



P. O. Box 320  
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Maple Valley, WA 98038  
Phone: 425-413-8800  
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**THIS MEETING IS OFFERED AS A ZOOM WEBINAR ONLY.**

**CALL IN AND JOINING INFORMATION AS FOLLOWS:**

**Dial In option: 1-669-900-6833      Webinar ID: 912 5891 5991**

**<https://maplevalleywa.zoom.us/j/91258915991>**

## **PLANNING COMMISSION AGENDA**

**June 3, 2020  
4:30 PM Regular Meeting**

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- |  |       |
|--|-------|
| 1. Call to Order   | Chair |
| 2. Roll Call   | Clerk |
| 3. Election of Officers                                      | Clerk |
| 4. Public Comment ( <b>not related to a public hearing</b> ) | Chair |

There shall be no oral public comment at this meeting. Only written public comment will be accepted and shall be included with the minutes. Written public comment should be submitted by email to [webmaster@maplevalleywa.gov](mailto:webmaster@maplevalleywa.gov) by 10:00 AM June 3, 2020 should include name and address of commenter.

- |   |             |
|---|-------------|
| 5. Approval of Agenda   | Chair       |
| 6. Approval of Minutes – <b>February 5 and 19, 2020</b>       | Chair       |
| 7. Public Hearing – <b>None</b>                               | Chair       |
| 8. Continued Business – <b>None</b>                           | Chair/Staff |
| 9. New Business – <b>Street Trees</b>                         | Chair/Staff |
| 10. Public Comment ( <b>not related to a public hearing</b> ) | Chair       |

There shall be no oral public comment at this meeting. Only written public comment will be accepted and shall be included with the minutes. Written public comment should be submitted by email to [webmaster@maplevalleywa.gov](mailto:webmaster@maplevalleywa.gov) by 10:00 AM June 3, 2020 should include name and address of commenter.

11. Announcement of Upcoming Meetings

Chair/Staff

**Next Regular Meeting: Wednesday, June 17<sup>th</sup>, 2020 @ 4:30 PM  
Zoom Webinar**

12. Adjourn

Chair

PRELIMINARY

**CITY OF MAPLE VALLEY, WASHINGTON  
PLANNING COMMISSION  
MINUTES OF MEETING  
February 5, 2020  
Lake Wilderness Lodge  
Maple Room  
22500 SE 248<sup>th</sup> Street**

**1. Call to Order**

Chair Candace Tucker called the meeting to order at 6:30 PM.

**2. Roll Call**

**Commissioners present:** Chair Candace Tucker, Commissioners Carladenise Edwards, Jonathan Miller, Michael Pearce, Dave Pilgrim, and Robert Tykoski.

Vice Chair Richard Axtell was absent and staff had not been notified.

**Staff present:** Community Development Manager Torpey and Executive Assistant Debi Yankeh.

**3. Public Comment (not related to a public hearing)**

None.

**4. Approval of Agenda**

**MOTION** to approve the agenda was made by Commissioner Pilgrim, seconded by Commissioner Tykoski, and carried 6-0.

**5. Approval of Minutes**

The approval of the January 29, 2020 minutes was tabled in order to get direction from the City Clerk's Office on content based on City policy.

**6. Public Hearing**

None.

**7. Continued Business**

None.

## 8. New Business

### (a) 2020 Work Plan Recap

### (b) Joint PC/EDC Meeting Recap

1. Review the **"Allowed Use Tables"**, discuss existing processes and identify any potential hindrances to business recruitment in the City.
2. Steps that both Commissions need to take towards getting our developable sites in Maple Valley **"shovel-ready"** for site selectors/developers.

Commissioner Tykoski suggested that if King County doesn't want to invest right now to identify any environmental risks associated with the site, perhaps broker something with the Port of Seattle to invest in the environmental now with the understanding that all three parties (City/County/Port) want to develop something for living wage jobs. That way we all have the same end goal of living wage jobs on a specific site and how to get there.

3. Collaboration of **Planning Commission and EDC Goals** (a Communication Plan between both Commissions should be established).

Attending each other's meetings was suggested. Planning staff currently attends the EDC meetings.

### (c) Land Use Tables Regarding Farmer's Market on Legacy Site Zone

1. Based on recommendation by the Commission, Staff will add the permitted use 'P' for Farmers Market uses in Pubic zones (on page 38) to Table 18.30.060 Allowed Uses by Zoning District and we will have a Public Hearing at our next meeting on Wednesday, February 19, 2020. The Commission should be prepared to make a decision at that time.

## 9. Public Comment (not related to a public hearing)

**Layne Barnes**, P. O. Box 1319, Maple Valley, WA would appreciate it if Commissioners would speak up when there is an audience and thinks major points should be recorded in minutes.

**Hunter Helms**, 28814 224<sup>th</sup> Place SE, Maple Valley, WA a questions on what the Legacy Site is and Mr. Torpey responded to his question.

**Benjamin (Last name inaudible)**, 23527 SE 254<sup>th</sup> Street, had a question about the layout of the Farmer's Market and Mr. Torpey responded to his questions.

## 10. Commission/Staff Reports/Work Plan Items

We have advertised the Public Hearing for Land Use Tables Regarding Farmer's Market on the Legacy Site Zone to be held on Wednesday, February 19, 2020.

PRELIMINARY

Senior Planner Lance Ferrell is working with a landscape architect and once the contract is signed, they will attend either the March 4 or March 19, 2020 meeting to discuss street trees, as per our Work Plan.

Commissioner Pilgrim would like to see a leakage report that was previously done.

The deadline for submitting applications for Planning Commission is Friday, February 14, 2020 at 5 PM. Interviews with City Council will take place on Thursday, February 20, 2020 beginning at 5:30 PM.

Candace will be presenting the Planning Commission's recommendation for the Sign Code amendment to City Council at their Monday, February 10, 2020 meeting.

### 11. Announcements of Upcoming Meetings

- **Next Regular Meeting:**           **Wednesday, February 19, 2020 @ 6:30 PM**  
**Lake Wilderness Lodge**  
**22500 SE 248<sup>th</sup> Street, Maple Valley, WA**
- **Public Hearing:**                   **Wednesday, February 19, 2020 @ 6:30 PM**  
**Lake Wilderness Lodge**  
**22500 SE 248<sup>th</sup> Street, Maple Valley, WA**

### 12. Adjourn

The meeting was adjourned at 7:09 PM.

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Debi Yankeh  
Executive Assistant

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PRELIMINARY

**CITY OF MAPLE VALLEY, WASHINGTON  
PLANNING COMMISSION  
MINUTES OF MEETING  
February 19, 2020  
Lake Wilderness Lodge  
Maple Room  
22500 SE 248<sup>th</sup> Street**

**1. Call to Order**

Chair Candace Tucker called the meeting to order at 6:30 PM.

