



NEWS

Vol. 30, No. 3 Fall 2006

Visit our website at:
www.hollywoodhillassoc.org

In this issue...

New Parkland on the Hill

Page 1

Rural Economic Strategy

Page 1

Letter From the President

Page 2

Initiative 933

Page 3

Upper Bear Creek

Community Council

Page 4

21 Acres

Page 5

New Parkland on the Hill

A stable home for the Saddle Club

Hopes for a new park on the Hill are coming closer to reality. An agreement has been reached that would allow King County Parks to buy surplus public property located around the elementary school from the King County Roads Department. If the deal closes, a beautiful piece of forest and its trails will be saved for continued public use. The purchase would remove uncertainty for the Hollywood Hill Saddle Club as to the fate of its facilities there.

Efforts to get the properties into Parks began about 3 years ago. A collaboration of the Saddle Club, the Hollywood Hill Association and neighbors quickly found support for the park concept from within the county as well as from Northshore Schools and the City of Woodinville. There was just one hitch: money. The county has been in a period of trying to reduce spending, particularly for operations and maintenance, so adding a new park was contrary to that policy.

However, in addition to the desirability of this property for a park, it just so happened to have a proven tenant to maintain the property. The Saddle Club, which celebrates its 30th anniversary this year*, has maintained its arena facilities and connecting trails for decades. With its concerns about increased maintenance costs allayed, the county found funding for the acquisition.

The agreement will involve only one of the three parcels that are envisioned as making up the complete park, but it is a strong first step toward that goal.

Continued on Page 3

Rural Economic Strategy

King County proposal has potential to greatly alter rural neighborhoods across King County

There has been a flurry of activity this past month over the county's proposed code changes related to its Rural Economic Strategy (RES). As this article goes to press, the situation remains quite dynamic.

The purpose of the RES has been to identify ways that the county can loosen restrictions of uses on private property for small home businesses. This past July, the county issued a set of proposed ordinances that would have made significant changes in restrictions on what businesses can do in our neighborhoods and on the farmlands.

After careful analysis, the HHA found that, while the basic goals had merit, numerous provisions in these proposals could have allowed uses that are incompatible with residential neighborhoods, agriculture or the maintenance of rural character in general. Or, as it was observed, loopholes for development big enough to drive some very large trucks through.

It was also concerning that these proposals were on a fast track to adoption. While the original time frame for the RES program was to study it through the end of the year, major portions were already being passed on to the council for a final vote.

Quick action by the HHA, as well as other groups and individuals across rural King County, resulted in "many thoughtful comments" (as Executive Sims put it in his letter to the council) on the proposals. These comments offered not just critiques of the proposals but also suggestions as to how the shortcomings could be rectified. The result has been that the Executive has made recommendations

Continued on Page 4

Letter from the President

Three decades of protecting our property rights

This year marks the 30th anniversary of the founding of the Hollywood Hill Association. That tenure is a remarkable feat for a volunteer community organization.

This organization has been sustained, through the changes of people and issues, by the recognition that our community's ambiance is a gem that could be lost unless we continue to protect it. Anyone who has been around here for a while can give witness to how this character hasn't come about by chance but by dealing with a succession of challenges with a steady goal: protecting the rural nature of our neighborhood.

Rural is often thought of as a quaint notion, but there is more to it than that. Including forest, farm, pastoral and residential communities, the diversity of what we describe as rural encompasses a broad scope of characteristics and expectations. But there is one common denominator that differentiates rural from urban: lower density development.

The HHA's influence in our neighborhood's decision to stay outside the City of Woodinville, thus staying on the rural side of the Urban Growth Boundary, was perhaps the single most influential issue that has defined our community's character. Simply put, if we were inside any city boundary, we would have to accept much higher density developments in our neighborhood. For a glimpse of what that would have meant, remember that, 30 years ago, Kingsgate and Hollywood Hill looked remarkably similar. This decision was not anti-city as some thought. We need our urban areas and associated services that contribute to the quality of life. Yet, by preserving our rural communities, we are all enriched, urban and rural citizens alike, by the open spaces, fresh food, clean air and the break from the crush of urban sprawl that our rural areas provide.

While the HHA's work has done much to define the character of our immediate neighborhood, the effects have spread much farther. We are, certainly, one of the front lines in regional efforts to contain urban sprawl. Defending our neighborhood and the farmland in the valley has set important precedents applicable across the county and even the state.

We do not live in a vacuum, and county policy directed at far parts of the county can have big impacts in our own backyards. That is why, to protect our property rights here, it is crucially important for us to be proactively involved with county policy-making.

The HHA voice is respected for having been involved

Continued on Page 5

•••Dues•••

Check the top line of your address label to see if your dues are current. If you have not sent in your dues for the current year, an envelope and application form are included in your newsletter. Dues are \$25 per calendar year.

