately 780 feet southeast of the primary entrance to the proposed project and 440 feet southwest of Ridgecrest Road, the secondary entrance to the proposed project.

This parcel has a line of trees and vegetation acting as a natural barrier between the home and State Route 903. There is vegetation throughout the property as well.

Noise and Light Discussion: This parcel is south of and lower in elevation than Roslyn Ridge Mini Golf. The home itself is surrounded by vegetation which provides a barrier from State Route 903, and access to the property is through a private driveway off Pour House Loop off State Route 903. With this consideration and with the addition of a forest barrier in the land between this parcel and the proposed project, its natural forest barrier from State Route 903, and the future addition of some vegetation screening by the applicant during development, there will likely be few adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 and leading into the entrance of the proposed project will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.

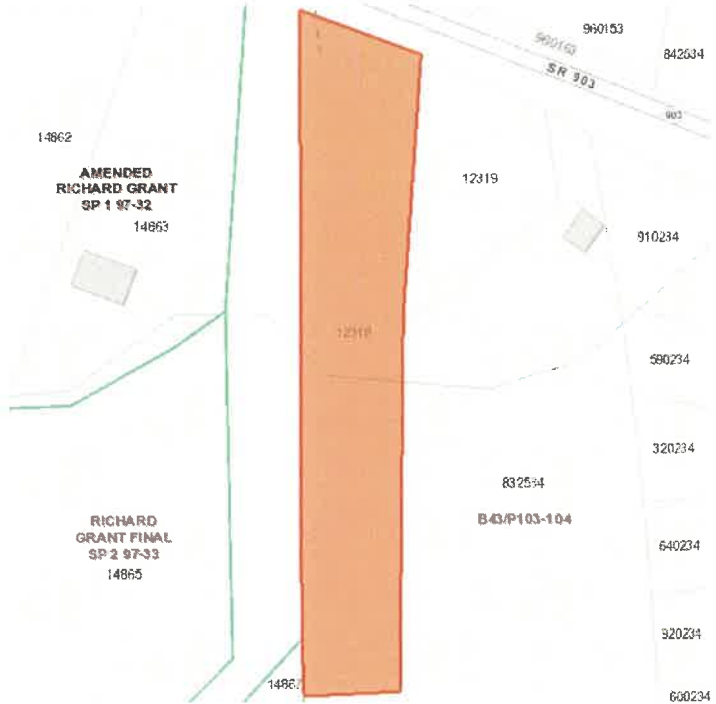


Property Report for Parcel#: 12318

Tuesday, November 21, 2023

Parcel Information

Address:	9040 SR 903 RONALD
Tax Parcel ID:	12318
Map Number:	20-14-12040-0006
Recorded Area:	3.45 a
Owner Name	WATKINS, HARLAN K & SUSAN D
Name Cont:	
Mailing Address:	2110 ANACORTES AVE NE
City/State/Zip:	RENTON WA 98059



Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	R4SBC
DNR Water Type:	Type 2 (F)
FIRM Zone:	
FEMA Flood Map:	53037C0656D
Coalmine Shaft:	Yes
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2362
ISO:	0.063
PG:	149, Engineering is required

Administrative Information

Zone and Allowed Uses:	Rural Recreation
Land Use Category:	Rural Recreation
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 6 (Ronald)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	No

Domestic Water Information

Groundwater Permit Required?	No, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR

Sub Basin Watershed:

Cle Elum River



Assessor **Treasurer** **Appraisal** **MapSifter**

Parcel

Parcel#:	12318	Owner Name:	WATKINS, HARLAN K & SUSAN D
DOR Code:	11 - Residential - Single Family	Address1:	
Situs:	9040 SR 903 RONALD	Address2:	2110 ANACORTES AVE NE
Map Number:	20-14-12040-0006	City, State:	RENTON WA
Status:		Zip:	98059
Description:	ACRES 3.45, CD. 5866-1-1; SEC. 12; TWP. 20; RGE. 14; PTN. W1/2 SE1/4 (PARCEL X, B16/P155)		
Comment:	SENT OFFICIAL NC NOTICE OF VALUE ON 10/31/2019, 19 FOR 20		

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$349,000	Land:	\$349,000	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$585,380	Improvements:	\$585,380	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$934,380	Total	\$934,380	Total Acres:	3.45000

Ownership

Owner's Name	Ownership %	Owner Type
WATKINS, HARLAN K & SUSAN D	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
12/10/13	2013-2179	1	2013-2179	REYKDAL, FRED ETUX	WATKINS, HARLAN K & SUSAN D	\$122,000
05/21/04	2004-1070	1	2004-1070	SHATZ, ANTON J ETUX	REYKDAL, FRED ETUX	\$129,000
10/01/97	4495	1	4495	STUTH WILLIAM S ETUX ETAL	SHATZ, ANTON J ETUX	\$0
12/01/89	2861400	3	2861400	ALPINE VENEERS, INC.	STUTH WILLIAM S ETUX ETAL	\$42,000

Building Permits

Permit No.	Date	Description	Amount
2015-00432	8/12/2015	SFR 1894 SQFT, GARAGE 598 SQFT, CVRD PORCHES 408 SQFT	

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	WATKINS, HARLAN K & SUSAN D	\$349,000	\$585,380	\$0	\$934,380	\$0	\$934,380
2023	WATKINS, HARLAN K & SUSAN D	\$289,000	\$501,310	\$0	\$790,310	\$0	\$790,310
2022	WATKINS, HARLAN K & SUSAN D	\$149,000	\$399,510	\$0	\$548,510	\$0	\$548,510
2021	WATKINS, HARLAN K & SUSAN D	\$124,000	\$368,370	\$0	\$492,370	\$0	\$492,370
2020	WATKINS, HARLAN K & SUSAN D	\$124,000	\$286,310	\$0	\$410,310	\$0	\$410,310

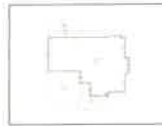
[View Taxes](#)

Parcel Comments

Date	Comment
10/31/19	SENT OFFICIAL NC NOTICE OF VALUE ON 10/31/2019, 19 FOR 20
12/06/05	RM-7/10/97-SEG FROM 20-14-1240-0001 CD. 5866-1

Property Images

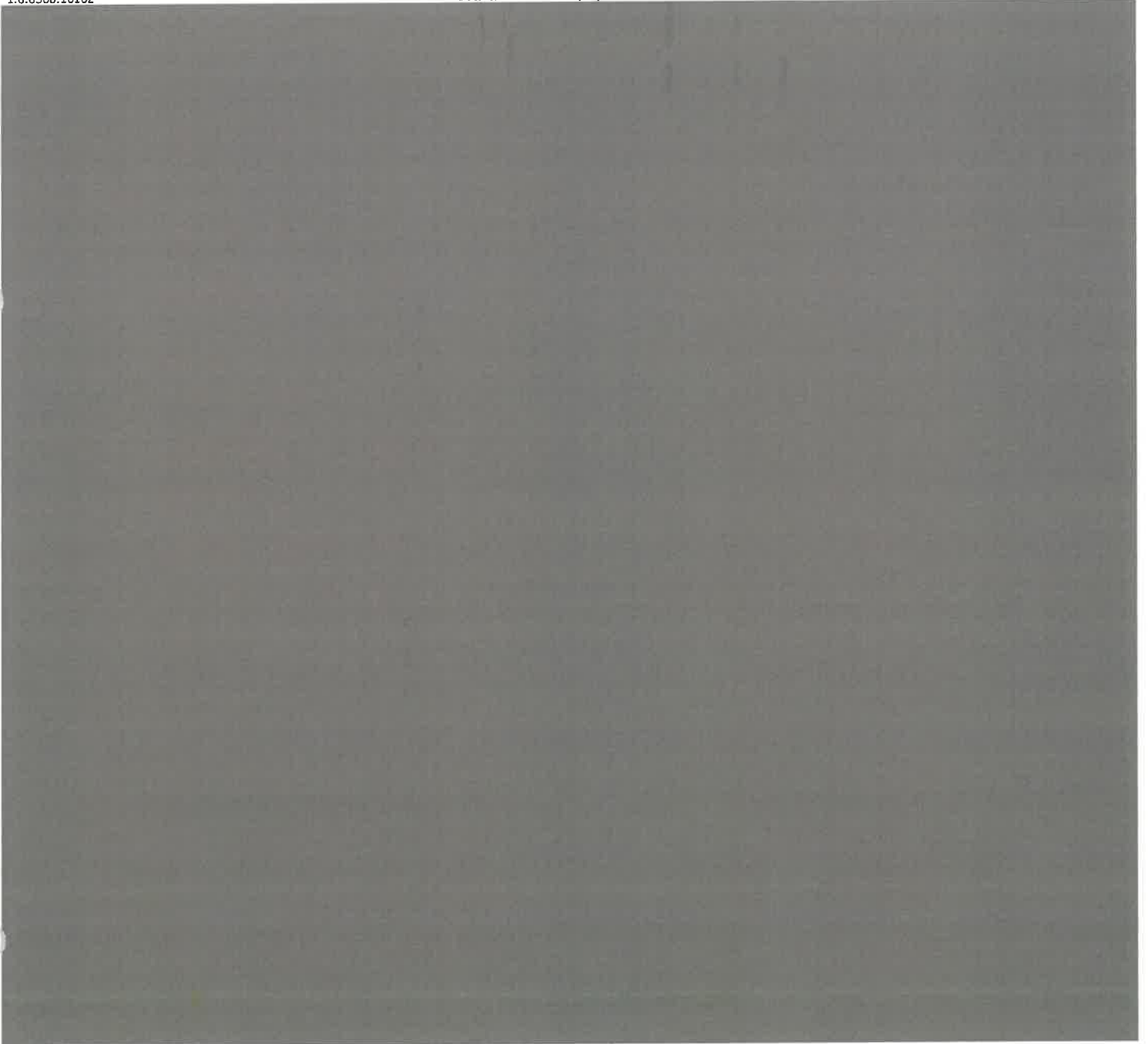
Click on an image to enlarge it.



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Data current as of: 11/17/2023 3:49 PM

TX RollYear_Search: 2024



**SURROUNDING PROPERTY REPORT
ROSLYN RIDGE MINI GOLF
PARCEL 12319**

This is a parcel of land being 1.46 acres with the home sitting approximately 100 feet adjacent to and south of State Route 903, the main road that leads to the entrance to Roslyn Ridge Mini Golf, with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as Rural Recreation. This parcel is approximately 1,090 feet southeast of the primary entrance to the proposed project and 240 feet southwest of Ridgecrest Road, a secondary entrance to the proposed project.

This parcel has a line of trees and vegetation acting as a natural barrier between the home and State Route 903. There is vegetation throughout the property as well.