**2. Roll Call**

**Commissioners present:** Chair Candace Tucker, Commissioners Jonathan Miller, Michael Pearce, Dave Pilgrim, and Robert Tykoski.

Commissioner Edwards was absent and staff had been notified. Vice Chair Axtell was absent and staff had not been notified.

**Staff present:** Community Development Manager Torpey and Executive Assistant Debi Yankeh.

**3. Public Comment (not related to a public hearing)**

None.

**4. Approval of Agenda**

**MOTION** to approve the agenda was made by Commissioner Pilgrim, seconded by Commissioner Pearce, and carried 5-0.

**5. Approval of Minutes**

Staff confirmed with the City Clerk's office that the City is an 'action only' minutes format. The Clerk of the Commission handed out a Roberts Rules of Order reference for what meeting minutes should contain, as well as examples of recent City Council minutes. Should a Commissioner wish to add descriptors to any topic, they may make a motion to bring that description up and voted on as an addendum to the minutes.

**MOTION** to amend the minutes of the January 29, 2020 meeting to include the following was made by Commissioner Pilgrim, seconded by Chair Tucker and carried 5-0.

Under Item #1:

- a. Living wage jobs were discussed
- b. Commissioner Pilgrim requested the existing leakage report information

PRELIMINARY

Under Item #3:

- a. The Commissions agreed that they will go to each other's meetings. Currently someone from Community Development attends the Economic Development Commission Meetings that are held monthly. The Economic Development Commission will send someone from their group to the Planning Commission Meetings at least once a quarter.

Anyone desiring more information may contact the City Clerk's office to receive the audio version of any Planning Commission meeting for further details not contained in the official meeting minutes.

**MOTION** to approve the minutes of the January 29, 2020 meeting as amended was made by Commissioner Pierce, seconded by Commissioner Tykoski, and carried 5-0.

**6. Public Hearing – Farmer's Market in the Legacy Site Zone**

None.

**7. Continued Business – Farmer's Market in the Legacy Site Zone**

**MOTION** to recommend to City Council establishing the Farmers Markets as an allowed use on its Legacy Site zone and Public zone was made by Commissioner Miller and seconded by Commissioner Pearce, and carried 5-0. Staff will present the recommendation to City Council on Monday, March 9, 2020.

**8. New Business**

None.

**9. Public Comment (not related to a public hearing)**

None.

**10. Commission/Staff Reports/Work Plan Items**

Staff thanked Commissioners Tykoski and Axtell for serving on the Commission over the past four years.

We currently have seven applicants for eight openings. Interviews are scheduled for Thursday, February 20, 2020 with City Council. Appointments will be determined at the Monday, February 24, 2020 Council meeting and the results communicated to those selected shortly after that.

Election of officers, Chair and Vice Chair, will take place at our next meeting on March 4, 2020.

The Work Plan Matrix will always be the last item in the Agenda Packet and will be updated accordingly.

PRELIMINARY

**11. Announcements of Upcoming Meetings**

- **Next Regular Meeting:**      **Wednesday, March 4, 2020 @ 6:30 PM**  
   **Lake Wilderness Lodge**  
   **22500 SE 248<sup>th</sup> Street, Maple Valley, WA**

**12. Adjourn**

The meeting was adjourned at 6:55 PM.

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Debi Yankeh  
Executive Assistant

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# Basic Roberts Rules Of Order

## *For use for reference during meetings*

<b>AGENDAS</b> A typical agenda includes...	<b>TYPICAL LANGUAGE USED BY PERSON RUNNING MEETING</b>
Call To Order	"I call this meeting to order"
Roll Call	"Will the secretary please do roll call?"  "We have a quorum. Will the secretary please read the minutes of the last meeting"
Reading & Approval of Minutes	"Are there any corrections to the minutes?"  "If there are no corrections, the minutes stand approved".
Reports of Officers	"We'll now move to the officer's reports. Will the treasurer, Jane Doe please read/submit their report."  "Are there any questions concerning the treasurer's report? (if none) Will the Vice President now give their report?"
Unfinished Business	"We'll now move on to unfinished business. At the last meeting..."
New Business	"The meeting is now open for new business"  "It has been moved and seconded that.....is there any further discussion?"  "We will now vote on that motion that...All in favor say "Aye". All opposed say "Nay". The motion has passed.
Announcements	"Are there any announcements?" The next meeting will be held on....."
Adjournment	"May I please have a motion to adjourn the meeting?"

### HANDLING MOTIONS

Member says, "I move that....". Another member seconds the motion, or chair asks, "is there a second?"

Chair states motion and asks for discussion.

Members enter into a debate. Make of motion has first right of floor. Debate only on merits of motion.

Debate is closed when no members seek further discussion.

Chair puts motion to vote.

Chair announces results of vote.

### WHAT MINUTES MUST INCLUDE

- The kind of meeting begin held..regular, special, etc.
- The name of club
- Date, time and place of meeting
- Names of person running meeting
- Names of everyone in attendance.
- Approval of past meeting minutes with any corrections.
- Summaries of reports from officers.
- Exact final working of all motions with names of movers and seconders.
- Results of all votes.
- Points of order raised an appeals made, with the chair's ruling on each.
- Announcements.
- The time of adjournment.
- The signature of the secretary or person who took minutes.

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**CITY OF MAPLE VALLEY, WASHINGTON  
CITY COUNCIL  
MINUTES OF SPECIAL MEETING  
JANUARY 13, 2020**

Tahoma School District Central Services Center  
25720 Maple Valley Black Diamond Rd SE, Maple Valley

**1. CALL TO ORDER**

Mayor Kelly called the meeting to order at 5:03 p.m.

Councilors present: Linda Olson, Les Burberry, Erin Weaver, Syd Dawson, Linda Johnson, Deputy Mayor Dana Parnello, and Mayor Sean Kelly

Planning Commissioners present: Chair Candace Tucker, Dave Pilgrim, Carladenise Edwards and Robert Tykoski.

Staff Present: City Manager Laura Philpot, City Attorney Patricia Taraday, Community Development Manager Matt Torpey and City Clerk Shaunna Lee-Rice

**2. Discussion**

**(a) Planning Commission Work Plan**

Council and Planning Commissioners discussed the attached Work Plan. Staff will update it based upon the discussion and bring it back to Council at the next Regular Business meeting.

**(b) Downtown Design Guidelines update**

This topic was not discussed due to the time.

**3. PUBLIC COMMENTS: None.**

**4. ADJOURNMENT:**

The meeting was adjourned at 6:05 p.m.

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Shaunna Lee-Rice  
City Clerk

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**CITY OF MAPLE VALLEY, WASHINGTON  
CITY COUNCIL  
MINUTES OF REGULAR BUSINESS MEETING  
NOVEMBER 25, 2019  
Tahoma School District Central Services Center  
25720 Maple Valley Black Diamond Rd SE**

**1. CALL TO ORDER**

Mayor Sean P. Kelly called the meeting to order at 7:01 p.m.

