

## **Beck comments on Suncadia request for Development Agreement Extension Feb 2026**

**Good afternoon Commissioners. My name is Douglas Beck, a Suncadia homeowner and owner-elected representative to the SROA. The comments I present here are my own opinion. Thank you for the opportunity to comment.**

My remarks focus on how neglect by the developers and failure of enforcement by the county of two requirements of the development agreement have put owners and their properties at risk and how future agreements must be monitored and reviewed by the county for compliance.

**First, forest health.** Suncadia's 2008 Land Stewardship Plan that is part of the development agreement in section A-5, and requires lands be managed for habitat connections and to minimize the risk of fire. Foresters indicate that to maintain a healthy forest localized treatment should occur on at least a 10 year cycle, for example with approximately 3,200 acres of open space at least 320 acres should be treated each year. As of October 2025, 18 years into the land stewardship history the developer reports only **987 of 3,248 acres**—about **30%**—have been treated. That means **70% of open space remains untreated**. I request that the commission support owners with oversight by the appropriate members of the KFACC through yearly compliance reports on work done and provide input as to high risk areas that need attention for the next phases of forest health maintenance. I would suggest that the DNR, Fire Marshal and Fire Chiefs would be primary in this effort. Chief Lowe from FD7 gave a good example of expected input in his comments to this case. An owner's committee should be appointed to receive the yearly reports and understand what the next part of the plan is and priority rationale.

**Construction standards** - The developer has not embraced enforced building codes commiserate with the risk inherent in the development in a WUI. The County planning department produced a WUI scoring assessment (attached) in May 2023 that results in conflict with the DNR risk assessment and county's CWPP designation. This allowed the developer to continue with non-compliance to the county's WUI requirements for design rule requirements, aka construction standards.

Chief Lowe of FD7 points out several areas that confirm the points I make here. Among those are his points #2 - Roadside Fuel Reduction and Evacuation Safety and #4 - Construction Standards for Future Development. I would like to point out that the need for construction standard updates are well past due based on the BOCC actions designating the whole of Kittitas County as a WUI.

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The community started facing increasing problems with obtaining homeowner's insurance in the early 2020s. As recently as fall of 2024 as I undertook fire wising of my property I was threatened with fines if I removed two trees well inside the WUI 10' distance from my house, though one had overhanging branches within 3' of my eaves and the other 5'. This despite my efforts to educate the DRC team to the laws in regard to WUI and HOA laws regarding owner fire wising. In reviewing this case and the appendices of the Development Agreement I actually found requirements for home to tree distances in Exhibit J - Design Guidelines and C-25(d). This is a clear indication of non-compliance with the development agreement.

I provide this information because the owners should be protected by the county in regard to mitigating the wildfire risks we face.

Importantly, the County designated the **entire county as a Wildland-Urban Interface in 2018**, and the **Washington Department of Natural Resources classifies the Suncadia area as high wildfire risk**. These official assessments make it clear that wildfire mitigation is not optional—it is essential.

In closing, I respectfully request that the County:

1. Update the actual development agreement with specifics required for a forest management plan that provides the when and how implementation of the Land Stewardship Plan, which is more of a what document.
2. Conduct yearly independent compliance reviews by appropriate members of KFACC to assure the forest management plan is on track for risk mitigation in the open spaces and in neighborhoods while reevaluating wildfire hazard using current conditions.
3. Update DRC rules to be fully compliant with County WUI laws and include these in a revised development agreement. I know the declarant is working on new DRCs, the comment by Chief Lowe is an indication that they haven't been finalized.
4. Condition any extension on enforceable timelines and updated design standards.

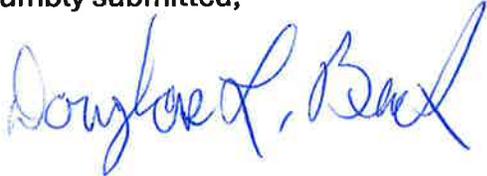
Additionally, I want to highlight the financial and community impacts of these issues:

- Homeowners face increasing difficulty obtaining insurance and potential property value declines due to wildfire risk.
- Transparency and community trust depend on clear, enforceable rules and regular reporting.

- The County could face liability risks if mitigation and enforcement are not adequately addressed.

Thank you for your time.

Humbly submitted,

A handwritten signature in blue ink that reads "Douglas Beck". The signature is written in a cursive style with a large, sweeping initial 'D'.

