



# NEWS

Vol. 31, No. 1 Spring 2007

Visit our website at:  
[www.hollywoodhillassoc.org](http://www.hollywoodhillassoc.org)

## *In this issue...*

**Saddle Club Arena Preserved**  
Page 1

**New Home Occupation Ordinances**  
Page 1

**Letter From the President**  
Page 2

**Traffic Safety Issue**  
Page 3

**Community Service Projects**  
Page 3

**Root Connection Farm**  
Page 4

**Mail Box Theft**  
Page 4

**K.C. Community Service Center**  
Page 5

## *Hollywood Hill Saddle Club Arena Preserved*

It is such a rare pleasure to announce really wonderful news. After years of effort by committed members of the equestrian community, the Hollywood Hill Saddle Club arena and surrounding trails have become a part of King County Parks. Now this key element of our equestrian community and regional trail system should be secure for generations to come.

The Saddle Club arena has been on its present location since it moved from the land on which the elementary school now stands. It comprises seven of the thirty-one acres making up what King County Roads endearingly calls the Woodinville Pit Site. The club has had a lease with the owner of the property (KC Roads), but its tenure was threatened when Roads decided that it no longer had any use for the site and announced its intention to "surplus" the property, which means to sell it.

After initial studies by the Northshore Youth Soccer Association and King County determined that the site was inappropriate for field development, a coalition of Saddle Club and HHA members started working to bring the property into the King County Park system.

The concept was well received by all parties, but there was the inevitable problem: money. With increasing budget cutbacks, the county

*Continued on Page 3*

## *New Home Occupation Ordinances Open Residential Neighborhoods to Commercial Uses*

Recent changes enacted by the King County Council allow businesses to be located in rural residential neighborhoods with no limit on the size of associated auxiliary buildings. These provisions can be applied to any rural lot, regardless of size or location, and allow uses ranging from retail sales to heavy equipment maintenance to manufacturing. The new ordinance has no requirement for the business owner to live onsite, and it removes previous limits on the number of visitors to a home business.

It sounds a bit crazy, but that is just what our county council did in October by approving their version of changes resulting from a study referred to as the Rural Economic Strategy (RES). The RES was a reasonable sounding concept designed to explore opportunities to lighten restrictions on commercial activities conducted on private property in our rural neighborhoods. Such activities are referred to as Home Occupations or Cottage Industries. Rural citizens have been generally supportive of this goal with the tacit understanding that any changes would be compatible with existing neighborhoods and communities.

Unfortunately, the one year RES study period was cut short by rural council members, and, when the council voted in these changes last October, the final version had not been seen by the public nor by the executive staff prior to that vote.

*Continued on Page 5*

# Letter from the President

Everyone has stories about damage from the early Winter storms, and the HHA's 10 Acre Woods is no exception. But while roads and powerlines have big utilities and government departments to look after maintenance, our greenbelt (part of a 20 acre greenbelt between English Hill and Hollywood Hill) relies on volunteers. So it was with great appreciation that we noted, somebody(ies?) went through the trail system with a chain saw and cleared it of the significant downfall.

It is this kind of pitching in that has done so much over the years to keep our neighborhood and its unique character intact. The same goes for the family that was tired of the litter and took an hour to get a big start on picking up around the Y.

There are many acts, small and large, that make a neighborhood feel like a community. We are fortunate to live in an area where people take pride and contribute to that dynamic.

Sometimes we know who they are; more often they remain anonymous. The contributions may involve significant money or perhaps just some personal time, which is often the more precious. Whatever gift you share with your community, know that its value is multiplied many times over.

Mike Tanksley

## •••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](http://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](http://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.

# ***Traffic safety at issue with new housing development***

Development of 20 new single-family homes on a major access road to Hollywood Hill could present a serious traffic hazard unless the City of Woodinville requires appropriate access improvements.

Woodin Creek Estates would be located on the property of the old veterinary clinic at the base of 171<sup>st</sup> Street just downhill from the S-turns below the elementary school. While this property is located outside the City of Woodinville in urban unincorporated King County, 171<sup>st</sup> Street is within the City of Woodinville.

The County recently issued its development approval for the project, but since the single access road for the 20 new houses intersects with 171<sup>st</sup> Street, the proposed development must still obtain the City's approval concerning traffic impacts before building permits can be issued.

The County, which is notorious for underestimating traffic impacts of new development, concluded that the projected impacts at the new intersection can be addressed with minor improvements such as additional lighting, frontage improvements, and removing or trimming trees and bushes. Part of the County's formula concluded that 20 households will generate only 11 vehicle trips during peak morning traffic periods.

The City of Woodinville has suggested that it might revisit the assumptions and conclusions of the County before it issues permits for the Woodin Creek Estates project. Toward that end, some citizens have suggested that a turn lane and signage be provided to facilitate traffic flow around the entrance to the new road. The HHA will soon submit a letter supporting a second look at the situation and the consideration of installing a turn lane.