**FLAG SALUTE/ROLL CALL**

Councilor Les Burberry led the Flag Salute.

Councilors present: Les Burberry, Erin Weaver, Syd Dawson, Linda Johnson, Deputy Mayor Parnello and Mayor Sean Kelly.

**MOTION** to excuse Councilor Linda Olson made by Deputy Mayor Parnello and seconded by Councilor Weaver. Motion carried, 6-0.

City Attorney Patricia Taraday was present.

**3. PUBLIC COMMENT:**

RECOGNITION: Community Members that assisted law enforcement.

**4. APPROVAL OF THE AGENDA**

**MOTION** to approve to amend the agenda to add the Lake Wilderness CAC annual report made by Deputy Mayor Parnello seconded by Councilor Weaver. Motion carried, 6 - 0.

**MOTION** to approve the amended agenda made by Councilor Johnson seconded by Councilor Weaver. Motion carried, 6- 0.

**5. CONSENT CALENDAR**

- (a) No Minutes to be approved at this time
- (b) Approval of voucher checks, wire transfers, electronic funds transfer, payroll, and benefit checks numbered 30186-30235, 501281 501193-501244, voided check(s) 707987-708074, and direct deposits November 20, 2019 for a total amount of \$2,777,646.33



- (c) Resolution No. R-19-1411 authorizing the City Manager to execute a “Local and Community Projects Program Grant Agreement” for award of grant funds between the City of Maple Valley and Washington State Department of Commerce

**MOTION** to approve the Consent Calendar was made by Councilor Dawson and seconded by Councilor Weaver. Motion carried, 6 – 0.

**6. PUBLIC HEARING:**

- (a) Proposed Mid-Biennium 2019-2020 Budget Amendments

**Public Hearing opened at 7:18 p.m. and closed at 7:18 p.m.**

There was no public testimony.

**7. BOARDS, COMMISSION, COMMITTEE REPORTS:**

- (a) Lake Wilderness CAC annual report

Vice Chair Paul Eaton provided an update from the Committee.

**8. REPORT OF THE CITY MANAGER**

- (a) City Hall update

City Manager Laura Philpot:

- Community Thanksgiving dinner at the Maple Valley Food Bank and Emergency Services Sunday November 24<sup>th</sup>
- Turkey Trot on Thanksgiving is sold out
- Hometown Holidays, December 5<sup>th</sup>
- Ironman Kick - Off event on December 12<sup>th</sup> at Crockett’s

- (b) Public Safety Oversight Committee (PSOC) update

Chief of Police DJ Nesel gave an update on law enforcement statistics

- (c) Training travel updates

These were provided in the Council packet.

- (d) Report on the Stop light project by TRM (T44)

Public Works Community Development Director Tawni Dalziel gave an update with a completion date projected near February 2020.

- (e) Report on project at SR169 and Witte/240th (T39)

Public Works Community Development Director Tawni Dalziel gave an update noting that it is project T39 not T36 as referenced in the agenda.

Mayor Kelly asked for Witte Road street sweeping from the roundabout north.



Councilor Johnson asked about the monument sign at the Witte Road roundabout.

Street sweeping, holiday banners, and lighting at “the Nest” which need City Manager to follow up.

**9. COUNCIL REPORTS:**

**(a) Southeast Mayors**

Mayor Kelly announced that December 17<sup>th</sup> Maple Valley is hosting at the Lake Wilderness Lodge.

**(b) SCA PIC**

Mayor Kelly gave an update on a joint homelessness benefit district discussion.

**(c) Community Coalition**

Mayor Kelly spoke about the monthly meetings and he will send a link to the calendar of meetings.

**10. CONTINUED BUSINESS:**

**(a) Community Service Grants**

Finance Director Sandy Garrett and Finance Committee Member Councilor Weaver and Councilor Dawson spoke to their past discussions. The discussion about future funding will be on a business meeting agenda in January.

**MOTION** made to accept the recommendations with no changes made by Councilor Weaver and seconded by Councilor Dawson. Motion was rescinded.

**MOTION** made to accept the recommendations with two amendments being \$5,000.00 to Vine Maple Place and a \$1,000.00 Creative Arts Council by Councilor Burberry seconded by Mayor Kelly. Motion fails, 2-4. Dissenting votes were Councilors Weaver, Johnson, Dawson, and Deputy Mayor.

**MOTION** made to accept the recommendation made by the Finance Committee with an additional \$1,000.00 to the Creative Arts Council by Councilor Dawson and seconded by Councilor Johnson. Motion carried 5-1. The dissenting vote was Councilor Weaver.

**MOTION** to amend that the additional \$1,000.00 funds come from funding to Be the Hope by Deputy Mayor Parnello and seconded by Councilor Dawson. Motion carried, 5-1. The dissenting vote was Councilor Weaver.

**11. ORDINANCES, RESOLUTIONS, AND MOTIONS: None.**

**12. NEW BUSINESS:**

**(a) Ordinance No. O-19-685 amending provisions of the Maple Valley Municipal Code concerning camping, storing personal property on public property, and sitting and lying on sidewalks in commercial zones**



City Attorney Patricia Taraday introduced this item advising of the changes to the Municipal Code which would be enacted upon adoption of this Ordinance. After extensive discussion this item was not adopted and will be discussed at a Business Meeting in January.

**MOTION** to extend the meeting to 10:00 p.m. by Councilor Burberry seconded by Councilor Weaver. Motion carried, 6-0.

- (b) Ordinance No. O-19-683 levying the general property taxes for the City of Maple Valley in King County for the Fiscal Year commencing January 1, 2020, on all property both real and personal, in said City, which is subject to taxation for the purpose of providing sufficient revenue to conduct city business for the ensuing year as required by law

Finance Director Sandy Garrett advised of the details of this Ordinance.

**MOTION** made to adopt Ordinance O-19-683 by Deputy Mayor Parnello and seconded by Councilor Burberry. Motion carried, 6 - 0.

- (c) Ordinance No. O-19-684 specifying the increase in general property taxes from 2019 for the City of Maple Valley in King County for the Fiscal Year commencing January 1, 2020, on all property both real and personal, in said city, which is subject to taxation for the purpose of providing sufficient revenue to conduct city business for the ensuing year as required by law

**MOTION** made to adopt Ordinance No. O-19-684 by Deputy Mayor Parnello and seconded by Councilor Burberry. Motion carried, 6 - 0.

- (d) Ordinance No. O-19-681 amending the 2019 and 2020 budgets to provide additional appropriations as previously approved by Council

Financial Analyst Julie Stutzke provided an update on the Budget Amendments discussed at the November 12<sup>th</sup> Council meeting with additional amendments.