Noise and Light Discussion: This parcel is south of and lower in elevation than Roslyn Ridge Mini Golf. The home itself is surrounded by vegetation which provides a barrier from State Route 903. With this consideration and with the addition of a forest barrier in the land between this parcel and the proposed project as well as the future addition of some vegetation screening by the applicant during development, there will likely be few adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 and leading into the entrance of the proposed project will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 12319

Tuesday, November 21, 2023

Parcel Information

Address:	8910 SR 903 RONALD
Tax Parcel ID:	12319
Map Number:	20-14-12040-0007
Recorded Area:	1.46 a
Owner Name	HARRIS, JASON S
Name Cont:	
Mailing Address:	GENERAL DELIVERY
City/State/Zip:	RONALD WA 98940-9999



Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	N/A
DNR Water Type:	N/A
FIRM Zone:	
FEMA Flood Map:	53037C0656D
Coalmine Shaft:	Yes
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2363
ISO:	0.063
PG:	149, Engineering is required

Administrative Information

Zone and Allowed Uses:	Rural Recreation
Land Use Category:	Rural Recreation
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 6 (Ronald)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	No

Domestic Water Information

Groundwater Permit Required?	No, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR

Sub Basin Watershed: Cle Elum River



[Assessor](#) [Treasurer](#) [Appraisal](#) [MapSifter](#)

Parcel

Parcel#:	12319	Owner Name:	HARRIS, JASON S
DOR Code:	11 - Residential - Single Family	Address1:	
Situs:	8910 SR 903 RONALD	Address2:	GENERAL DELIVERY
Map Number:	20-14-12040-0007	City, State:	RONALD WA
Status:		Zip:	98940-9999
Description:	ACRES 1.46, CD. 5866-1-2; SEC. 12; TWP. 20; RGE. 14; PTN. W1/2 SE1/4 (PARCEL Y, B16/P155)		
Comment:			

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$309,200	Land:	\$309,200	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$371,680	Improvements:	\$371,680	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$680,880	Total	\$680,880	Total Acres:	1.46000

Ownership

Owner's Name	Ownership %	Owner Type
HARRIS, JASON S	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
05/28/20	2020-802	1	2020-802	SESSIONS, RILEY & DALLAS	HARRIS, JASON S	\$445,000
12/15/17	2017-2845	1	2017-2845	STUTH, WILLIAM S	SESSIONS, RILEY & DALLAS	\$330,000
10/01/97	4497	1	4497	STUTH WILLIAM S ETUX ETAL	STUTH, WILLIAM S	\$0
12/01/89	2861400	3	2861400	ALPINE VENEERS, INC.	STUTH WILLIAM S ETUX ETAL	\$42,000

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	HARRIS, JASON S	\$309,200	\$371,680	\$0	\$680,880	\$0	\$680,880
2023	HARRIS, JASON S	\$249,200	\$314,560	\$0	\$563,760	\$0	\$563,760
2022	HARRIS, JASON S	\$109,200	\$270,290	\$0	\$379,490	\$0	\$379,490
2021	HARRIS, JASON S	\$84,200	\$248,730	\$0	\$332,930	\$0	\$332,930
2020	HARRIS, JASON S	\$84,200	\$216,750	\$0	\$300,950	\$0	\$300,950

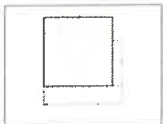
[View Taxes](#)

Parcel Comments

No Comments Available

Property Images

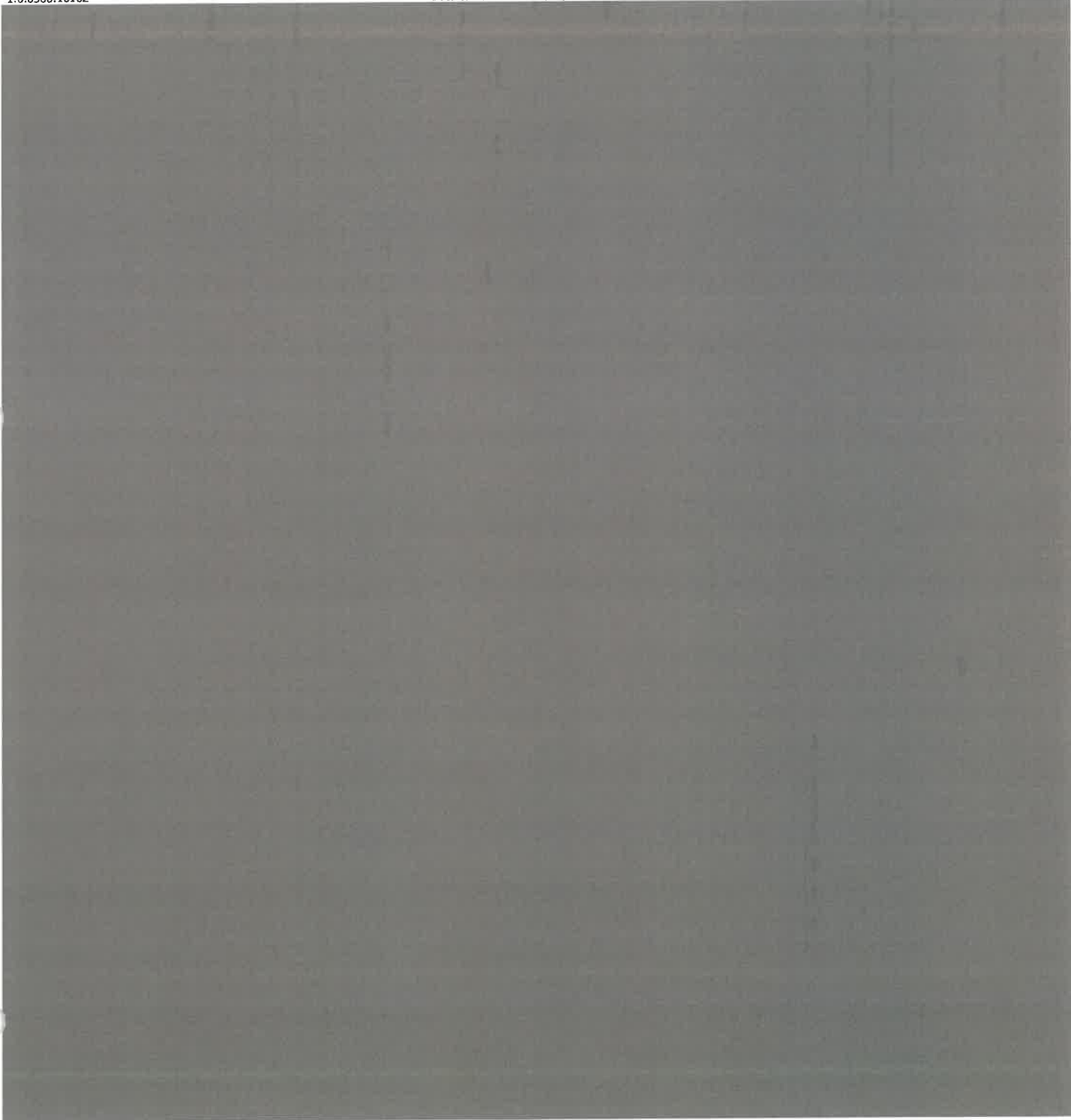
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TX RollYear Search: 2024



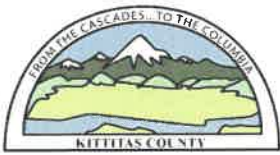
**SURROUNDING PROPERTY REPORT
ROSLYN RIDGE MINI GOLF
PARCEL 14861**

This is a parcel of land being 4.07 acres with the home sitting approximately 265 feet adjacent to and south of State Route 903, the main road that leads to the entrance to Roslyn Ridge Mini Golf, with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as Rural Recreation. This parcel is approximately 107 feet south of the primary entrance to the proposed project.

This parcel has a dense line of trees and vegetation acting as a natural barrier between the home and residential facilities and State Route 903. There is dense vegetation throughout the property as well.

Noise and Light Discussion: This parcel is south of and lower in elevation than Roslyn Ridge Mini Golf. The home itself is within the center of the property surrounded by dense vegetation and a measurable distance from State Route 903, and access to the property is through a private driveway off of State Route 903. With this consideration and with the addition of a forest barrier in the land between this parcel and the proposed project, its natural forest barrier from State Route 903, and the future addition of some vegetation screening by the applicant during development, there will likely be few adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 and leading into the entrance of the proposed project will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 14861

Friday, September 15, 2023

Parcel Information

Address:	9130 SR 903 RONALD
Tax Parcel ID:	14861
Map Number:	20-14-12055-0001
Recorded Area:	4.07 a
Owner Name	REV LIV TRUST OF MICHAEL E & LUCINDA D RAAP
Name Cont:	
Mailing Address:	12307 SE 235TH ST
City/State/Zip:	KENT WA 98031-3625

Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	R4SBC
DNR Water Type:	N/A
FIRM Zone:	
FEMA Flood Map:	53037C0656D
Coalmine Shaft:	Yes
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2348
ISO:	0.063
PG:	148, Engineering is required

Domestic Water Information

Groundwater Permit Required?	No, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR



Administrative Information

Zone and Allowed Uses:	Rural Recreation
Land Use Category:	Rural Recreation
Commissioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 6 (Ronald)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	No

Sub Basin Watershed: Cle Elum River



Assessor **Treasurer** **Appraisal** **MapSifter**

Parcel

Parcel#:	14861	Owner Name:	REV LIV TRUST OF MICHAEL E & LUCINDA D RAAP
DOR Code:	18 - Residential - All other	Address1:	
Situs:	9130 SR 903 RONALD	Address2:	12307 SE 235TH ST
Map Number:	20-14-12055-0001	City, State:	KENT WA
Status:		Zip:	98031-3625
Description:	ACRES 4.07, GRANT SHORT PLAT 1 (AMENDED) 97-32; LOT 1; SEC. 12, TWP. 20, RGE. 14		
Comment:			

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$361,400	Land:	\$361,400	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$260,970	Improvements:	\$260,970	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$622,370	Total	\$622,370	Total Acres:	4.07000

Ownership

Owner's Name	Ownership %	Owner Type
REV LIV TRUST OF MICHAEL E & LUCINDA D RAAP	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
11/02/22	2022-2304	1	2022-2304	RAAP, MICHAEL E & LUCINDA	REV LIV TRUST OF MICHAEL E & LUCINDA D RAAP	\$0
11/09/10	2010-1652	1	2010-1652	SUNCADIA LLC	RAAP, MICHAEL E & LUCINDA	\$5,700
09/12/08	2008-1490	1	2008-1490	STUTH, WILLIAM S & DENISE	RAAP, MICHAEL E & LUCINDA	\$165,000
02/28/05	2005-442	1	2005-442	GRANT, RICHARD E	STUTH, WILLIAM S ETUX &	\$135,000

Building Permits

Permit No.	Date	Description	Amount
2014-00364	7/15/2014	SHOP W/BATHROOM 3905 SQFT	

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	REV LIV TRUST OF MICHAEL E & LUCINDA D RAAP	\$361,400	\$260,970	\$0	\$622,370	\$0	\$622,370
2023	REV LIV TRUST OF MICHAEL E & LUCINDA D RAAP	\$301,400	\$231,080	\$0	\$532,480	\$0	\$532,480
2022	REV LIV TRUST OF MICHAEL E & LUCINDA D RAAP	\$161,400	\$200,110	\$0	\$361,510	\$0	\$361,510

2021	RAAP, MICHAEL E & LUCINDA	\$136,400	\$219,460	\$0	\$355,860	\$0	\$355,860
2020	RAAP, MICHAEL E & LUCINDA	\$136,400	\$171,720	\$0	\$308,120	\$0	\$308,120

[View Taxes](#)

Parcel Comments

No Comments Available

Property Images

Click on an image to enlarge it.



