



NEWS

Vol. 43, No 1 Fall 2022
Visit our website at:
www.hollywoodhillassoc.com

Table of Contents

What and where is the Urban Growth Boundary? --1
10 Acre Woods Update -- 1
Time to Pass the Torch --2
Vision for the Valley? -- 3
Zoning Violation Issues -- 4
Fixing Code Enforcement and Permitting -- 5
Friends of Sammamish Valley -- 6
HHA Dues -- 6
Gold Creek Park update -- 7
How is Your Septic Tank Doing? -- 7

What and where is the Urban Growth Boundary?

Understanding the laws that have protected our neighborhood and the valley farmlands starts with the answer to this question. Simply put, the Urban Growth Boundary (UGB) separates the Urban Growth Areas from the Rural areas in King County. The cities are all on the Urban side of the line while Hollywood Hill, our protected farmlands, and much of east King County reside on the Rural side of the boundary. The various city governments provide administration inside their city limits. Outside the Urban Growth Boundary, King County provides our administration.

This is best described by looking at a map. The UGB is quite convoluted in our area, especially true for Woodinville's Tourist District at the bottom of Hollywood Hill. The lack of King County code enforcement has blurred the distinction between Urban and Rural, especially true along the "Red-Wood Road". Seeing a map focused on our area is essential if one is to grasp many of the issues at hand. You can find such a map on our website

under: **Resources- Land use - Land Use Basics**. Or here's the link: <http://hollywoodhillassoc.com/resources.html>

10 Acre Woods Update

Running, riding, or simply taking a stroll through the 10 Acre Woods has returned to its quiet pre-pandemic experience. Most of the trees planted in the wake of the "great cottonwood felling" have survived their first two summers, thanks to brush thinning and occasional watering by volunteers. Several "pulling parties" successfully removed the invasive English Ivy and last year's fresh gravel has settled in, reducing the muddy spots on the trails. Rerouting the westside trail to reduce erosion is being considered for next year.

Special thanks go out to the chainsaw fairy who removed several big trees that have fallen across the trails. As the Woods continues to mature, we will see this natural process play out as the shorter-lived primary succession trees, like alder, maple and cottonwood, yield to climax species such as cedar, fir and hemlock.



Time to Pass the Torch

As we regard the sweep of world events, solutions can seem abstract, disconnected from our daily experiences. Individually, our influence can feel insignificant. Yet, the closer one gets to home, to community, the more effect our advocacy can have on our day-to-day lives.

This dynamic - working with local citizens and neighbors through the Hollywood Hill Association - has been rewarding. We see local farmlands blossom with fresh food. We enjoy living in our unique "rural" neighborhood, yet located close to urban services. This lovely place did not happen by chance.

Now it is time for some fresh faces to step forward to carry this legacy forward.

Founded in 1976, the Hollywood Hill Association's half-century of fighting the good fight has been a major part of the story of how our community has come to be seen as one of the best places to live. This can continue, but will soon depend on a new generation of stewards.

What kind of community would you like this to be in 5, 10, 15 years? How will our legacy be judged after another half-century?

There have always been detractors and, with so much growth pressure, the last 5 years have been exceptionally challenging. As you can read here, long-standing issues are coming to a head. How they resolve will have significant impact on how our community continues to evolve. We are cautiously optimistic. One thing for sure, we are on the cusp of a new chapter for our Hollywood Hill neighborhood.

The good news is that you can have a significant voice in how that goes if you get involved. The HHA provides the opportunity for like-minded neighbors to work together with historical perspective, resources and structure. Yet the vitality needed to carry the HHA'S legacy into the future depends on fresh new faces stepping up to get involved and learn the ropes.

Please contact us if you'd like to learn more and help carry the HHA forward. We plan to have some meetings early next year which will be an opportunity to get a feel for what we deal with. While the HHA's raison d'être is dealing with land use issues, the door is wide open for involvement in other community activities.

Michael Tanksley
Board member since 1998

Your Association

The Hollywood Hill Association is a private, state nonprofit corporation, formally chartered in 1976. We are an all-volunteer, community-based organization, dedicated to the preservation of our community character.