**MOTION** made to adopt Ordinance No. O-19-681 by Councilor Burberry and seconded by Deputy Mayor Parnello. Motion carried, 6 - 0.

### **13. FOR THE GOOD OF THE ORDER:**

Deputy Mayor requested FACT Sheet add-Public Safety Oversight Committee revival

Councilor Johnson discussed the January Council meeting calendar challenges with AWC Legislative Days. Council discussed a Special Meeting on January 6, the Study Session would be January 13, and a Regular Business Special Meeting on Tuesday, January 21, 2020, and the January 27<sup>th</sup> meeting would be cancelled.

Mayor Kelly advised that the TSD Board Meeting tomorrow where the retiring Board Members would be recognized. Councilmember Reagan Dunn was able to have an allocation of \$20,000 to Ironman funding for police services and King County Parks will hold off on paving the trail for now.

### **14. PUBLIC COMMENTS: None.**



**15. ANNOUNCEMENT OF NEXT MEETING**

**SPECIAL MEETING**

Monday, December 2, 2019 at 6:30 p.m.

Lake Wilderness Lodge

22500 SE 248<sup>th</sup> Street, Maple Valley, WA

**REGULAR BUSINESS MEETING**

Monday, December 2, 2019 at 7:00 p.m.

Lake Wilderness Lodge

22500 SE 248<sup>th</sup> Street, Maple Valley, WA

**16. EXECUTIVE SESSION:**

- (a)** Executive session to discuss the performance of a public employee pursuant to RCW 42.30.110(1)(g)

Council convened into Executive Session for 15 minutes at 9:45 p.m. Council convened in open session at 9:57 p.m.

No final action.

- (b)** Executive Session with legal counsel pursuant to RCW 42.30.110(1)(i) as potential litigation

Council convened into Executive Session for 15 minutes at 9:30 p.m. Council convened in open session at 9:44 p.m.

No final action.

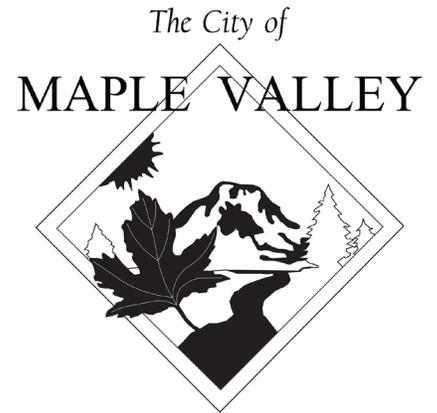
**17. ADJOURNMENT:**

The meeting was adjourned at 9:57 p.m.

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Shaunna Lee-Rice  
City Clerk





**Date:** June 3, 2020  
**To:** Planning Commissioners  
**From:** Matt Torpey, Community Development Manager  
**Subject:** June 3, 2020 Planning Commission Meeting

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Enclosed you will find the Planning Commission meeting agenda and packet materials. Meeting minutes from the February 5<sup>th</sup> and February 19<sup>th</sup> meetings are included.

**Appointment of Chair and Vice Chair**

The Commission will nominate candidates for Chair and Vice Chair of the Planning Commission.

**Public Hearing**

None

**Continued Business**

None

**New Business**

Street Trees

Included in the packet is the current City of Maple Valley Recommended Street Tree List. Joining us at this meeting will be Hans Korve, a consultant from DMP, Inc. who will discuss the tree list and answer questions regarding a new draft Street Tree, Ground Cover, and Planting document. It is intended that the Commission will discuss this new draft document and suggest any changes prior to recommending the document be forwarded to the City Council for review.

**Announcements of Upcoming Meetings**

The next regularly scheduled meeting is **Wednesday, June 17, 2020 at 4:30 p.m.** this meeting will be conducted via Zoom Webinar.

You may contact Matt Torpey at 425-413-8800 or by email at [matt.torpey@maplevalleywa.gov](mailto:matt.torpey@maplevalleywa.gov).

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# City of Maple Valley

## Recommended Street Tree List w/ Tree Characteristic Notes

### SMALL TREES (under 30 feet of ht.) for 5 ft. wide Landscape Strip planted under utility wires

<u>Botanical Name / Common Name</u>	<u>Mature Height</u>	<u>Mature Spread</u>	<u>Min. Size</u>	<u>Spacing Range</u>
1. <b>Cornus x 'rutgan'</b> / Stellar Pink Dogwood <i>Tree characteristics:</i> Can be planted under Utility wires (Max Height 20 feet.); Disease resistant hybrid tree (C. kousa & C. florida) - resistant to <i>Dogwood Anthracnose &amp; Powder Mildew</i> ; Provides light pink flowers in late spring early summer; no fruit; Bright red fall color; Good nursery availability	20'	20'	1 ¼" Cal.	20" - 25' oc
2. <b>Halesia carolina 'UConn Wedding Bells'</b> / Wedding Bells Silverbell <i>Tree characteristics:</i> Can be planted under Utility wires (Max Height 20 feet.); Provides a prolific amount of white bell-shaped flowers in the spring; Yellow fall color; Suited for planting between restricted street & sidewalk landscape strip	20'	15'	1 ¼" Cal.	15" - 25' oc
3. <b>Parrotia persica 'JL Columnar' P.A.F.</b> / Persian Spire <i>Tree characteristics:</i> Can be planted under Utility wires (Max Height 25 feet.); Provides a prolific amount of white bell-shaped flowers in the spring; Yellow fall color; Suited for planting between street & sidewalk landscape strip	25'	10'	1 ¼" Cal.	15" - 25' oc
4. <b>Tilia cordata 'Halka' PP 10589</b> / Summer Sprite Linden <i>Tree characteristics:</i> Can be planted under Utility wires (Max Height 20 feet.); Yellow fall color; Suited for planting between street & sidewalk landscape strip	20'	15'	1 ¼" Cal.	15" - 25' oc
5. <b>Zelkova serrata 'JFS-KW1' PP2096</b> / City Sprite Zelkova <i>Tree characteristics:</i> Can be planted under Utility wires (Max Height 24 feet.); Yellow fall color; Suited for planting between street & sidewalk landscape strip, Grows well in tight urban spaces	24'	18'	1 ¼" Cal.	20" - 25' oc
6. <b>Zelkova serrata 'Schmidtlow'</b> / Wireless Zelkova <i>Tree characteristics:</i> Can be planted under Utility wires (Max Height 24 feet.); Low spreading shape; Red fall color; Suited for planting between street & sidewalk landscape strip; Good nursery availability	24'	36'	1 ¼" Cal.	20" - 25' oc