**SURROUNDING PROPERTY REPORT
ROSLYN RIDGE MINI GOLF
PARCEL 14862**

This is a parcel of land being 4.07 acres with the home sitting approximately 220 feet adjacent to and south of State Route 903, the main road that leads to the entrance to Roslyn Ridge Mini Golf, with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as Rural Recreation. This parcel is approximately 285 feet southeast of the primary entrance to the proposed project.

This parcel has a dense line of trees and vegetation acting as a natural barrier between the home and residential facilities and State Route 903. There is dense vegetation throughout the property as well.

Noise and Light Discussion: This parcel is south of and lower in elevation than Roslyn Ridge Mini Golf. The home itself is within the western center of the property surrounded by dense vegetation and a measurable distance from State Route 903, and access to the property is through a private driveway off of State Route 903. With this consideration and with the addition of a forest barrier in the land between this parcel and the proposed project, its natural forest barrier from State Route 903, and the future addition of some vegetation screening by the applicant during development, there will likely be few adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 and leading into the entrance of Roslyn Ridge Mini Golf will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 14862

Friday, September 15, 2023

Parcel Information

Address:	9100 SR 903 RONALD
Tax Parcel ID:	14862
Map Number:	20-14-12055-0002
Recorded Area:	3.70 a
Owner Name:	GAO, WEI & XIAOSI LI
Name Cont:	
Mailing Address:	PO BOX 197
City/State/Zip:	MEDINA WA 98039-0197

Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	R4SBC
DNR Water Type:	Type 2 (F)
FIRM Zone:	
FEMA Flood Map:	53037C0656D
Coalmine Shaft:	Yes
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2350
ISO:	0.063
PG:	148, Engineering is required

Domestic Water Information

Groundwater Permit Required?	No, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR



Administrative Information

Zone and Allowed Uses:	Rural Recreation
Land Use Category:	Rural Recreation
Commissioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 6 (Ronald)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	No

Sub Basin Watershed: Cle Elum River



Assessor **Treasurer** **Appraisal** **MapSifter**

Parcel

Parcel#:	14862	Owner Name:	GAO, WEI & XIAOSI LI
DOR Code:	11 - Residential - Single Family	Address1:	
Situs:	9100 SR 903 RONALD	Address2:	PO BOX 197
Map Number:	20-14-12055-0002	City, State:	MEDINA WA
Status:		Zip:	98039-0197
Description:	ACRES 3.70, GRANT SHORT PLAT 1 (AMENDED) 97-32; LOT 2; SEC. 12, TWP. 20, RGE. 14		
Comment:			

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$354,000	Land:	\$354,000	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$802,910	Improvements:	\$802,910	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$1,156,910	Total	\$1,156,910	Total Acres:	3.70000

Ownership

Owner's Name	Ownership %	Owner Type
GAO, WEI & XIAOSI LI	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
03/25/21	2021-664	1	2021-664	LEY, SCOTT D ETUX	GAO, WEI & XIAOSI LI	\$1,025,000
01/15/04	2004-83	1	2004-83	GRANT, RICHARD E	LEY, SCOTT D ETUX	\$125,000

Building Permits

Permit No.	Date	Description	Amount
2006-8767	12/1/2006	RENEWAL OF 2004-05012	
2006-8766	12/1/2006	RENEWAL OF 2004-05011	
2004-05012	5/4/2004	SHOP 1584 SQFT	
2004-05011	5/4/2004	SFR 3935 SQFT	

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	GAO, WEI & XIAOSI LI	\$354,000	\$802,910	\$0	\$1,156,910	\$0	\$1,156,910
2023	GAO, WEI & XIAOSI LI	\$294,000	\$685,280	\$0	\$979,280	\$0	\$979,280
2022	GAO, WEI & XIAOSI LI	\$154,000	\$559,010	\$0	\$713,010	\$0	\$713,010
2021	GAO, WEI & XIAOSI LI	\$129,000	\$533,220	\$0	\$662,220	\$0	\$662,220
2020	LEY, SCOTT D ETUX	\$129,000	\$496,390	\$0	\$625,390	\$0	\$625,390

[View Taxes](#)

Parcel Comments

No Comments Available

Property Images

Click on an image to enlarge it.



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Data current as of: 9/14/2023 3:46 PM

TX_RollYear_Search: 2024

**SURROUNDING PROPERTY REPORT
ROSLYN RIDGE MINI GOLF
PARCEL 14863**

This is a parcel of land being 3.21 acres with the home sitting approximately 365 feet adjacent to and south of State Route 903, the main road that leads to the entrance to Roslyn Ridge Mini Golf, with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as Rural Recreation. This parcel is approximately 620 feet south of the primary entrance to the proposed project.

This parcel has a dense line of trees and vegetation acting as a natural barrier between the home and residential facilities and State Route 903. There is dense vegetation throughout the property as well.

Noise and Light Discussion: This parcel is south of and lower in elevation than Roslyn Ridge Mini Golf. The home itself is within the center of the property surrounded by dense vegetation and a measurable distance from State Route 903, and access to the property is through a private driveway off Pour House Loop off State Route 903. Pour House Loop will likely have very little to no traffic increase because it is not affiliated with the proposed project. With this consideration and with the addition of a forest barrier in the land between this parcel and the proposed project, its natural forest barrier from State Route 903, and the future addition of some vegetation screening by the applicant during development, there will likely be few adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 and leading into the entrance of the proposed project will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.

Property Report for Parcel#: 14863

Tuesday, November 21, 2023



Parcel Information

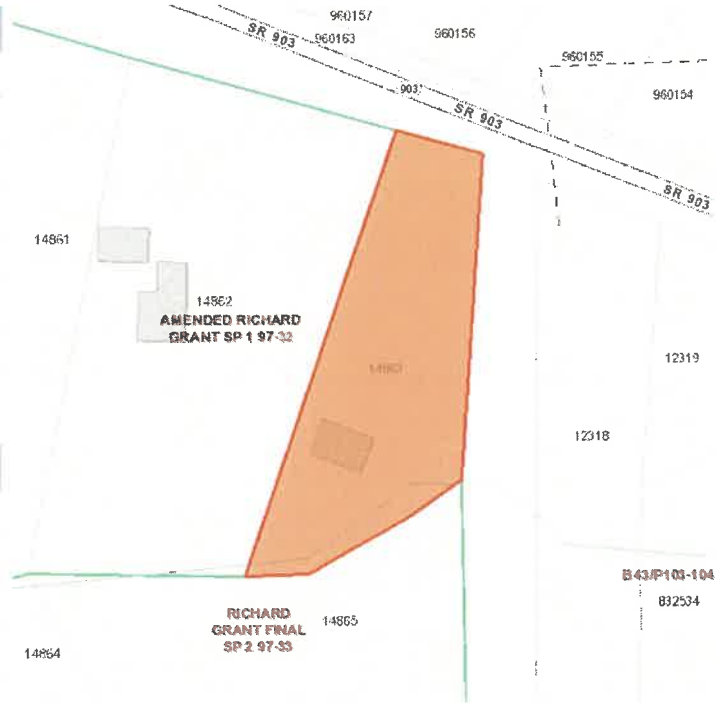
Address:	9190 SR 903 RONALD
Tax Parcel ID:	14863
Map Number:	20-14-12055-0003
Recorded Area:	3.21 a
Owner Name	LAFAMILLE LLC
Name Cont:	C/O DON LARIVIERE
Mailing Address:	2017 N RD 52
City/State/Zip:	PASCO WA 99301

Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	R4SBC
DNR Water Type:	Type 2 (F)
FIRM Zone:	
FEMA Flood Map:	53037C0656D
Coalmine Shaft:	Yes
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2358
ISO:	0.063
PG:	149, Engineering is required

Domestic Water Information

Groundwater Permit Required?	No, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR



Administrative Information

Zone and Allowed Uses:	Rural Recreation
Land Use Category:	Rural Recreation
Commissioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 6 (Ronald)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	No

Sub Basin Watershed:

Cle Elum River



Assessor **Treasurer** **Appraisal** **MapSifter**

Parcel

Parcel#:	14863	Owner Name:	LAFAMILLE LLC
DOR Code:	11 - Residential - Single Family	Address1:	C/O DON LARIVIERE
Situs:	9190 SR 903 RONALD	Address2:	2017 N RD 52
Map Number:	20-14-12055-0003	City, State:	PASCO WA
Status:		Zip:	99301
Description:	ACRES 3.21, GRANT SHORT PLAT 1 (AMENDED) 97-32; LOT 3; SEC. 12, TWP. 20, RGE. 14		
Comment:			

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$344,200	Land:	\$344,200	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$965,130	Improvements:	\$965,130	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$1,309,330	Total	\$1,309,330	Total Acres:	3.21000

Ownership

Owner's Name	Ownership %	Owner Type
LAFAMILLE LLC	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
01/20/10	2010-0071	1	2010-0071	LARIVIERE, RANDY L	LAFAMILLE LLC	\$0
11/09/09	2009-1537	1	2009-1537	LA FAMILLE LLC	LARIVIERE, RANDY L	\$0
06/20/02	15181	1	15181	LA RIVIERE, RANDY	LA FAMILLE LLC	\$0
05/03/02	14834	1	14834	LAFAMILLE LLC	LA RIVIERE, RANDY	\$0
06/09/00	10496	1	10496	GRANT, RICHARD E	LAFAMILLE LLC	\$66,400

Building Permits

Permit No.	Date	Description	Amount
2020-00639	9/24/2020	ROOF CVR OVER DECK	
2000-07007	7/6/2000	SFR 3000 SQFT	

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	LAFAMILLE LLC	\$344,200	\$965,130	\$0	\$1,309,330	\$0	\$1,309,330
2023	LAFAMILLE LLC	\$284,200	\$811,140	\$0	\$1,095,340	\$0	\$1,095,340
2022	LAFAMILLE LLC	\$144,200	\$644,730	\$0	\$788,930	\$0	\$788,930
2021	LAFAMILLE LLC	\$119,200	\$589,810	\$0	\$709,010	\$0	\$709,010