President	Mike Tanksley
Co-President	Catherine Yoo
Secretary	Lew Packia Raj
Treasurer	Mark Castro
Directors	Lincoln Potter Ron Baum Eric Greenwood vacancy

Webmaster	Amy Diehl
Email manager	

Website www.HollywoodHillAssoc.com

The HHA is managed by a 9-member Board of Directors. Elections are held by mail each autumn at the time of the HHA annual membership meeting. The existing Board selects candidates from those volunteers who have demonstrated a willingness to actively contribute to the HHA and who support its goals. Board meetings are scheduled on an as-needed basis at the homes of Board members. The Board welcomes HHA members who wish to attend these meetings as long as prior arrangement has been made. Because these are business meetings, space availability and legal issues may require closed meetings from time to time. Contact any Board member if you are interested in attending.



Do you share this vision for the Sammamish Valley?

The following plan for the Sammamish Valley was submitted to the KC Executive and Council by the individuals listed at the bottom of the document. This is part of the public record leading to the Adult Beverage Ordinance. It clearly describes how they would like to see our neighborhood change. The Hollywood Hill Association represents a different vision.

Recommendation for Sammamish Valley (area along Hwy 202/148th)

Because the Sammamish Valley is such a unique area, unincorporated county land surrounded by major municipals and Sammamish Valley's Agricultural Protection District, we believe you may need finer controls over what is allowed in this area. So, along with the definition and building further from the code changes noted above, we believe to really take advantage of the uniqueness the Sammamish valley, King County should really consider creating a Tourist overlay for this area.

We would recommend creating an Agritourist overlay similar to the Woodinville Tourist District:

- Stand-Alone, Wineries, breweries, distilleries, and other agricultural food stores including fruit and vegetable stands including administrative offices, grounds maintenance, gardens, visitor services, retail outlets primarily for products produced, public concerts, theatrical events, restaurants, as well as tastings events and facilities (remote tasting rooms). No restrictions on where product is grown or produced.
- Manufacture of arts and crafts provided at least 10% of floor area is devoted to retail.
- Manufacture of bakery, confectionary and other specialty food and kindred products provided that at least 10% of the products manufactured on site must be sold on site.
- Tourist related retail and commercial use; bike shops, miniature golf, delicatessens, art/northwest craft shops, and food stores limited to NAICS 4452.
- Theaters, museums, and outdoor performance centers with limitations
- Lodging facilities including but not limited to, bed and breakfast guest houses, lodges and inns, youth hostels, and campgrounds with limitations.
- Conference Centers
- Passenger Train Stations
- Parks, trails and recreation services providing rental of bicycles, roller skates or blades, canoes, kayaks, rowboats, and floatation devices
- Restaurants except drive-through facilities
- Antique stores and bookstores
- Art dealers and galleries

Page 19 of 19

PRE Meeting Materials

Page 724

July 17, 2018

Roger Porter – Cherry Valley Winery

Cliff Otis – Matthews Winery & Tenor Wines

Greg Lill – Delille Cellars

Larry Lindvig – Pleasant Hill Cellars

Bob Spencer – Cinq Cellars

Also in support:

Paul & Kay Talbott – Owners of “Sky River Mead” property on Woodinville Redmond Rd.





Neighbors at a 2019 King County Council meeting providing public comments opposing the proposed Adult Beverage Ordinance (ABO). In spite of what should have been overwhelming opposition, the ABO was passed, only to be invalidated by the Growth Management Hearings Board shortly after its enactment.

Read more about the ABO on page 5.

Multiple Zoning Violation Issues Coming to a Head

The biggest threat to the character of our neighborhood and to the farmlands in the valley has come from the agency tasked with defending our zoning policies: King County’s Department of Permitting. Lack of code enforcement has encouraged violators. By awarding permits that do not conform to code, Permitting has encouraged development that is hostile to preserving “rural character” and resource lands, which are fundamental policy goals for administering the Rural unincorporated areas of King County.