# City of Maple Valley

## Recommended Street Tree List w/ Tree Characteristic Notes Cont.

### SMALL TREES 20 – 35 feet: For 5 ft. wide Landscape Strip

<u>Botanical Name / Common Name</u>	<u>Mature Height</u>	<u>Mature Spread</u>	<u>Min. Size</u>	<u>Spacing Range</u>
1. <b>Acer platanoides ‘Drummondii’</b> / Silver Variegated Maple <i>Tree characteristics:</i> Variegated Foliage, light green with creamy white margin; Yellow fall color	35’	25’	1 ½” Cal.	25” - 35’ oc
2. <b>Acer truncatum × A. plat. ‘JFS-KW187’ PP 27545</b> / Urban Sunset® Maple; <b>Heat &amp; Pest Resistant Foliage</b> <i>Tree characteristics:</i> Dark green foliage; Uniform canopy; Develops an ideal upright street tree form; Dark red fall color	35’	20’	1 ¼” Cal.	20” - 25’ oc
3. <b>Carpinus caroliniana ‘CCSQU’</b> / Palisade® American Hornbeam <i>Tree characteristics:</i> Uniform canopy; Develops an ideal upright street tree form; Yellow Orange fall color	30’	15’	1 ½” Cal.	15” - 25’ oc
4. <b>Cornus x ‘rutgan’</b> / Stellar Pink Dogwood <b>Disease Resistance:</b> <i>Dogwood Anthracnose, Powder Mildew</i> <i>Tree characteristics:</i> Can be planted under Utility wires (Max Height 20 feet.); Disease resistant hybrid tree (C. kousa & C. florida) - resistant to <i>Dogwood Anthracnose &amp; Powder Mildew</i> ; Provides light pink flowers in late spring early summer; no fruit; Bright red fall color; Good nursery availability	20’	20’	1 ¼” Cal.	20” - 25’ oc
5. <b>Maackia amurensis</b> / Amur Maackia <i>Tree characteristics:</i> Grows well in poor soil, tough environments and tight urban spaces; Suited for planting between street & sidewalk landscape strip; Provides upright white flower clusters in mid-summer	25’	20’	1 ¼” Cal.	20” - 25’ oc
7. <b>Malus ‘Jarmin’ PP 14337</b> / Marilee® Crabapple (Virtually Seedless) <b>Disease Resistance:</b> <i>Scab: Good, Fireblight: Good, Cedar-Apple Rust: Good, Mildew: Excel</i> <i>Tree characteristics:</i> Can be planted under Utility wires (Max Height 24 feet.); Stiffly upright narrow form; Virtually fruitless; Double large white flowers; Suited for planting between street & sidewalk landscape strip; Good nursery availability	24’	10’	1 ¼” Cal.	25’ - 35’ oc

<b>Botanical Name / Common Name</b>	<b>Mature Height</b>	<b>Mature Spread</b>	<b>Min. Size</b>	<b>Spacing Range</b>
8. <b>Parrotia persica 'JL Columnar' P.A.F.</b> / Persian Spire <i>Tree characteristics:</i> Can be planted under Utility wires (Max Height 25 feet.); Provides a prolific amount of white bell-shaped flowers in the spring; Yellow fall color; Suited for planting between street & sidewalk landscape strip	25'	10'	1 ¼" Cal.	15" - 25' oc
9. <b>Styrax japonicus 'JFS-D'</b> / Snowcone® Snowbell <i>Tree characteristics:</i> Can be planted under Utility wires (Max Height 25 feet.); Provides white bell-shaped flowers; Yellowish fall color; Suited for planting between street & sidewalk landscape strip; resists twig dieback	25'	20'	1 ½" Cal.	20" - 25' oc
10. <b>Tilia cordata 'Halka' PP 10589</b> / Summer Sprite Linden <i>Tree characteristics:</i> Can be planted under Utility wires (Max Height 20 feet.); Semi-dwarf shape; provides a sheared appearance; Suited for planting between street & sidewalk landscape strip; Yellow fall color	20'	15'	1 ¼" Cal.	15" - 25' oc
11. <b>Zelkova serrata 'JFS-KW1' PP2096</b> / City Sprite Zelkova <i>Tree characteristics:</i> Can be planted under Utility wires (Max Height 24 feet.); Yellow fall color; Suited for planting between street & sidewalk landscape strip, Grows well in tight urban spaces	24'	18'	1 ¼" Cal.	15" - 25' oc

## **MEDIUM TREES 40 – 50 feet: For 7 ft. wide Landscape Strip**

<b>Botanical Name / Common Name</b>	<b>Mature Height</b>	<b>Mature Spread</b>	<b>Min. Size</b>	<b>Spacing Range</b>
1. <b>Acer platanoides 'Columnarbroad'</b> / Parkway Maple <b>Disease Resistance:</b> Verticillium tolerant <i>Tree characteristics:</i> Best Norway Maple for city use, has a strong central leader, well behaved branching and known to be a health tree with dark green leaves; Yellow fall color	40'	25'	2" Cal.	30' - 35' oc
2. <b>Acer rubrum 'Frank Jr.' PP 16769</b> / Redpointe Maple <i>Tree characteristics:</i> Strong central leader; strong branch angles; fast growth rate; dark green leaves; Bright red fall color	45'	30'	2" Cal.	30' - 35' oc

- |  |           |     |             |              |
|--|-----------|-----|-------------|--------------|
| 3. <b>Betula jacquemontii</b> / Jacquemontii Birch   | 40'       | 30' | 2" Cal.     | 35' - 45' oc |
| <b>Insect Resistance:</b> Partial resistance to leaf miner   |           |     |             |              |
| <b>Tree characteristics:</b> Thick glossy dark green leaves; Glowing white bark; Partial resistance to leaf miner; Yellow fall color   |           |     |             |              |
| 4. <b>Betula populifolia 'Whitespire Sr.'</b> / Whitespire Sr. Birch   | 40'       | 25' | 2" Cal.     | 35' - 45' oc |
| <b>Insect Resistance:</b> Bronze birch borer, Japanese beetle  |           |     |             |              |
| <b>Tree characteristics:</b> Thick glossy dark green leaves; Glowing white bark; insect resistance to Bronze birch borer & Japanese beetle; Yellow fall color  |           |     |             |              |
| 5. <b>Carpinus betulus 'Fastigiata'</b> / Pyramidal European Hornbeam  | 40' - 45' | 25' | 2" Cal.     | 25' - 35' oc |
| <b>Tree characteristics:</b> Symmetrical and formal in appearance; Heat & drought resistant; Relatively free of disease and pest problems; Dark green leaves; Yellow fall color                                |           |     |             |              |
| 6. <b>Fraxinus oxycarpa 'Raywood'</b> / Raywood Ash  | 45'       | 30' | 1 ¾" Cal.   | 30' - 35' oc |
| <b>Tree characteristics:</b> Dense oval crown with narrow leaflets creating a delicate fine textured appearance; no seeds; somewhat Heat & drought resistant; Reddish-Purple fall color                        |           |     |             |              |
| 7. <b>Ginkgo biloba 'Autumn Gold'</b> / Autumn Gold Ginkgo   | 45'       | 35' | 1 ¾" Cal    | 30' - 35' oc |
| <b>Tree characteristics:</b> Male clone tree; seedless; Typically not bothered by disease or insects; Tolerant of air pollution, heat, Oak Root Fungus, acid and alkaline conditions; Golden yellow fall color |           |     |             |              |
| 8. <b>Quercus robur × alba 'JFS-KW1QX'</b> / Streetspire® Oak  | 45'       | 14' | 1 1 ¾" Cal. | 45' - 50' oc |
| <b>Tree characteristics:</b> Narrow columnar tree; Storm resistant structure; mildew resistant; takes some drought; Rusty red fall color   |           |     |             |              |
| 9. <b>Tilia tomentosa 'Sterling'</b> / Sterling Linden   | 45'       | 35' | 2" Cal.     | 40' - 45' oc |
| <b>Tree characteristics:</b> Symmetrical neat appearance; Resistant to Japanese Beetle feeding; Leaves green on top and silver-gray undersurface; Yellow fall color  |           |     |             |              |