2020	LAFAMILLE LLC	\$119,200	\$574,770	\$0	\$693,970	\$0	\$693,970
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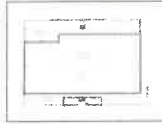
[View Taxes](#)

Parcel Comments

No Comments Available

Property Images

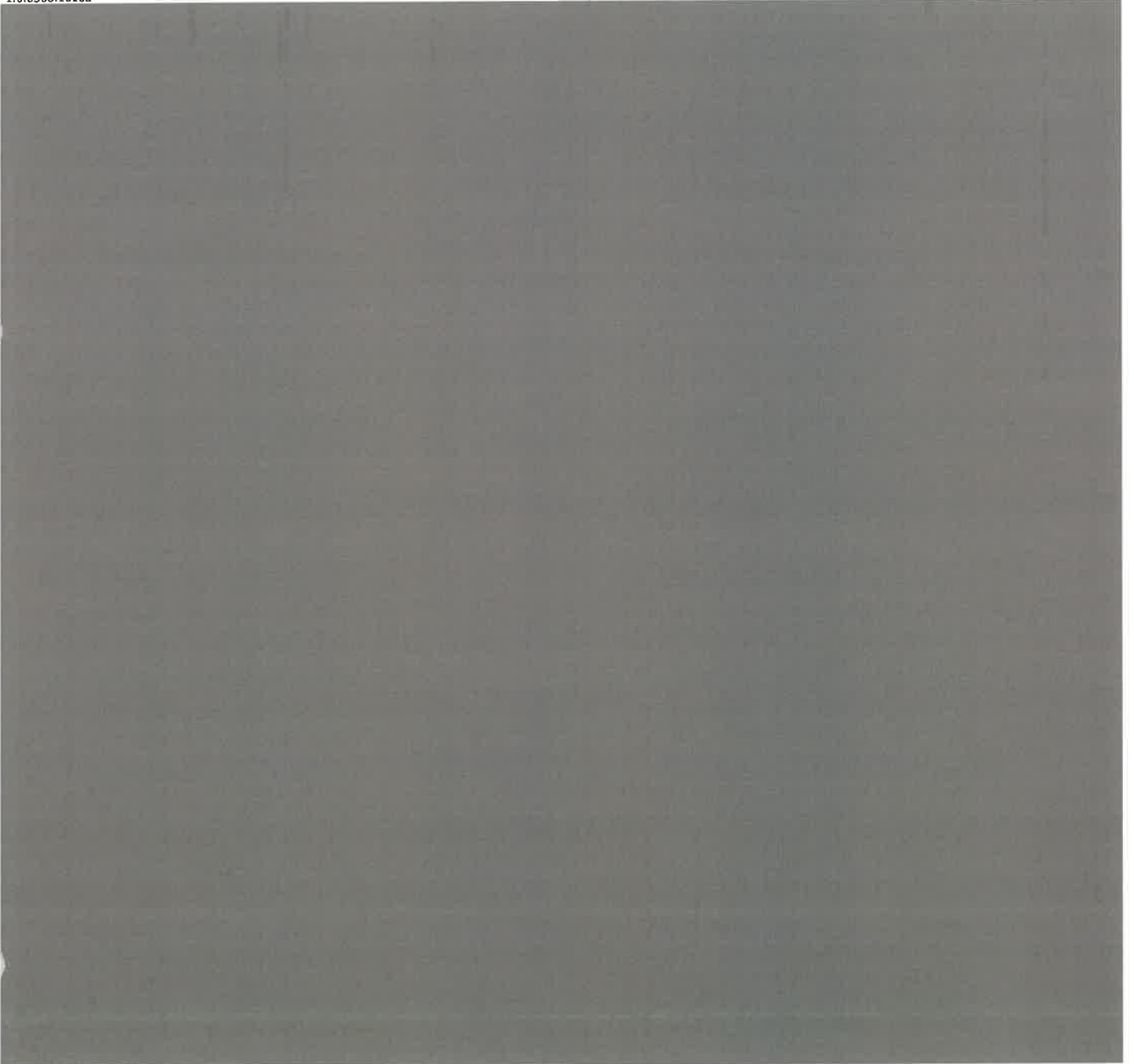
Click on an image to enlarge it.



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Data current as of: 11/17/2023 3:49 PM

TX_RollYear_Search: 2024



**SURROUNDING PROPERTY REPORT
ROSLYN RIDGE MINI GOLF
PARCEL 486236**

This is a parcel of land being 0.53 acres with the home sitting approximately 100 feet adjacent to and south of State Route 903, the main road that leads to the entrance to Roslyn Ridge Mini Golf, with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as Rural Recreation. This parcel is approximately 190 feet southwest of the primary entrance to the proposed project.

This parcel has a dense line of trees and vegetation acting as a natural barrier between the home and residential facilities and State Route 903. There is dense vegetation throughout the property as well.

Noise and Light Discussion: This parcel is south of and lower in elevation than Roslyn Ridge Mini Golf. The home itself is close to State Route 903, but access to the property is through a private driveway off of Morel Road, a county on system road. Morel Road will likely have very little to no traffic increase because it is not affiliated with the proposed project. With this consideration and with the addition of a forest barrier in the land between this parcel and the proposed project, its natural forest barrier from State Route 903, and the future addition of some vegetation screening by the applicant during development, there will likely be few adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 and leading into the entrance of Roslyn Ridge Mini Golf will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 486236

Friday, September 15, 2023

Parcel Information

Address:	172 MOREL RD, RONALD 98940
Tax Parcel ID:	486236
Map Number:	20-14-12052-0002
Recorded Area:	1.00 a
Owner Name	MOROLES, DAN
Name Cont:	
Mailing Address:	PO BOX 1521
City/State/Zip:	RONALD WA 98940-0016



Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	N/A
DNR Water Type:	N/A
FIRM Zone:	
FEMA Flood Map:	53037C0656D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2343
ISO:	0.063
PG:	148, Engineering is required

Administrative Information

Zone and Allowed Uses:	Rural Recreation
Land Use Category:	Rural Recreation
Commissioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 6 (Ronald)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	No

Domestic Water Information

Groundwater Permit Required?	Yes, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeanawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR

Sub Basin Watershed:

Cle Elum River



Assessor **Treasurer** **Appraisal** **MapSifter**

Parcel

Parcel#:	486236	Owner Name:	MOROLES, DAN
DOR Code:	11 - Residential - Single Family	Address1:	
Situs:	172 MOREL RD, RONALD 98940	Address2:	PO BOX 1521
Map Number:	20-14-12052-0002	City, State:	RONALD WA
Status:		Zip:	98940-0016
Description:	ACRES 1.00, EVERGREEN VALLEY PLAT DIV. I; LOT 2; SEC. 12; TWP. 20; RGE. 14		
Comment:	SENT OFFICIAL NC NOTICE OF VALUE ON 10/31/2019, 19 FOR 20		

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$300,000	Land:	\$300,000	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$509,150	Improvements:	\$509,150	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$809,150	Total	\$809,150	Total Acres:	1.00000

Ownership

Owner's Name	Ownership %	Owner Type
MOROLES, DAN	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
05/22/15	2015-829	1	2015-829	GERBER, BRUCE A ETUX	MOROLES, DAN	\$79,000
02/03/10	2010-0146	1	2010-0146	MOROLES, DEBIE M ETVIR	GERBER, BRUCE A ETUX	\$79,000
01/17/07	2007-0091	1	2007-0091	QUACKENBUSH, LYNN ETUX	MOROLES, DEBIE M ETVIR	\$155,000
05/01/95	40114	1	40114	PORT QUENDALL DEV CO INC.	QUACKENBUSH, LYNN ETUX	\$32,000
07/01/90	3123600	13	3123600	ALPINE VENEERS, INC.	HECHT M.D. TRUST, WILLIAM	\$0
06/01/90	2967400	14	2967400	ALPINE VENEERS	PORT QUENDALL DEV CO INC.	\$362,500

Building Permits

Permit No.	Date	Description	Amount
2016-00320	8/19/2016	95% SFR MAIN FLOOR 1050 SQFT, GARAGE 1680 SQFT	

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	MOROLES, DAN	\$300,000	\$509,150	\$0	\$809,150	\$0	\$809,150
2023	MOROLES, DAN	\$240,000	\$433,640	\$0	\$673,640	\$0	\$673,640
2022	MOROLES, DAN	\$100,000	\$261,910	\$0	\$361,910	\$0	\$361,910
2021	MOROLES, DAN	\$75,000	\$235,690	\$0	\$310,690	\$0	\$310,690

2020	MOROLES, DAN	\$75,000	\$167,300	\$0	\$242,300	\$0	\$242,300
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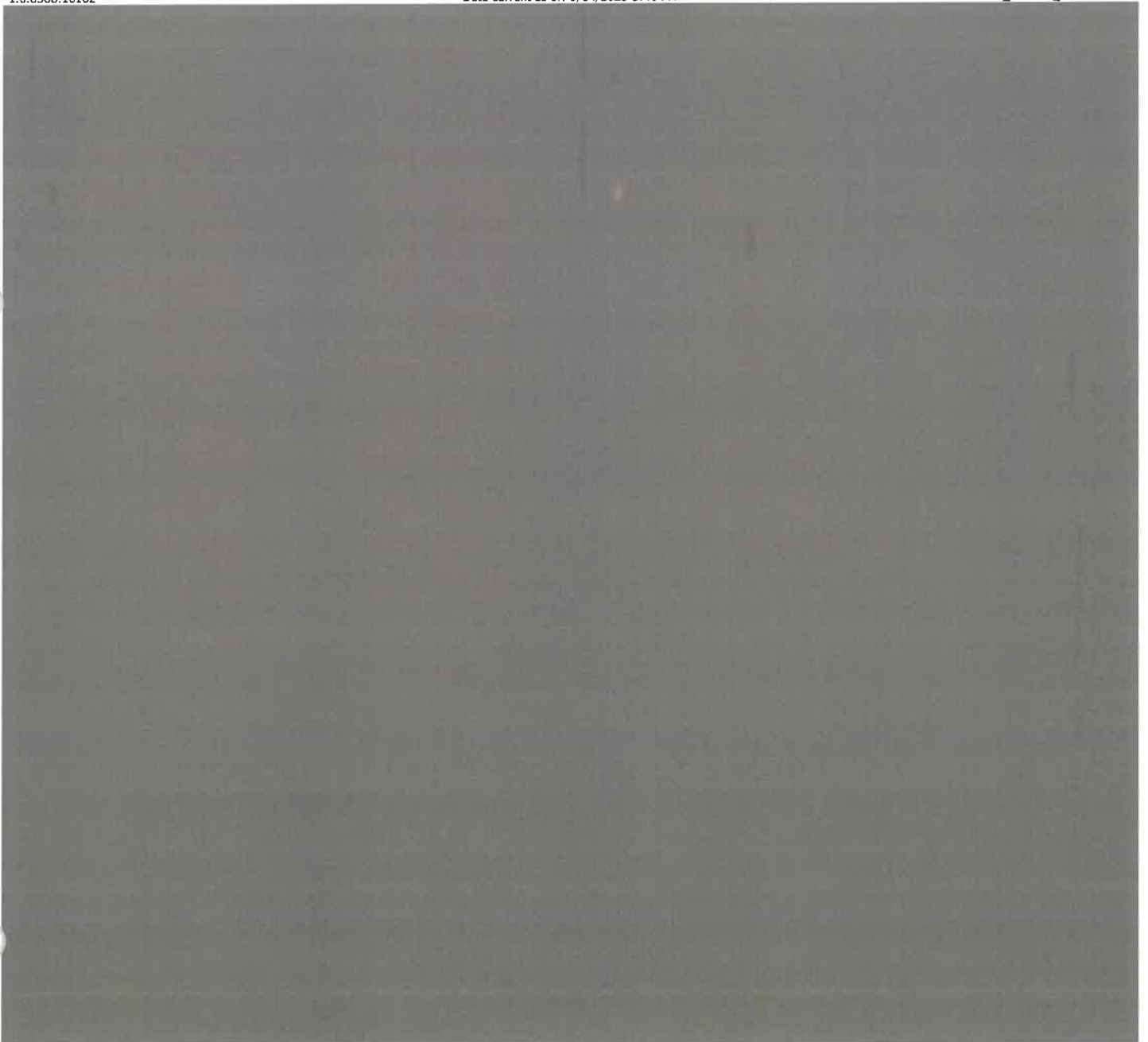
[View Taxes](#)