Visit your community web site for more on these and other issues affecting our community.

www.hollywoodhillassoc.org

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: 483-2529
Vice President	
Secretary	Jan Hunt: 806-0118
Treasurer	Mark Castro: 481-4835
Directors	Karen Mackie: 483-0889
	Marsha Martin: 883-8561
	Lincoln Potter: 481-8382
	Ron Baum: 806-8044
	Kim Taylor: 806-6991

Website www.hollywoodhillassoc.org

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 for the 2nd Thursday of each month 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.

I-933: A grave threat to our property rights

The HHA does not generally weigh in on ballot issues, but I-933 strikes at the core of our ability to protect our neighborhood from development that degrades the values of our properties and community. And its effects will go far beyond our local area, destroying zoning and costing taxpayers dearly across the state.

You will be hearing a lot about I-933 in the coming months because there is very big out-of-state money pouring into the campaign to pass it. Its' supporters hope to convince voters that this is a Washington-born grass roots uprising against overreaching government.

The reality of I-933 is that it is part of a well-funded effort to cripple land use planning and empower big development corporations across the nation. This year, the states of Idaho, Montana, Nevada, California and Arizona will be facing initiatives similar to Washington's I-933, the campaigns of which are being funded by the same deep pocketed sources. Much of the money being spent to promote I-933 originates from a real estate mogul, Howie Rich, based in Chicago. He is a major source of funding for several groups based in New York and Virginia that work nationwide to undermine local zoning and land use planning.

It is hard to overstate the destructiveness of I-933 if it is passed by voters in Washington State. One can look to Oregon, which is just beginning to realize the effects of a similar initiative, called Measure 37, passed last year. The measure requires municipalities to pay landowners to abide by the zoning laws. Oregon is estimating that the administration of the measure will cost taxpayers \$350 million per year, without spending any money to uphold zoning. Meanwhile, gravel pits and industrial businesses are springing up in residential areas because communities can no longer control their own destiny. High density development is going in on prime farmland with inadequate roads, septic, school or police infrastructure. Less than a year after its passage, Oregonians are lining up to attest that M-37's effects go far beyond what they were led to believe they were voting for. And I-933 will have much more sweeping effects here than M-37 is having in Oregon. First, it will apply to cities as well as rural areas. Second, it is retroactive to 1996, before many cities were even incorporated.

Some people believe I-933 will protect them from abuse of eminent domain laws, but it does nothing in this regard. I-933 is not intended to make regulations more workable and fair but to prevent them entirely. The Hollywood Hill Association has added our endorsement to the impressive list of supporters of the No On 933 campaign. For more information, visit: www.NoOn933.org.

New Parkland on the Hill

Continued from Page 1

And it puts off indefinitely the threat that this one-time opportunity could be lost if Roads had to sell the land out of public ownership.

Several years ago, the county Roads department, owner of the land, decided that the "Woodinville pit site" was no longer needed and surplused it. This meant that, under state law, unless another public use was found first, the site would be sold to the highest bidder.

It was quickly recognized that the properties were wonderfully situated to become a park. Wrapping around the elementary school, Road's three parcels include a steep hillside, a maturing forest, key components of the neighborhood trail system and the Saddle Club facilities. The land also creates a buffer for surrounding neighborhoods.

The agreement, that hopefully will close later this year, will have Parks purchase the 7 acre parcel containing the arena as well as the hillside and trails above. While this falls short of getting a full 31 acre park, it is still good news for several reasons. First is that it will save the Saddle Club which will certainly be the anchor tenant of any park there. Second, Roads has decided that it is, once again, using the pit site behind the school for storage and does not need to surplus it at this time. What this means is that the immediate threat of losing the property and its trails to public use has been removed. (The pit site itself is off limits, but the woods and trails around it are accessible.) And there is now more time to work with Parks to secure the two other parcels to complete the larger vision.

This recent progress is very encouraging, and we are watching to see it finalized. Once that occurs, the Saddle Club location will have long term stability and can implement plans to reinvigorate its facilities. And we hope to take the resulting momentum forward and eventually complete the park by including the two other parcels.

*Both the HH Saddle Club and the HH Association were formed in 1976; offspring of the original Hollywood Hill Improvement Club

Upper Bear Creek Community Council

The “Welcome to Upper Bear Creek Community” signs that appeared a few years ago had many Hill residents questioning their appropriateness, noting that Bear Creek is on the eastern side of Avondale Road and “Upper Bear Creek” describes a specific neighborhood, just as does the name “Hollywood Hill.” Here’s the scoop.

In the late 1990’s, King County developed the concept of Unincorporated Area Councils (UACs) to improve communication between residents, businesses and organizations in unincorporated areas* with county government. The Upper Bear Creek Community Council (UBCC) is the name of the local UAC formed in 1999 as part of that program.

The boundaries of the UBCC’s charter cover the general area between the Sammamish and Snoqualmie Rivers, and from north of Redmond to the Snohomish County line. Bear Creek itself wraps around the east side of our hill and is a tributary to the Sammamish Watershed.