We prefer to work *with* the County in support of those goals, but as those goals have become secondary to garnering permit fees or bowing to lobbying pressures, our choices have been to either surrender our neighborhood or to look for redress in the courts. The good news is that the laws are on our side. However, many other factors can play out in the courts. Here are brief descriptions of ongoing cases.

Tenhulzen Violations. Mike Tenhulzen purchased the “Pink Tractor” property 3 years ago, a site that has long harbored zoning violations. It is just outside city limits in the same zoning as our neighborhood's Rural residential zoning. Before he acquired the property, county officials told Tenhulzen that he would need to bring the property into compliance. Instead, Tenhulzen leased the house for a beer pub and created additional violations by turning an unpermitted building into his business office. The County issued new citations, which Tenhulzen has appealed. The case is now before the Hearing Examiner and both the HHA and FoSV have been granted Intervenor status. As evidence that our pressure is having some effect, the illegal pub was recently closed down—again.

Business License Denials for illegally located Tasting Rooms. Another sign of progress on code enforcement is King County's denial of business licenses to beer and wine sellers operating in violation of zoning on Hollywood Hill. Several of those violators have filed appeals with the Hearing Examiner, claiming in part that their Washington State liquor licenses preempt a local municipality’s zoning. This is clearly false; it says as much right on the licenses themselves. While these appeals are unlikely to succeed on their merits, they serve to delay the enforcement process, allowing illegal sales activities to continue in the meantime. The Hearing Examiner has placed these cases on hold pending the impending ruling on the ABO (see below). Both the HHA and FoSV have been granted Intervenor status on these cases.

For a list of violators in our area, visit: [FriendsofSammamishValley.org/violators](https://www.friendsofsammamishvalley.org/violators)

Adult Beverage Ordinance (ABO). The long and twisted tale of the ABO may finally be wrapping up. Concerned citizens have contributed hundreds of thousands of dollars to cover the associated legal costs, competing against untold sums of taxpayer money spent by King County in its attempt to defend it. Just this year, County actions led to a frenzy of legal activity, including another hearing by the Growth Management Hearing Board (GMHB) which clearly reaffirmed the ABO's invalidation. The County's appeal of the GMHB's conclusions has gone before the State Court of Appeals, which heard final arguments on this in September. We await that decision.

More information on this critical issue is on the Friends of Sammamish Valley website: GoFoSV.org

Keesling - Murray Franklyn. Local residents, with HHA support, are challenging developer Murray Franklyn's plans to build 23 new homes on a ~23 acre tract it purchased last fall. If built as proposed, the result would be density significantly higher than what our zoning codes allow. This land was part of the Keesling estate abutting the Tolt Pipeline and is the largest undeveloped tract on Hollywood Hill. Murray Franklyn's contention that these lots can be developed as they are is based on recognition of them as legal lots. While all parties agree that these lots are legal lots, research has shown that a legal lot must still meet certain requirements to be considered a "buildable" lot. In the case at hand, the Murray Franklin lots are too small for our zoning. Numerous parties, including the HHA, have submitted comments to the record opposing Murray Franklyn's plans. Permit applications have been submitted, but no permits have been issued to date. The County did grant Murray Franklyn a Boundary Line Adjustment which appears to violate state and county laws. That BLA has been challenged in court by nearby residents who have pooled funds to retain legal counsel. The State Court of Appeals heard this case on Nov. 3 and we await a decision.

Fixing Code Enforcement and Permitting

Given that the biggest challenge to protecting our neighborhood is resistance by King County's Department of Permitting (Permitting), the logical avenue for improvement would be to fix the problem at its root. This is a county-wide problem, which is why we have allied with other Rural Area groups and citizens to urge our county policymakers to make changes. There are two principal areas where we agree changes could be most effective.

Return Permitting's funding to the General Budget

About 2 decades ago, the funding for Permitting was changed from the General Budget to a self-funded model. Today, Permitting's budget comes 100% from permit fees. This has created several problems, ranging from an expensive and convoluted permitting process to the conflict of interest that has hobbled code enforcement. As an essential service, Permitting's funding should be returned to the General Budget. This change requires County Council action. We urge our district's councilmember Sarah Perry to take this issue up in the coming year.