Parcel Comments

Date	Comment
10/31/19	SENT OFFICIAL NC NOTICE OF VALUE ON 10/31/2019, 19 FOR 20

Property Images

Click on an image to enlarge it.



**SURROUNDING PROPERTY REPORT
ROSLYN RIDGE MINI GOLF
PARCEL 496236**

This is a parcel of land being 0.53 acres with the home sitting approximately 45 feet adjacent to and south of State Route 903, the main road that leads to the entrance to Roslyn Ridge Mini Golf, with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as Rural Recreation. This parcel is approximately 395 feet southwest of the primary entrance to the proposed project.

This parcel has a line of trees and vegetation acting as a natural barrier between the home and residential facilities and State Route 903. There is dense vegetation throughout the property as well.

Noise and Light Discussion: This parcel is south of and lower in elevation than Roslyn Ridge Mini Golf. The home itself is close to State Route 903, but access to the property is through a private driveway off of Morel Road, a county on system road. Morel Road will likely have very little to no traffic increase because it is not affiliated with the proposed project. With this consideration and with the addition of a forest barrier in the land between this parcel and the proposed project, its natural forest barrier from State Route 903, and the future addition of some vegetation screening by the applicant during development, there will likely be few adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 and leading into the entrance of Roslyn Ridge Mini Golf will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.

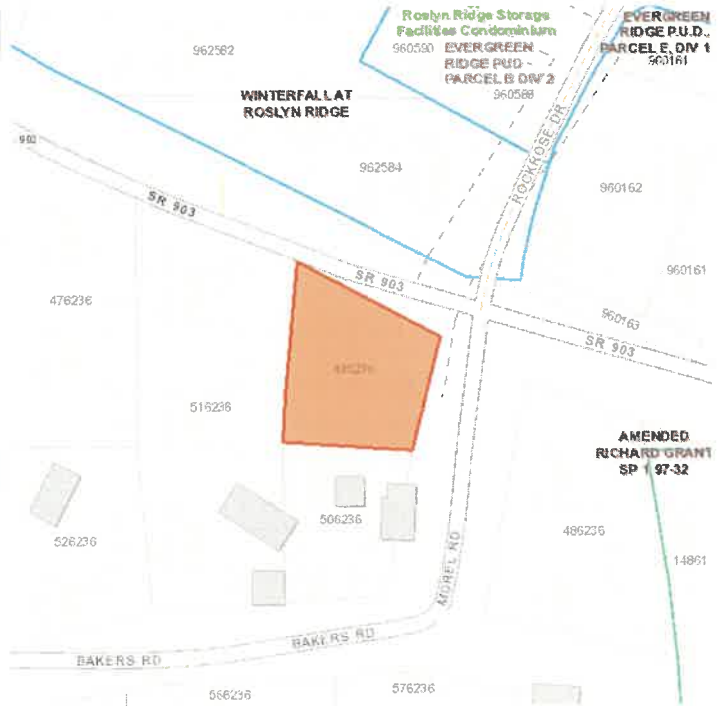


Property Report for Parcel#: 496236

Friday, September 15, 2023

Parcel Information

Address:	31 MOREL RD, RONALD 98940
Tax Parcel ID:	496236
Map Number:	20-14-12052-0003
Recorded Area:	0.53 a
Owner Name	DICKIE, STEVEN J & JANET S
Name Cont:	
Mailing Address:	1365 NW DERRINGTON CT
City/State/Zip:	BEAVERTON OR 97006



Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	N/A
DNR Water Type:	N/A
FIRM Zone:	
FEMA Flood Map:	53037C0656D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2334
ISO:	0.063
PG:	147, Engineering is required

Administrative Information

Zone and Allowed Uses:	Rural Recreation
Land Use Category:	Rural Recreation
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 6 (Ronald)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	No

Domestic Water Information

Groundwater Permit Required?	Yes, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR

Sub Basin Watershed:

Cle Elum River



Assessor **Treasurer** **Appraisal** **MapSifter**

Parcel

Parcel#:	496236	Owner Name:	DICKIE, STEVEN J & JANET S
DOR Code:	11 - Residential - Single Family	Address1:	
Situs:	31 MOREL RD, RONALD 98940	Address2:	1365 NW DERRINGTON CT
Map Number:	20-14-12052-0003	City, State:	BEAVERTON OR
Status:		Zip:	97006
Description:	ACRES .53, EVERGREEN VALLEY PLAT DIV. I; LOT 3; SEC. 12; TWP. 20; RGE. 14		
Comment:			

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$243,600	Land:	\$243,600	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$792,080	Improvements:	\$792,080	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$1,035,680	Total	\$1,035,680	Total Acres:	0.53000

Ownership

Owner's Name	Ownership %	Owner Type
DICKIE, STEVEN J & JANET S	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/22/22	2022-1553	1	2022-1553	LARSON, LINDSEY & VIOLET	DICKIE, STEVEN J & JANET S	\$1,185,000
06/15/21	2021-1424	1	2021-1424	OHEARN, THOMAS	LARSON, LINDSEY & VIOLET	\$999,950
10/23/19	2019-2208	1	2019-2208	VAUGHN, THAD A & LAURA	OHEARN, THOMAS	\$665,000
11/24/14	2014-2100	1	2014-2100	KNIGHT, ADAM C	VAUGHN, THAD A & LAURA	\$40,000
07/09/13	2013-1126	1	2013-1126	KNIGHT, NEIL H	KNIGHT, ADAM C	\$0
06/20/05	2005-1493	1	2005-1493	KNIGHT, ADAM C	KNIGHT, NEIL H	\$0
12/22/04	2004-3166	1	2004-3166	KNIGHT, NEIL H	KNIGHT, ADAM C	\$0
06/17/02	15153	1	15153	KNIGHT, THOMAS G.	KNIGHT, NEIL H	\$0
04/01/94	3801300	1	3801300	DIGBY GRANGER ETUX	KNIGHT, THOMAS G.	\$26,000
01/01/93	3552900	1	3552900	PORT QUENDALL DEV. CO INC	DIGBY GRANGER ETUX	\$15,000
07/01/90	3123600	13	3123600	ALPINE VENEERS, INC.	HECHT M.D. TRUST, WILLIAM	\$0
06/01/90	2967400	14	2967400	ALPINE VENEERS	PORT QUENDALL DEV CO INC.	\$362,500

Building Permits

Permit No.	Date	Description	Amount
2015-00351	7/23/2015	SFR MAIN 1470 SQFT, UPPER FLOOR 778 SQFT, CVRD PORCHES 314 SQFT	
2015-00350	7/23/2015	GARAGE 1536 SQFT	

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	DICKIE, STEVEN J & JANET S	\$243,600	\$792,080	\$0	\$1,035,680	\$0	\$1,035,680
2023	DICKIE, STEVEN J & JANET S	\$194,880	\$677,580	\$0	\$872,460	\$0	\$872,460
2022	DICKIE, STEVEN J & JANET S	\$79,530	\$532,430	\$0	\$611,960	\$0	\$611,960
2021	LARSON, LINDSEY & VIOLET	\$63,960	\$491,230	\$0	\$555,190	\$0	\$555,190
2020	OHEARN, THOMAS	\$63,960	\$474,550	\$0	\$538,510	\$0	\$538,510