To date, there have been 5 UACs formed in various parts of Rural King County. There are still some rural parts of the county that have not formed a UAC.

The UBCC has been quite active. In addition to hosting monthly community forums, it was instrumental in the restoration of Cottage Lake Park and is one of the sponsors of the free Music in the Park series there.

The UBCC’s forums are held at 7:30 pm on the 4th Tuesday of most months at the Woodinville Water District Offices, 17238 N. E. Woodinville/Duvall Road. The meetings are always interesting, informative and provide an opportunity to address a wide variety of rural interests. The forums also bring people together in a way that is seldom possible otherwise. For more information contact Nancy Stafford at 788-5841, Geoff Clayton at 486-3206, or visit the website at www.upperbearcreek.com.

Comment

Being closely involved in Rural county issues, the Hollywood Hill Association observes that the countywide UAC program has been a good step in the right direction but that it still needs some work to fulfill its potential to evenly represent rural residents and communities across the county.

For instance, some of the UACs hold elections, and their board members are considered formal representatives of local communities while others, such as UBCC, provide a public forum and do not present themselves as formal representatives of their communities. And several rural areas have no UAC at all.

The time seems right for the UAC concept to take the next steps toward supporting consistent representation across all of Rural King County. This would involve implementing a standard of representation as to whether UACs are to be or not to be formal representatives of their communities. If the standard is to be formal representation complete with elected representatives, then all areas of the rural county should have a UAC.

*Unincorporated areas include the parts of the county that are not incorporated into cities. This includes all of the Rural areas and a few remaining places that are within the Urban Growth Boundary but not part of any city. The county is encouraging cities to annex the remaining unincorporated Urban areas.

Rural Economic Strategy

Continued from Page 1

to the council for changes to the proposals. Those changes appear to address most, if not all, of our concerns.

The situation gets a bit complicated here, but, in a nutshell, for the council to adopt the executive’s latest recommendations, which we find far more acceptable than the originals, one or more councilmember (s) need to sponsor these latest proposals. It is our hope that our council member, Kathy Lambert, will step forward as a sponsor of the executive’s latest recommendations. By the time this reaches you, we will know how this stage has gone.

For more information on what has been proposed and copies of the HHA’s comments and responses, visit our website and follow the link to “Rursl Economic Strategies”. And consider subscribing to our email list to get alerts on such fast moving issues (see page 6).

GROWING WASHINGTON PARTNERS WITH 21 ACRES

Woodinville, WA – Growing Washington, an agriculture based charitable organization in the State of Washington, has partnered with 21 Acres in Woodinville to provide hands on learning opportunities for new farmers.

A two acre area in the Back 18 Farm at 21 Acres is being prepped and readied for agricultural production in preparation for growing prior to the start of the new school year. Growing Washington's Farm to Cafeteria Project provided six schools in the Puget Sound area with salad bars last year. All participants in this farm to school program reaped benefits: increased small farm sales; student education on farming and food systems; and, improved quality of food in school cafeterias.

21 Acres and Growing Washington are reaching out to small farmers and increasing both the quantity and quality of farm products available in the community. The partnership reflects both organizations' efficiency and support of sustainable, prosperous agriculture in the Sammamish Valley.

Home to the Community Gardens and the future, "Fresh Market Hall," 21 Acres continues its development through these community partnerships and volunteer organizations. The site is located just south of Woodinville city limits off Northeast 171st Street, next to Zante Farm.

For more information about 21 Acres, visit www.21Acres.org or e-mail: generalinfo@21acres.org.

Letter from the President

Continued from Page 2

in many important issues, starting in the 1970's with its spearheading of the movement for minimum lot sizes in the rural areas right up to current issues such as the proposed Rural Economic Strategy (see article page 1).

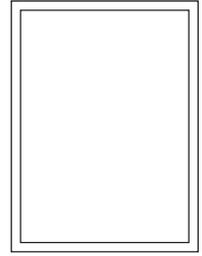
With the pressures of growth continuing unabated into the foreseeable future, the vigilance of the HHA is needed now as much as ever. We can accommodate the inevitable growth and still retain the qualities of life that attracted us here as long as people concerned with their community continue to step up to take an active interest. The HHA provides a great opportunity to participate.

-Mike Tanksley



21 Acres, volunteer student work crew on the job. -Photo by Lincoln Potter

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



CHECK YOUR LABEL -- ARE YOUR DUES CURRENT?



Meet the Candidates at our Annual Meeting

Candidates for local state offices will join us at our annual meeting to introduce themselves and answer your questions. We will also be discussing a number of issues that may affect our neighborhood. Please join us on October 18 at 7pm at the Willows Lodge, located in the valley on NE 145th Street next to the Red Hook Brewery.

E-News from the HHA

We are continuing to build an email list for anyone who would like to receive the newsletter electronically and for disseminating timely alerts about events that affect our community. Rest assured that the list will remain confidential and that we will minimize community notices. If you would like to be on the list, send a note to our webmaster at: taylorfamilyfive@comcast.net