# City of Maple Valley

## Recommended Street Tree List w/ Tree Characteristic Notes Cont.

### LARGE TREES 50 feet of height and taller: For 12 ft. wide Landscape Strip

Botanical Name / Common Name	Mature Height	Mature Spread	Min. Size	Spacing Range
1. <b>Acer x freemanii 'Jeffersred'</b> / Autumn Blaze® Maple <i>Tree characteristics:</i> Stately, fast growing, adaptable shade tree; Drought tolerant; Bright orange red fall color	50'	40'	1 ¾" Cal.	45' - 50' oc
2. <b>Acer nigrum 'Greencolumn'</b> / Greencolumn Maple <i>Tree characteristics:</i> Upright oval tree; Heat resistant; Yellow to apricot orange fall color	50'	20'	1 ¾" Cal.	20' - 35' oc
3. <b>Fagus sylvatica 'Riversii'</b> / Rivers Purple Beech <i>Tree characteristics:</i> Broadly oval tree; Deep purple foliage year around; Silver gray trunk	50'	40'	1 ¾" Cal.	40' - 50' oc
4. <b>Liriodendron tulipifera 'JFS-Oz'</b> / Emerald City® Tulip Tree <i>Tree characteristics:</i> Dominant central leader; glossy deep green foliage; Yellow to greenish flowers with orange center; Bright clear yellow fall color	55'	25'	1 ½" Cal.	25' - 35' oc
5. <b>Platanus x acerifolia 'Bloodgood'</b> / 'Bloodgood' London Planetree <i>Tree characteristics:</i> More resistant to anthracnose than the species; Medium to dark green foliage; Yellow fall color	50'	40'	1 ¾" Cal.	45' - 50' oc
6. <b>Quercus frainetto 'Schmidt'</b> / Forest Green® Oak <i>Tree characteristics:</i> Strong central leader; strong symmetrical shape; drought resistant and adaptable; glossy deep green foliage; Yellow to brown fall color	50'	30'	1 ¾" Cal.	30' - 45' oc
7. <b>Quercus macrocarpa 'JFS-KW3' PP 22815</b> / Urban Pinnacle® Oak <b>Disease Resistance:</b> Anthracnose, Mildew <i>Tree characteristics:</i> Narrow, Upright, fast growing, adaptable shade tree; Small acorns; Yellow fall color	55'	25'	1 ¾" Cal.	25' - 35' oc

- |   |     |     |           |              |
|---|-----|-----|-----------|--------------|
| 8. <b>Tilia americana 'Boulevard'</b> / Boulevard Linden  | 50' | 25' | 1 ¾" Cal. | 25' - 35' oc |
| <i><b>Tree characteristics:</b></i> Narrow, Upright, pyramidal, fast growing; Yellow fall color   |     |     |           |              |
| 9. <b>Ulmus americana 'Princeton'</b> / Princeton Elm   | 65' | 50' | 1 ¾" Cal. | 45' - 55' oc |
| <b>Disease Resistance:</b> Dutch elm disease  |     |     |           |              |
| <i><b>Tree characteristics:</b></i> More resistant to Dutch Elm Disease than other Ulmus species; Dark green foliage; Yellow fall color |     |     |           |              |
| 10. <b>Ulmus japonica × wilsoniana 'Morton'</b> / Accolade™ Elm   | 70' | 60' | 1 ¾" Cal. | 45' - 55' oc |
| <b>Insect Resistance:</b> Elm leaf beetle, <b>Disease Resistance:</b> Dutch elm disease and phloem necrosis                             |     |     |           |              |
| <i><b>Tree characteristics:</b></i> Upright graceful vase shape, arching limbs; glossy deep green foliage; Yellow fall color            |     |     |           |              |

Amy

## City of Maple Valley Recommended Street Tree List

List of trees by type	Planting Criteria		Roadway type and Planting Conditions <i>An "X" indicates appropriate use of listed tree type</i>																	
	Minimum Size	Spacing Range	Principal Arterial	7' Landscape Strip with overhead wires	7' Landscape Strip without overhead wires	12' Landscape Median	Minor Arterial	7' Landscape Strip with overhead wires	7' Landscape Strip without overhead wires	12' Landscape Median	Boulevard Collector	5' Landscape Strip	7' Landscape Median	Neighborhood Collector	4.5' Landscape Strip	Business Access	4.5' Landscape Strip	Neighborhood Access	4.5' Landscape Strip	
Botanical Name/ Common Name																				
<b>Small, Spreading Trees (&lt; 25' height)</b>																				
Acer ginnala/ Amur Maple	1-1/2" cal	15' - 25' oc		X	X			X	X			X	X	X	X	X	X	X	X	X
Acer platanoides 'Globosum'/ Globe Maple	1-1/2" cal	15' - 25' oc		X	X			X	X			X	X	X	X	X	X	X	X	X
Acer truncatum/ Shantung Maple	1-1/2" cal	15' - 25' oc		X	X			X	X			X	X	X	X	X	X	X	X	X
Crateagus phaenopyrum/ Washington Hawthorn	1-1/2" cal	20' - 30' oc		X	X			X	X			X	X	X	X	X	X	X	X	X
Fraxinus pennsylvanica 'Johnson'/ Leprechaun Ash	1-1/2" cal	15' - 25' oc		X	X			X	X			X	X	X	X	X	X	X	X	X
Prunus cerasifera 'Purple Pony'/ Dwarf Flowering Plum	1-1/2" cal	15' - 20' oc		X	X			X	X			X	X	X	X	X	X	X	X	X
<b>Small, Narrow Tree (&lt;25' height)</b>																				
Prunus serrulata 'Amamagawa'/ Amanagawa Cherry	1-1/2" cal	15' - 20' oc		X	X			X	X			X	X	X	X	X	X	X	X	X