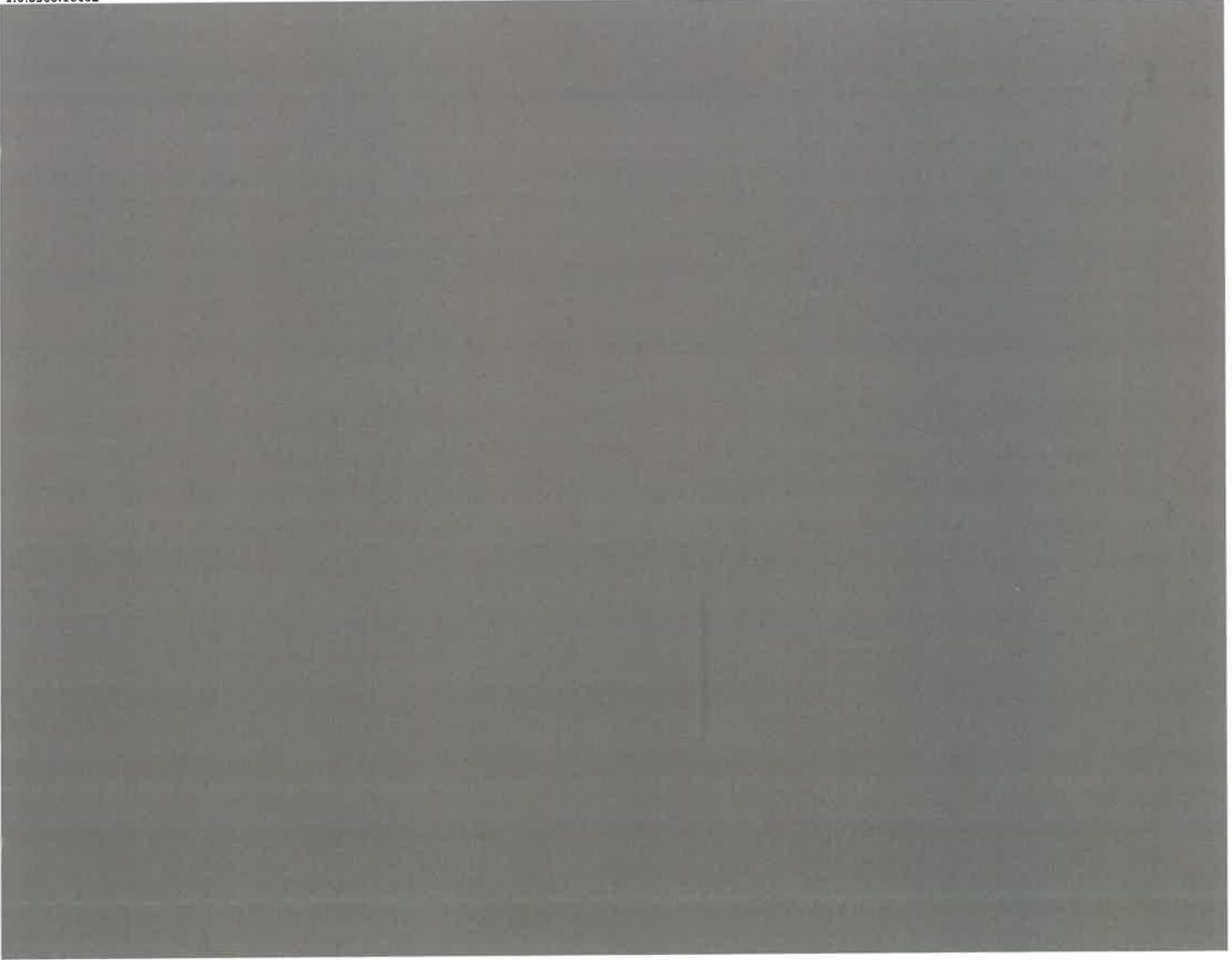
[View Taxes](#)

Parcel Comments

No Comments Available

Property Images

Click on an image to enlarge it.



**SURROUNDING PROPERTY REPORT
ROSLYN RIDGE MINI GOLF
PARCEL 832534**

This is a parcel of undeveloped land adjacent to and south of State Route 903, the main road that leads to the entrance to Roslyn Ridge Mini Golf, with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9, being 10 acres in size. Kittitas County Records show this property zoned as Rural Recreation. This parcel is approximately 2,000 feet southeast of the primary entrance to the proposed project and 230 feet southwest of Ridgecrest Road, the secondary entrance to the proposed project.

This parcel is densely forested and contains a few residential structures including a shed and a garage.

Noise and Light Discussion: This parcel is south of and lower in elevation than Roslyn Ridge Mini Golf. It is densely forested and undeveloped. With this consideration and with the addition of a forest barrier in the land between this parcel and the proposed project, its natural forest barrier from State Route 903, and the future addition of some vegetation screening by the applicant during development, there will likely be few adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 and leading into the entrance of the proposed project will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 832534

Tuesday, November 21, 2023

Parcel Information

Address:	8912 SR 903 RONALD
Tax Parcel ID:	832534
Map Number:	20-14-12040-0001
Recorded Area:	10.00 a
Owner Name	FLOWERS, BENJAMIN J D & LINDSEY M
Name Cont:	
Mailing Address:	PO BOX 384
City/State/Zip:	ROSLYN WA 98941-0384



Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	DOMERIE FLATS ELK WINTER CONCENTRATION AREA
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	R4SBC
DNR Water Type:	Type 2 (F)
FIRM Zone:	
FEMA Flood Map:	53037C0656D
Coalmine Shaft:	Yes
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2360
ISO:	0.063
PG:	149, Engineering is required

Administrative Information

Zone and Allowed Uses:	Rural Recreation, LAMIRDs Type 1
Land Use Category:	Rural Recreation, Allowed Use , LAMIRD
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 6 (Ronald)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	No

Domestic Water Information

Groundwater Permit Required?	No, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR

Sub Basin Watershed: Cle Elum River



Assessor **Treasurer** **Appraisal** **MapSifter**

Parcel

Parcel#:	832534	Owner Name:	FLOWERS, BENJAMIN J D & LINDSEY M
DOR Code:	91 - Undeveloped - Land	Address1:	
Situs:	8912 SR 903 RONALD	Address2:	PO BOX 384
Map Number:	20-14-12040-0001	City, State:	ROSLYN WA
Status:		Zip:	98941-0384
Description:	ACRES 10.00; PTN W1/2 SE1/4 (PARCEL A, B43/P103-104); SEC 12, TWP 20, RGE 14		
Comment:	BLA (20-00024) WITH PARCEL 221136, 22 FOR 23		

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$405,000	Land:	\$405,000	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$51,210	Improvements:	\$51,210	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$456,210	Total	\$456,210	Total Acres:	10.00000

Ownership

Owner's Name	Ownership %	Owner Type
FLOWERS, BENJAMIN J D & LINDSEY M	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
01/19/23	2023-60	1	2023-60	GEORGE, GERALD D & VICKI	FLOWERS, BENJAMIN J D & LINDSEY M	\$5,000
12/18/17	2017-2869	1	2017-2869	CARNAHAN, DONALDSON &	FLOWERS, BENJAMIN J D & LINDSEY M	\$156,000
05/10/10	2010-0645	1	2010-0645	CARNAHAN, DONALD M ETUX	CARNAHAN, DONALDSON &	\$0
10/01/97	4496	1	4496	STUTH WILLIAM S ETUX ETAL	CARNAHAN, DONALD M ETUX	\$0
12/01/89	2861400	3	2861400	ALPINE VENEERS, INC.	STUTH WILLIAM S ETUX ETAL	\$42,000

Building Permits

Permit No.	Date	Description	Amount
2019-00768	5/14/2020	0% GARAGE 360 SQFT	
2019-00782	5/14/2020	14% LOAFING SHED 2180 SQFT	
2018-00814	11/26/2018	50% GARAGE 1080 SQFT	

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	FLOWERS, BENJAMIN J D & LINDSEY M	\$405,000	\$51,210	\$0	\$456,210	\$0	\$456,210
2023	FLOWERS, BENJAMIN J D & LINDSEY M	\$345,000	\$44,700	\$0	\$389,700	\$0	\$389,700
2022	FLOWERS, BENJAMIN J D & LINDSEY M	\$203,550	\$22,690	\$0	\$226,240	\$0	\$226,240

2021	FLOWERS, BENJAMIN J D & LINDSEY M	\$178,550	\$21,060	\$0	\$199,610	\$0	\$199,610
2020	FLOWERS, BENJAMIN J D & LINDSEY M	\$178,550	\$7,500	\$0	\$186,050	\$0	\$186,050

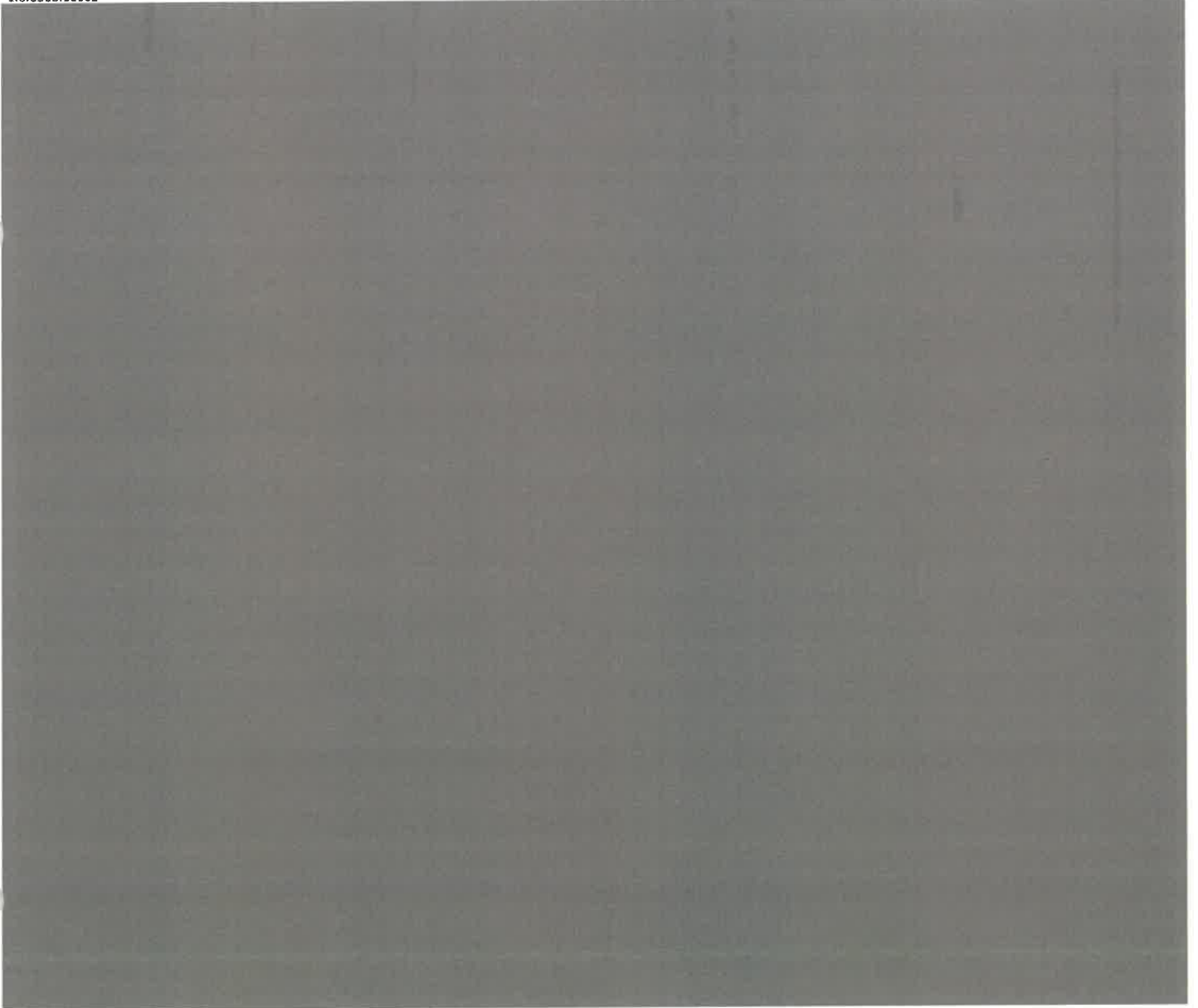
[View Taxes](#)

Parcel Comments

Date	Comment
02/13/23	BLA (20-00024) WITH PARCEL 221136, 22 FOR 23
12/06/05	RM-2/5/98:TRANSFERRED IMPR. VALUE TO 20-14-1240-0007 CD. 5866-1-2, BLDG. MISTAKENLY PUT ON WRONG PARCEL PER SF (1)RM-7/10/97-SEG TO 20-14-1240-0006 CD. 5866-1-1 AND 20-14-1240-0007 CD. 5866-1-2

Property Images

Click on an image to enlarge it.