Code enforcement should return to using ALL the tools at its disposal.

Permitting has a variety of potent tools for use in motivating code violators to come into compliance but has made an in-house decision to not use most of them. Instead, code enforcement has increasingly been used as a tool to generate permit fees. Illegal activities are tolerated as long as the violator agrees to pay permit fees, often for ancillary purposes on the property, such as parking lot facilities—which, ironically, would not be needed if the violating activities were to cease. The solution here is largely cultural. Direction for reform should start from the top of county administration, Executive Dow Constantine.

Friends of Sammamish Valley

The HHA was an integral part of Friends of Sammamish Valley's (FoSV) founding and continues to work closely with FoSV on zoning and code related issues. To learn more about FoSV, or simply to take a look at the tremendous amount of legal effort that has gone into fighting for our community, visit: GoFoSV.org.



Sammamish Valley 1968



HHA Dues increase

Two decades have passed since the HHA last raised dues, leading the HHA board to agree that a modest increase is appropriate. This requires a vote of active HHA members - those who have paid dues within the past year. Such a vote was recently held and, with a return rate of 55%, 100% voted yes to raising annual HHA membership dues from \$25 per year to \$35 per year.

Please consider pitching in an additional contribution to help defer legal expenses.

Defending our community used to be a matter of working with policy makers and we look forward to returning to such a political environment. Sadly, King County actions over the past 7 years have left the last resort of legal action as our only option.

Gold Creek Park Update

Earlier in the year when Hollywood Hill walkers and riders spy the small white blossoms of Trillium peeking out from the leaf litter we know that spring is not far behind. Down in our favorite neighborhood King County Park, ‘Gold Creek Park’, clinking spades and picks and colorful WTA hard hats alerted us that Melissa Perozza, King County Parks Back Country Trails specialist was back! She again had her amazing, constantly changing, team of Washington Trails Association volunteers heavy into shaping up the park for this season's hikers and equestrians.

A new trail skirting a washout section is already complete and after nearly a year of settling in, the crews have completed the lower loop trail that we've long been waiting for. Down by the renovated Park Lodge. A new picnic area is flourishing with new plantings, tables and a fine BBQ stand.



How's your septic system doing?

Part of living in the Rural unincorporated areas is having a septic system, technically referred to as an Onsite Sewage System (OSS). Properly maintained, a septic system will provide decades of good service, but neglect can be very costly... and, well, inconvenient.

Some simple habits can go a long way to keeping your system happy:

- Limit organics (like kitchen scraps) from going down the drain.
- Avoid putting any inorganic material into the system.
- Avoid using caustic chemicals to clear pipes. These kill the beneficial organisms that break down the organic waste.
- Clean filters (if installed) once a year.

A well-maintained OSS often does not need to be pumped every year, maybe not even every 5 years, but this is dependent on several factors, including habits, level of use and the particular system. So having a check-up by a qualified septic service company will serve you well. There are a number of companies you can find. One that is locally owned and family operated is Alberta Septic Service. They have provided service to Hollywood Hill neighbors for decades.

You can find more information through King County:

kingcounty.gov/depts/health/environmental-health/piping.aspx



Hollywood Hill Association
P.O. Box 404
Woodinville, WA 98072

Affix
Postage
Stamp
Here

HHA Email News and Alerts

The HHA maintains an email list for disseminating information to the community in a timely and cost efficient manner. The list is used only for this purpose - we do not share lists. If you would like to be on the list, email our webmaster: amy@hollywoodhillassoc.com.

Visit our web site for more on these and other issue affecting our community: www.HollywoodHillAssoc.com

Dues

If you have not sent in your dues for the current year, an envelope and application form are included in your newsletter. You can also pay online at www.HollywoodHillAssoc.com or you can mail in your membership dues using the enclosed envelope. Dues are \$35 per calendar year.