**City of Maple Valley**  
Recommended Street Tree List

List of trees by type	Planting Criteria		Roadway type and Planting Conditions																	
	Minimum Size	Spacing Range	An "X" indicates appropriate use of listed tree type																	
Botanical Name/ Common Name			Principal Arterial	7' Landscape Strip with overhead wires	7' Landscape Strip without overhead wires	12' Landscape Median	Minor Arterial	7' Landscape Strip with overhead wires	7' Landscape Strip without overhead wires	12' Landscape Median	Boulevard Collector	5' Landscape Strip	7' Landscape Median	Neighborhood Collector	4.5' Landscape Strip	Business Access	4.5' Landscape Strip	Neighborhood Access	4.5' Landscape Strip	
<p><u>Abbreviations Key:</u> cal - caliper of the trunk 6" above ground level oc - on center</p> <p>Note: Street trees are to conform to the latest edition of The American Standard for Nursery Stock, Chapter 1 - Shade and Flowering Trees</p>																				
<p><u>Small/Medium, Spreading Trees.</u> (25'-35' height)</p> <p>Acer campestre 'Queen Elizabeth'/ Queen Elizabeth Hedge Maple</p> <p>Acer truncatum x aplatanoides 'Warrens Red'/ Pacific Sunset</p> <p>Carpinus caroliniana/ American Hornbeam</p> <p>Fraxinus oxycarpa 'Flame'/ Flame Ash</p> <p>Fraxinus oxycarpa 'Raywood'/ Raywood Ash</p> <p>Tilia cordata 'De Groot'/ De Groot Linden</p>	<p>1-1/2" cal</p> <p>1-1/2" cal</p> <p>1-1/2" cal</p> <p>2" cal</p> <p>2" cal</p> <p>1-1/2" cal</p>	<p>20' - 30' oc</p> <p>20' - 30' oc</p> <p>20' - 30' oc</p> <p>30' - 35' oc</p> <p>30' - 35' oc</p> <p>20' - 30' oc</p>	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X

# City of Maple Valley

## Recommended Street Tree List

List of trees by type	Planting Criteria		Roadway type and Planting Conditions																	
	Minimum Size	Spacing Range	An "X" indicates appropriate use of listed tree type																	
<b>Abbreviations Key:</b> cal - caliper of the trunk 6" above ground level oc - on center  Note: Street trees are to conform to the latest edition of The American Standard for Nursery Stock, Chapter 1 - Shade and Flowering Trees			Principal Arterial	7' Landscape Strip with overhead wires	7' Landscape Strip without overhead wires	12' Landscape Median	Minor Arterial	7' Landscape Strip with overhead wires	7' Landscape Strip without overhead wires	12' Landscape Median	Boulevard Collector	5' Landscape Strip	7' Landscape Median	Neighborhood Collector	4.5' Landscape Strip	Business Access	4.5' Landscape Strip	Neighborhood Access	4.5' Landscape Strip	
<b>Botanical Name/ Common Name</b>  <u>Small/Medium, Narrow Trees (25'-35' height)</u>  Acer rubrum 'Scarlet Sentinel'/ Sentinel Red Maple  Carpinus betulus 'Columnaris'/ Columnar European Hornbeam  Prunus sargentii 'Columnaris'/ Columnar Sargent Cherry  Pyrus calleryana 'Capital'/ Capital Pear	1-1/2" cal  1-1/2" cal  1-1/2" cal  1-1/2" cal	20' - 30' oc  20' - 30' oc  20' - 30' oc  20' - 30' oc		X				X	X			X			X		X	X	X	X

← maintained concerns, buffer the sidewalk

**City of Maple Valley**  
Recommended Street Tree List

List of trees by type	Planting Criteria		Roadway type and Planting Conditions																			
	Minimum Size	Spacing Range	An "X" indicates appropriate use of listed tree type																			
Botanical Name/ Common Name			Principal Arterial	7' Landscape Strip with overhead wires	7' Landscape Strip without overhead wires	7' Landscape Strip with overhead wires	7' Landscape Strip without overhead wires	12' Landscape Median	Minor Arterial	7' Landscape Strip with overhead wires	7' Landscape Strip without overhead wires	12' Landscape Median	Boulevard Collector	5' Landscape Strip	7' Landscape Median	Neighborhood Collector	4.5' Landscape Strip	Business Access	4.5' Landscape Strip	Neighborhood Access	4.5' Landscape Strip	
<b>Medium/Large Spreading Trees</b> <b>35'-50' height</b>																						
Acer platanoides 'Cleveland'/ Cleveland Norway Maple	2" cal	30' - 35' oc		X	X		X	X				X	X	X	X	X						
Acer platanoides 'Crimson King'/ Crimson King Norway Maple	2" cal	30' - 35' oc		X	X		X	X				X	X	X	X	X						
Acer platanoides 'Schwedleri'/ Schwedleri Norway Maple	2" cal	30' - 35' oc		X	X		X	X				X	X	X	X	X						
Acer pseudoplatanus 'Atropurpureum'/ Spaethii Sycamore Maple	2" cal	30' - 35' oc		X	X		X	X				X	X	X	X	X						
Acer rubrum 'Autumn Radiance'/ Autumn Radiance Red Maple	2" cal	30' - 35' oc		X	X		X	X				X	X	X	X	X						
Acer rubrum 'Gerling'/ Gerling Red Maple	2" cal	30' - 35' oc		X	X		X	X				X	X	X	X	X						
Acer rubrum 'October Glory'/ October Glory Red Maple	2" cal	30' - 35' oc		X	X		X	X				X	X	X	X	X						
Acer rubrum 'Red Sunset'/ Red Sunset Maple	2" cal	30' - 35' oc		X	X		X	X				X	X	X	X	X						

# City of Maple Valley

## Recommended Street Tree List

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<p><b>Abbreviations Key:</b> cal - caliper of the trunk 6" above ground level oc - on center</p> <p>Note: Street trees are to conform to the latest edition of The American Standard for Nursery Stock, Chapter 1 - Shade and Flowering Trees</p>																						
<b>Botanical Name/ Common Name</b>																						
Acer rubrum 'Shade King/ Shade King Maple	2" cal	30' - 35' oc		X	X	X	X															
Carpinus betulus/ European Hornbeam	2" cal	30' - 35' oc		X	X	X	X															
Celtis occidentalis/ Common Hackberry	2" cal	30' - 35' oc		X	X	X	X															
Fraxinus pennsylvanica 'Marshall/ Marshall Seedless Green Ash	2" cal	30' - 35' oc		X	X	X	X															
Ginkgo Biloba 'Autumn Gold/ Autumn Gold Maidenhair Tree	2" cal	30' - 35' oc		X	X	X	X															
Ginkgo biloba 'Fairmount/ Fairmount Maidenhair Tree	2" cal	30' - 35' oc		X	X	X	X															
Ginkgo Biloba/ Maidenhair Tree	2" cal	30' - 35' oc		X	X	X	X															
Gleditsia triacanthos 'Skyline/ Skyline Locust	2" cal	30' - 35' oc																				
Tilia cordata 'Greenspire/ Greenspire Little Leaf Linden	2" cal	30' - 35' oc																				
Tilia cordata/ Little Leaf Linden	2" cal	30' - 35' oc																				