**SURROUNDING PROPERTY REPORT
ROSLYN RIDGE MINI GOLF
PARCEL 852534**

This is a parcel of land being 1.90 acres with the home sitting approximately 100 feet adjacent to and north of State Route 903, the main road that leads to the entrance to Roslyn Ridge Mini Golf, with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as a LAMIRD. This parcel is approximately 1,415 feet east of the primary entrance to the proposed project and 100 feet east of Ridgecrest Road, the secondary entrance to the proposed project.

This parcel has a line of trees and vegetation acting as a natural barrier between the home and both State Route 903 and Ridgecrest Road. There is vegetation throughout the property as well.

Noise and Light Discussion: This parcel is close to Ridgecrest Road, the secondary access point for Roslyn Ridge Mini Golf, and access to the property is off State Route 903. However, the home itself is surrounded by vegetation which provides a barrier from State Route 903. With this consideration and with the addition of a forest barrier in the land between this parcel and the proposed project, its natural forest barrier from State Route 903, and the future addition of some vegetation screening by the applicant during development, there likely will be few adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 and leading into the entrance of the proposed project will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 852534

Tuesday, November 21, 2023

Parcel Information

Address:	8771 SR 903 RONALD
Tax Parcel ID:	<u>852534</u>
Map Number:	20-14-12041-0002
Recorded Area:	1.90 a
Owner Name	SILVA, PAMON A B & AGUSTIN T
Name Cont:	
Mailing Address:	22015 LOCUST PL
City/State/Zip:	LYNNWOOD WA 98036-9038

Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	R4SBC
DNR Water Type:	Type 2 (F)
FIRM Zone:	
FEMA Flood Map:	53037C0656D, 53037C0657D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2398
ISO:	0.063
PG:	151, Engineering is required

Domestic Water Information

Groundwater Permit Required?	No, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR



Administrative Information

Zone and Allowed Uses:	LAMIRDs Type 1, Residential
Land Use Category:	LAMIRD, Allowed Use
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 6 (Ronald)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Widland Urban Interface:	IR 1
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	No

Sub Basin Watershed:

Cle Elum River



Assessor **Treasurer** **Appraisal** **MapSifter**

Parcel

Parcel#:	852534	Owner Name:	SILVA, PAMON A B & AGUSTIN T
DOR Code:	11 - Residential - Single Family	Address1:	
Situs:	8771 SR 903 RONALD	Address2:	22015 LOCUST PL
Map Number:	20-14-12041-0002	City, State:	LYNNWOOD WA
Status:		Zip:	98036-9038
Description:	ACRES 1.90, CD. 5864; SEC. 12; TWP. 20; RGE. 14; PTN. NE1/4 SE1/4 LESS 2.03 STATE HWY (B22/P198)		
Comment:			

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$153,000	Land:	\$153,000	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$168,900	Improvements:	\$168,900	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$321,900	Total	\$321,900	Total Acres:	1.90000

Ownership

Owner's Name	Ownership %	Owner Type
SILVA, PAMON A B & AGUSTIN T	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/13/18	2018-1480	1	2018-1480	CARTER, ROSS D	SILVA, PAMON A B & AGUSTIN T	\$225,000
01/08/02	14119	1	14119	HOLM, CURTIS K ETUX &	CARTER, ROSS D	\$0
11/14/01	13793	1	13793	HOLM, CURTIS K ETUX &	CARTER, ROSS D	\$50,000
11/14/01	47047	1	47047	HOLM, CURTIS K. ETUX &	HOLM, CURTIS K ETUX &	\$0

Building Permits

Permit No.	Date	Description	Amount
2006-7462	3/29/2006	RENEWAL OF 2003-11004	
2003-11004	11/3/2003	GARAGE 1200 SQFT	

Historical Valuation Info

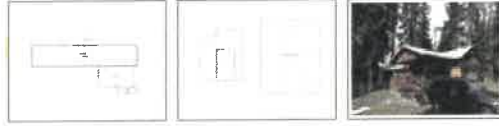
Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	SILVA, PAMON A B & AGUSTIN T	\$153,000	\$168,900	\$0	\$321,900	\$0	\$321,900
2023	SILVA, PAMON A B & AGUSTIN T	\$138,000	\$145,060	\$0	\$283,060	\$0	\$283,060
2022	SILVA, PAMON A B & AGUSTIN T	\$118,000	\$97,900	\$0	\$215,900	\$0	\$215,900
2021	SILVA, PAMON A B & AGUSTIN T	\$93,000	\$94,980	\$0	\$187,980	\$0	\$187,980
2020	SILVA, PAMON A B & AGUSTIN T	\$93,000	\$86,860	\$0	\$179,860	\$0	\$179,860

Parcel Comments

No Comments Available

Property Images

Click on an image to enlarge it.



**SURROUNDING PROPERTY REPORT
ROSLYN RIDGE MINI GOLF
PARCEL 910234**

This is a parcel of land being 0.77 acres with the home sitting approximately 35 feet adjacent to and south of State Route 903, the main road that leads to the entrance to Roslyn Ridge Mini Golf, with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as a LAMIRD. This parcel is approximately 1,400 feet southeast of the primary entrance to the proposed project and 135 feet east of Ridgecrest Road, the secondary entrance to the proposed project.

This parcel has a small line of trees and vegetation acting as a natural barrier between the home and both State Route 903 and Ridgecrest Road. There is vegetation throughout the property as well.

Noise and Light Discussion: This parcel is within close range of State Route 903 and Ridgecrest Road, the secondary access point for Roslyn Ridge Mini Golf, and access to the property is off State Route 903. However, the home itself is partially covered by vegetation which provides a barrier from State Route 903. With this consideration and with the addition of a forest barrier in the land between this parcel and the proposed project, its natural forest barrier from State Route 903, and the future addition of some vegetation screening by the applicant during development, there likely will be few adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 and leading into the entrance of the proposed project will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.



Property Report for Parcel#: 910234

Tuesday, November 21, 2023

Parcel Information

Address:	701 CASCADE VIEW DR RONALD
Tax Parcel ID:	910234
Map Number:	20-14-12051-0501
Recorded Area:	0.77 a
Owner Name	BARR, AARON G
Name Cont:	
Mailing Address:	PO BOX 1503
City/State/Zip:	RONALD WA 98940



Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	R4SBC
DNR Water Type:	Type 2 (F)
FIRM Zone:	
FEMA Flood Map:	53037C0656D
Coalmine Shaft:	Yes
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2362
ISO:	0.063
PG:	149, Engineering is required

Administrative Information

Zone and Allowed Uses:	LAMIRDS Type 1, Residential
Land Use Category:	LAMIRD, Allowed Use
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 6 (Ronald)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	No

Domestic Water Information

Groundwater Permit Required?	Yes, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR

Sub Basin Watershed:

Cle Elum River



Assessor **Treasurer** **Appraisal** **MapSifter**

Parcel

Parcel#:	910234	Owner Name:	BARR, AARON G
DOR Code:	11 - Residential - Single Family	Address1:	
Situs:	701 CASCADE VIEW DR RONALD	Address2:	PO BOX 1503
Map Number:	20-14-12051-0501	City, State:	RONALD WA
Status:		Zip:	98940
Description:	ACRES .77, PINE LOCH' SUN #3 LOT 1 BLOCK E SEC. 12; TWP. 20; RGE. 14		
Comment:			

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$122,580	Land:	\$122,580	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$542,600	Improvements:	\$542,600	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$665,180	Total	\$665,180	Total Acres:	0.77000

Ownership

Owner's Name	Ownership %	Owner Type
BARR, AARON G	50 %	Owner
LARIMER, AMBER LYNN	50 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
03/31/21	2021-715	1	2021-715	BARR, AARON G	BARR, AARON G	\$0
10/29/15	2015-2083	1	2015-2083	FLYNN, PATRICK S ETUX	BARR, AARON G	\$241,000
07/01/90	3017200	1	3017200	CARTER JR. ETUX, JOSEPH L	FLYNN, PATRICK S. ETUX	\$94,000

Building Permits

No Building Permits Available

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	BARR, AARON G	\$122,580	\$542,600	\$0	\$665,180	\$0	\$665,180
2023	BARR, AARON G	\$108,960	\$466,040	\$0	\$575,000	\$0	\$575,000
2022	BARR, AARON G	\$89,980	\$377,070	\$0	\$467,050	\$0	\$467,050
2021	BARR, AARON G	\$69,600	\$354,620	\$0	\$424,220	\$0	\$424,220
2020	BARR, AARON G	\$69,600	\$335,410	\$0	\$405,010	\$0	\$405,010

[View Taxes](#)

