

March 5, 2018

Westcliff Homeowners Association
C/O Scott Morgan
5402 87th Avenue Ct West
University Place 98467

RE: Westcliff Common Area Management Plan Case No. UFM 17-0002

Dear Mr. Morgan

The City received an application for a common area management plan prepared by a certified arborist in accordance to University Place Municipal Code 19.65.320. The proposed common area management plan serves as an update to the original common area management plan approved in 2003 and extends to plan 20 years to 2038. As stated in the application, the common area management plan is intended to address erosion concerns, fire suppression, and plant and forest health and maintain views.

According to the arborist's report that accompanied the application, implementation of the original plan included 11 common area actions spanning 12 years that have had mixed results due to an extended drought period and survival rates of some of the planted material.

The proposed common area management plan including the action plan spanning several years appears to address the plans intent by minimizing erosion potential, managing plant and forest health and minimizing tree removal and topping needed to preserve views. The plan submitted is hereby approved provided it is closely adhered to. Removing the brier and providing water to establish plantings is especially important for the plan to provide its greatest benefit.

Should you have any questions regarding the City's review and approval of the common area management plant, please do not hesitate to contact me at (253) 460-2519 or DSwindale@cityofup.com.

Sincerely,



David Swindale
Director, Planning and Development Services

Copy: Robert Sweet Certified Arborist. 307 120th Street South, Tacoma WA 98444
Don Johnson 8814 53rd Street Ct. West, University Place, WA 98467