**City of Maple Valley**  
Recommended Street Tree List

List of trees by type	Planting Criteria		Roadway type and Planting Conditions An "X" indicates appropriate use of listed tree type																		
	Minimum Size	Spacing Range	An "X" indicates appropriate use of listed tree type																		
			Principal Arterial	7' Landscape Strip with overhead wires	7' Landscape Strip without overhead wires	12' Landscape Median	Minor Arterial	7' Landscape Strip with overhead wires	7' Landscape Strip without overhead wires	12' Landscape Median	Boulevard Collector	5' Landscape Strip	7' Landscape Median	Neighborhood Collector	4.5' Landscape Strip	Business Access	4.5' Landscape Strip	Neighborhood Access	4.5' Landscape Strip		
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<p><b>Botanical Name/ Common Name</b></p> <p><b>Medium/Large Narrow Trees 35'-50' height</b></p> <p>Acer platanoides 'Columnare'/ Columnar Norway Maple</p> <p>Acer rubrum 'Armstrong'/ Armstrong Maple</p> <p>Acer rubrum 'Bowhall'/ Bowhall Maple</p> <p>Ginkgo biloba 'Princeton Sentry'/ P.S. Maidenhair Tree</p> <p>Prunus sargentii 'Columnaris'/ Columnar Sargent Cherry</p> <p>Pyrus calleryana 'Glens Form'/ Chanticleer Pear</p> <p>Quercus robur 'Fastigiata'/ Skyrocket Oak</p> <p>Tilia cordata 'Corzam'/ Corinthian Linden</p>	2" cal	25' - 35' oc	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X



## City of Maple Valley Recommended Street Tree List

List of trees by type  <small>Abbreviations Key: cal - caliper of the trunk 6" above ground level oc - on center</small>  Note: Street trees are to conform to the latest edition of The American Standard for Nursery Stock, Chapter 1 - Shade and Flowering Trees	Planting Criteria		Roadway type and Planting Conditions <small>An "X" indicates appropriate use of listed tree type</small>																			
	Minimum Size	Spacing Range	Principal Arterial	7' Landscape Strip with overhead wires	7' Landscape Strip without overhead wires	7' Landscape Strip with overhead wires	7' Landscape Strip without overhead wires	12' Landscape Median	Minor Arterial	7' Landscape Strip with overhead wires	7' Landscape Strip without overhead wires	12' Landscape Median	Boulevard Collector	5' Landscape Strip	7' Landscape Median	Neighborhood Collector	4.5' Landscape Strip	Business Access	4.5' Landscape Strip	Neighborhood Access	4.5' Landscape Strip	
Botanical Name/ Common Name																						
<b>Large Narrow Trees (&gt;50')</b>																						
Acer nigrum 'Green Column'/ Green Column Maple	2" cal	35' - 40' oc		X											X							
Fagus sylvatica 'Fastigiata'/ Dawycck Purple Beech	2" cal	35' - 40' oc						X														
Liriodendron tulipifera 'Arnold'/ Arnold Tulip Tree	2" cal	35' - 40' oc																				
Quercus robur 'Fastigiata'/ Wright English Oak	2" cal	35' - 40' oc																				

**Planning Commission  
2020 Work Plan**

Item	Item Description	Scope	Planned Timeframe	Anticipated Number of Meetings	Meeting Dates	Status
A	Farmer's Market Zoning on Legacy Site**	Add an allowed use to the Legacy Site. This would enable the building of necessary components for the Farmer's Market temporary location.	February	2	2/5/2020 2/19/2020	Commission voted on 2/5/20 to add an allowed use to the Legacy Site. Public Hearing to be held February 19, 2020. No one spoke at Public Hearing on 2/19/20. PC approved motion to recommend establishing Farmers Markets as an allowed use on its Legacy Site zone and Public zone; Staff to present to Council on March 9, 2020.
B	Street Tree Review	Planning Department is working with a landscape architect to revise the list of allowable trees to utilize along MV streets. Once this is prepared a presentation will be given to the PC so that there may be an informed discussion on approval and recommendation of the new list.	February-March	3		
C	Illegal Tree Cutting Penalties**	Review this code to specifically increase financial penalties to the current Code to deter illegal tree cutting.	March	2		
D	Storm Facility Design Code Amendments	Create Ordinance for more aesthetically pleasing facilities. Refers to cases where a portion of the retention well is exposed while rest is hidden underground; may be facility access or response to grade changes. The possible aesthetic Ordinance could refer to the shape or location of the facility.	March-April	2		
E	Interim Zoning Including Elevators based on City Council Direction **	Although this topic is very familiar to most, to review, we are ultimately making a judgment concerning if it should be allowable to build residential apartments or not. If it is decided that residential is an allowable use, we must then answer the question of if elevators should be required in any units higher than one story. [Also see item K(1).]	April-June	6		
F	Tree Retention Code Review	Review new development retention requirements to increase retention requirements.	April-June	6		
G	Legacy Site Zoning**	Staff to issue RFQ (Request for Qualifications) to various developers to ultimately create a short list of developers to discuss possible uses of the Legacy Site. After that discussion between staff and the developer has been refined, the information will be presented to the PC for fine tuning on a public platform in order to zone the site and finalize RFP (Request for Proposals) to the short listed developers.	April-June	4		
H	Rezone Elk Run from Residential to Parks, Rec, Open Space (PRO)	Elk Run, owned by the City, is currently zoned R-6. As it is now designated open space, it is appropriate to amend the Comp Plan and Zoning Map to reflect this new use.	May-June	2		

**Planning Commission  
2020 Work Plan**

Item	Item Description	Scope	Planned Timeframe	Anticipated Number of Meetings	Meeting Dates	Status
I	<b>Downtown Design Standards and Guidelines**</b>	Maximum of 4 meetings to discuss, fine tune, and prepare final recommendation of added and amended Ordinance concerning the site for future downtown of Maple Valley.	September-October	4		
J	<b>Reserved for Additional City Council Items</b>	If there are any tasks that are not on this list that Council would like to add we may need to look at de-prioritizing one of the above items.	November-December			
K	<b>Items Suggested by PC</b>	(1) Density Review for Residential CB Zones (this could be achieved while accomplishing task E). (2 )Residential setbacks from property lines. (3) Design guidelines for commercial zones outside of downtown.				

**\*\*High Priority Items**

Updated 2/19/20