Douglas Beck

801 Snowberry Loop

Cle Elum, WA 98922



# Kittitas County Community Development Services

411 North Ruby Street Suite #2 | Ellensburg, WA 98926  
Phone: (509) 962-7506 | Fax: (509) 962-7682

## Fire Hazard Severity Score: 36

Map #: \_\_\_\_\_  
Owner: \_\_\_\_\_  
Determination date: 5/12/2023  
Expires: \_\_\_\_\_

Permit #: Suncadia/ Tumble Creek  
Site address: \_\_\_\_\_  
Scored by: Jeremy Larson, Kittitas CO Building Official

### A. Subdivision Design Points

1. Ingress/Egress
- |                                   |   |          |
|-----------------------------------|---|----------|
| Two or more primary roads         | 1 | _____    |
| One road                          | 3 | <u>✓</u> |
| One-way road in, one-way road out | 5 | _____    |
2. Width of Primary Road
- |                             |   |          |
|-----------------------------|---|----------|
| 20 feet (6096 mm) or more   | 1 | <u>✓</u> |
| Less than 20 feet (6096 mm) | 3 | _____    |
3. Accessibility
- |                         |   |          |
|-------------------------|---|----------|
| Road grade 5% or less   | 1 | <u>✓</u> |
| Road grade more than 5% | 3 | _____    |
4. Secondary Road Terminus
- |  |   |          |
|--|---|----------|
| Loop roads, cul-de-sacs with an outside turning radius of 45 feet (13 716 mm) or greater | 1 | <u>✓</u> |
| Dead-end roads 200 feet (60 960 mm) or less in length                                    | 3 | _____    |
| Dead-end roads greater than 200 feet (60 960 mm) in length                               | 5 | _____    |
5. Street Signs
- |             |   |          |
|-------------|---|----------|
| Present     | 1 | <u>✓</u> |
| Not present | 3 | _____    |

### B. Vegetation (IWUIC Definitions)

1. Fuel Types
- |        |    |          |
|--------|----|----------|
| Light  | 1  | _____    |
| Medium | 5  | <u>✓</u> |
| Heavy  | 10 | _____    |
2. Defensible Space
- |  |    |          |
|--|----|----------|
| 70% or more of site                    | 1  | _____    |
| 30% or more, but less than 70% of site | 10 | <u>✓</u> |
| Less than 30% of site                  | 20 | _____    |

### C. Topography

- |                                 |    |          |
|---------------------------------|----|----------|
| 8% or less                      | 1  | <u>✓</u> |
| More than 8%, but less than 20% | 4  | _____    |
| 20% or more, but less than 30%  | 7  | _____    |
| 30% or more                     | 10 | _____    |

### D. Roofing Material

- |                    |    |          |
|--------------------|----|----------|
| Class A Fire Rated | 1  | <u>✓</u> |
| Class B Fire Rated | 5  | _____    |
| Class C Fire Rated | 10 | _____    |
| Nonrated           | 20 | _____    |

### E. Fire Protection - Water Source

- |  |    |          |
|--|----|----------|
| 500 GPM (1892.5 L/min) hydrant within 1,000 feet (304.8 m)         | 1  | <u>✓</u> |
| Hydrant farther than 1,000 feet (304.8 m) or draft site            | 2  | _____    |
| Water source 20 min. or less, round trip                           | 5  | _____    |
| Water source farther than 20 min., and 45 min. or less, round trip | 7  | _____    |
| Water source farther than 45 min., round trip                      | 10 | _____    |

### F. Existing Building Construction Materials

- |  |    |          |
|--|----|----------|
| Noncombustible siding/deck             | 1  | _____    |
| Noncombustible siding/combustible deck | 5  | _____    |
| Combustible siding and deck            | 10 | <u>✓</u> |

### G. Utilities (gas and/or electric)

- |                                   |    |          |
|-----------------------------------|----|----------|
| All underground utilities         | 1  | <u>✓</u> |
| One underground, one above ground | 5  | _____    |
| All above ground                  | 10 | _____    |

### Total:

- |                 |         |          |
|-----------------|---------|----------|
| Low Hazard      | 0 - 39  | <u>✓</u> |
| Moderate Hazard | 40 - 59 | _____    |
| High Hazard     | 60 - 74 | _____    |
| Extreme Hazard  | 75+     | _____    |

**Low Hazard**  
No IR Requirements Needed



# Suncadia Tumble Creek Last Treatment Year and Open Space Categories

## Legend

 Resort Border

### Last Treatment Year

 2014 - 2019 (510 acres, 23 stands)

 2020 - 2023 (71 acres, 7 stands)

 2024 (146 acres, 7 stands)

 2025 (260 acres, 17 stands)

 2025 - 20 acres throughout Stand 3-15-22

Total = 987 acres, 54 stands treated

### Open Space Categories

 Managed OS (67 stands, 1,275 acres)

 Natural OS (29 stands, 546 acres)

 Interior OS (31 stands, 159 acres)

 Perimeter OS (12 stands, 184 acres)

 Cle Elum River Corridor (34 stands, 653 acres)

 Wetland (24 stands, 283 acres)

 Stream C (8 stands, 148 acres)

 Outline of forest stands

Total = 3,248 acres, 205 stands

Last updated : 10/16/2025  
by Camassia Consulting LLC

ESRI Satellite (ArcGIS/World\_Imagery)  
Coordinate System:  
NAD83(2011)/Washington South (ftUS)  
Projection:  
Lambert Conformal Conic