Parcel Comments

No Comments Available

Property Images

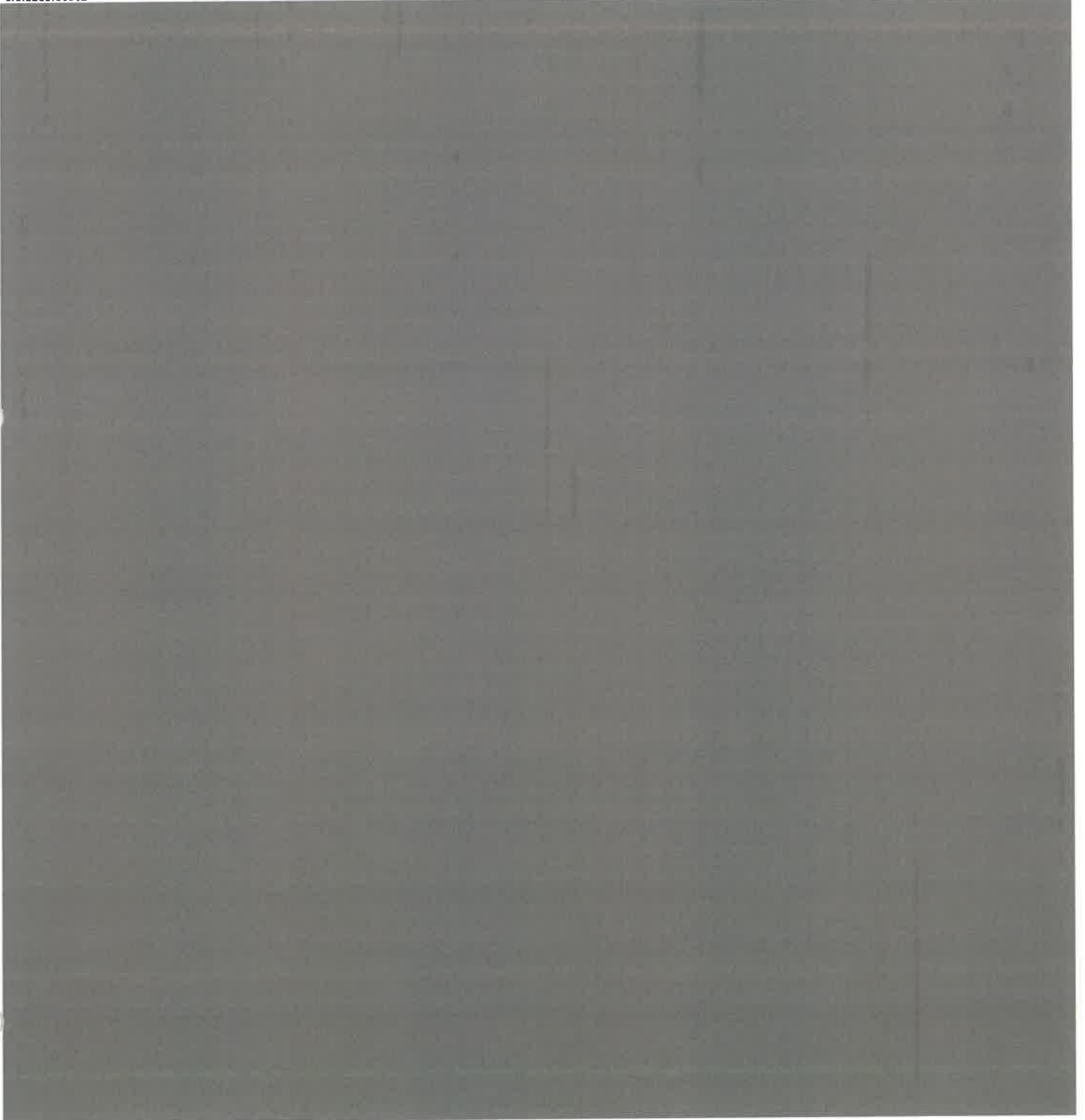
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Data current as of: 11/17/2023 3:49 PM

TX_RollYear_Search: 2024



**SURROUNDING PROPERTY REPORT
ROSLYN RIDGE MINI GOLF
PARCEL 959866**

This is a parcel of land being 0.25 acres with the home sitting approximately 425 feet north of State Route 903, the main road that leads to the entrance to Roslyn Ridge Mini Golf, with minimal increased traffic as shown in the traffic report attached hereto as Exhibit X9. Kittitas County Records show this property zoned as a Type 1 LAMIRD within the Roslyn Ridge planned unit development. This parcel is approximately 435 feet northwest of the primary entrance to the proposed project and access to the property is off of Rockrose Drive.

This parcel has a house that covers most of the property with minimal vegetation and one tree.

Noise and Light Discussion: This parcel is northwest of and higher in elevation than Roslyn Ridge Mini Golf. The adjacent property to the south, parcel 959867, is owned and utilized by the Evergreen Valley Sewer System, and there will not likely be significant operation and maintenance increase on it. Rockrose Drive, the road that is used to access parcel 959866, will have some traffic increase. The southern properties that will host the proposed project have vegetation on their northern borders, creating a privacy barrier. Roslyn Ridge Mini Golf will create some vegetation screening to protect the privacy of this parcel. The home is set back from State Route 903 as well. With this consideration and with the addition of a natural forest barrier from State Route 903 created by those southern properties, there will likely be few adverse effects that the property would face in regard to noise and light pollution.

Traffic Discussion: The traffic flow on State Route 903 and leading into the entrance of the proposed project will not likely have a sizeable increase. Due to this, the parcel, the existing LOS, and its access will be minimally affected by the proposed project. See Exhibit X9 – Traffic Study for further information.

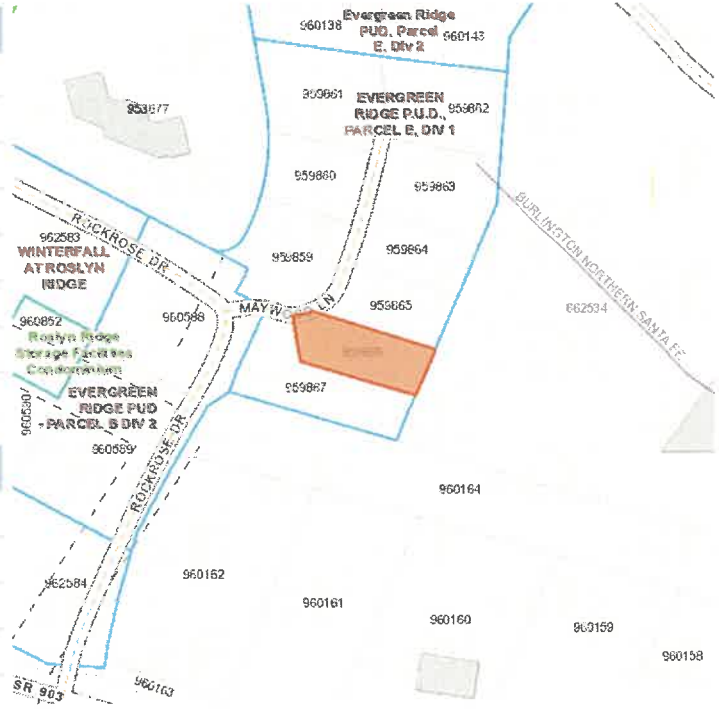


Property Report for Parcel#: 959866

Thursday, September 28, 2023

Parcel Information

Address:	20 MAYWOOD LN, RONALD 98940
Tax Parcel ID:	959866
Map Number:	20-14-12068-0008
Recorded Area:	0.25 a
Owner Name	AKERS, MATTHEW & JENNIFER
Name Cont:	
Mailing Address:	17925 33RD PL W
City/State/Zip:	LYNNWOOD WA 98037-7734



Critical Areas Information

Contains > 30% Slope:	No
PHS Site Name:	N/A
Roof Hazard:	HIGH_EXTREEME HAZARD RATING
Roof Class:	CLASS A
Seismic Category:	D1
Shore Line:	N/A
Wetland Code:	N/A
DNR Water Type:	N/A
FIRM Zone:	
FEMA Flood Map:	53037C0656D
Coalmine Shaft:	N/A
Airport Zone:	N/A
BPA Right of Way:	-1
Max Elevation:	2357
ISO:	0.063
PG:	148, Engineering is required

Administrative Information

Zone and Allowed Uses:	Planned Unit Development , LAMIRDs Type 1
Land Use Category:	LAMIRD, Allowed Use
Commisioner District:	0
Voter Precinct:	
Hospital District:	HOSPITAL DISTRICT 2
School District:	Cle Elum-Roslyn School District
Irrigation District:	N/A
Weed District:	
Fire District:	Fire District 6 (Ronald)
Cemetery District:	N/A
Court District:	Upper District Court
PUD Comm District:	District 2
Parks and Rec District:	District 1
Wildland Urban Interface:	IR 1
Stock Restricted Area:	Stock Restricted
COE Gas Service Area:	No

Domestic Water Information

Groundwater Permit Required?	Yes, Suitability Map
Qualifying Water Banks:	Big Creek WR, Bourne, New Suncadia (Tillman Creek), KittitasCnty(Clennon), Reecer Creek, KittitasCnty(Roth), New Suncadia(Big Creek), New Suncadia (SwaukFirstCreeks), New Suncadia (TeawayRiver), Roan New Suncadia, Swiftwater Ranch, Trailside, Western Water Partners, Yakima Mitigation Services, NGR

Sub Basin Watershed: Cle Elum River



Assessor **Treasurer** **Appraisal** **MapSifter**

Parcel

Parcel#:	959866	Owner Name:	AKERS, MATTHEW & JENNIFER
DOR Code:	11 - Residential - Single Family	Address1:	
Situs:	20 MAYWOOD LN, RONALD 98940	Address2:	17925 33RD PL W
Map Number:	20-14-12068-0008	City, State:	LYNNWOOD WA
Status:		Zip:	98037-7734
Description:	ACRES 0.25; EVERGREEN RIDGE P.U.D.-PARCEL E, DIV 1, LOT 8; SEC 12, TWP 20, RGE 14		
Comment:	CREATED NEW PLAT FROM PARENT P# 662534, 16 FOR 17		

2024 Market Value		2024 Taxable Value		2024 Assessment Data	
Land:	\$213,330	Land:	\$213,330	District:	40 - COR SD404 F6 H2 CO COF ST
Improvements:	\$519,940	Improvements:	\$519,940	Current Use/DFL:	No
Permanent Crop:	\$0	Permanent Crop:	\$0	Senior/Disability Exemption:	No
Total	\$733,270	Total	\$733,270	Total Acres:	0.25000

Ownership

Owner's Name	Ownership %	Owner Type
AKERS, MATTHEW & JENNIFER	100 %	Owner

Sales History

Sale Date	Sales Document	# Parcels	Excise #	Grantor	Grantee	Price
07/26/21	2021-1919	1	2021-1919	YOUNGCHILD, NATHANIEL	AKERS, MATTHEW & JENNIFER	\$775,000
11/01/16	2016-2325	1	2016-2325	DK PROFESSIONAL CONSULTANTS INC	YOUNGCHILD, NATHANIEL	\$365,000
07/18/16	2016-1399	8	2016-1399	TEANAWAY RIDGE LLC	DK PROFESSIONAL CONSULTANTS INC	\$40,000

Building Permits

Permit No.	Date	Description	Amount
2016-00173	5/16/2016	SFR MASTER PERMIT-13-00012 W/ BSMT BEDROOM OPTION 1452 SQFT	

Historical Valuation Info

Year	Billed Owner	Land	Impr.	PermCrop Value	Total	Exempt	Taxable
2024	AKERS, MATTHEW & JENNIFER	\$213,330	\$519,940	\$0	\$733,270	\$0	\$733,270
2023	AKERS, MATTHEW & JENNIFER	\$170,670	\$440,990	\$0	\$611,660	\$0	\$611,660
2022	AKERS, MATTHEW & JENNIFER	\$124,740	\$356,980	\$0	\$481,720	\$0	\$481,720
2021	AKERS, MATTHEW & JENNIFER	\$102,430	\$330,790	\$0	\$433,220	\$0	\$433,220
2020	YOUNGCHILD, NATHANIEL	\$102,430	\$299,430	\$0	\$401,860	\$0	\$401,860

[View Taxes](#)

Parcel Comments

Date	Comment
07/20/16	CREATED NEW PLAT FROM PARENT P# 662534, 16 FOR 17

Property Images

Click on an image to enlarge it.



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Data current as of: 10/2/2023 3:23 PM

TX RollYear Search: 2024