You can voice your concern about the safety of the new intersection to Yosh Monzaki, Woodinville Surface Water Engineer. His email is: [yoshm@ci.woodinville.wa.us](mailto:yoshm@ci.woodinville.wa.us)

For additional information contact Jan Hunt at: [jhunt@hollywoodhillassoc.org](mailto:jhunt@hollywoodhillassoc.org)

---

## ***Hollywood Hill Saddle Club***

*Continued from Page 1*

wanted to reduce its maintenance commitment to parks. It was largely due to the excellent long-term stewardship of the arena and trails by the Saddle Club members, the County was convinced that creating this new park would not increase its maintenance burden.

For the first time in years, the Saddle Club has the security of knowing its home is not at risk. Plans for a new grandstand and improved parking can now move forward. A flurry of new activities are being discussed for equestrian events, neighborhood picnics, running and treasure hunts for young and old that can enliven both the Saddle Club and the larger community.

Special thanks from all of us go out to Linda Dougherty (Director of KC Roads), Bob Burns (Director of KC DNR), Executive Sims' staff, particularly Tim Teigin (now with Snohomish County Parks) and our councilmember Kathy Lambert who has been so consistently supportive of our efforts.

---

## ***Community Service Projects***

Do you know any teens who need community service credit? The HHA has several opportunities for Eagle Scout projects or school credit toward meeting community service requirements.

Some examples include trail building/maintenance, foot bridge or sign construction, organization of a roadside clean-up and native plant restoration.

If any of these projects sound interesting or if you have other suggestions, give us a call. We will lend appropriate guidance and support to an approved project. Contact Mike Tanksley: 483-2529

# *The Root Connection Farm Takes Another Step to Ensure its Future*

When you drive by the Root Connection Farm this summer, it will look much as it always has. You'll see families picking up sacks of tasty, fresh veggies, kids pulling carrots in the children's garden, and moms and dads cutting flowers and herbs. And that's the point.

Claire Thomas and a group of Root Connection members have formed the Roots of Our Times Cooperative to ensure that the farm—the oldest Community Supported Agriculture (CSA) farm in the western United States—will be there for future generations of farmers and eaters.

Members of the Root Co-op celebrated its first annual meeting and elected its first board of directors March 3. About 80 people have invested in a co-op membership, and investments are still being accepted.

Claire Thomas, founder of the Root Connection

CSA Farm, will serve as operating manager and chair of the board. She hopes to be able to spend more of her time training and mentoring young farmers.

The Root Connection is now accepting registrations for the 2007 season. You do *not* have to invest in the cooperative to buy a produce share for the season.

If you've never visited the farm, stop by during one of the spring open house days and learn more about community supported agriculture. Dates and times are: 10 a.m. to 2 p.m., Wednesday, April 18 & 25, and Saturday, April 21 and 28. The farm is located at 13607 Woodinville-Redmond Rd.

For more information, see [www.rootconnection.com](http://www.rootconnection.com), or contact the farm at: [root-coop@hotmail.com](mailto:root-coop@hotmail.com) or 425-881-1006.

---

## *Lost Checks – Mailbox Theft*

It has come to our attention that some people have sent dues checks to the HHA that have never been cashed. It is possible that some of these were lost due to mailbox predation, which has grown over the past year, not only on our hill but also around the region.

If you are affected, please consider canceling the check and sending a replacement to the HHA.

One solution to the problem of mailbox theft is to get locking mailboxes. You can see where quite a few folks around the Hill are doing just that, either individually or as group efforts. There are numerous good locking mailbox products to be found at hardware stores.

Another solution is to use a USPS mail deposit box whenever you are sending mail that contains money or sensitive personal information.



*Trillium - Photograph by Lincoln Potter*



# Community Service Center

Do you need information about getting your road fixed or who to contact about a neighborhood problem? King County has a Community Service Center which is on the southwest corner of the intersection of the Woodinville-Duvall Road and the Avondale Road. The address is 19145 NE Woodinville-Duvall Road. The center provides many services, such as renewing licenses, forms to obtain or renew passports, information on government contacts and voter registration information. A flyer, listing all of their services, is available. The center's staff is there to help during part-time open hours on Wednesdays, Thursdays and Fridays. For more information on hours and services, call: (206) 296-2733.



*Young Bobcat (Lynx rufus) photographed by Valentina Giovannetti on the border of Gold Creek Park during our December snow storm. The mother was also spotted in the same area two days later.*

## New Home Occupation Ordinances

*Continued from Page 1*

It is accurate to say that any former notions of allowing quaint "cottage industries" in our neighborhoods have been thrown out the window.

Inquiries to our local council member Kathy Lambert have resulted in a staff member politely stating that Councilmember Lambert approves of these changes and does not plan to revisit the issue. Requests for some description of how she envisions this ordinance affecting our neighborhoods have been left unanswered.

This is not the way our government is supposed to work. Back room meetings, passage of ordinances with no public review and no follow-up explanations foster neither optimum laws nor public trust.

Credit is due to the executive staff for their initial response to the public outcry generated by the council's

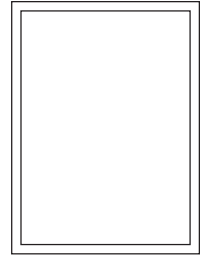
original version of these changes which came out in July. ( see Woodinville Weekly Aug.14 letters: "Proposed code changes..."). Though aware of the flaws in the Home Occupation section, Sims signed the council's ordinance into law apparently hoping to avoid looking as if he opposed other reasonable improvements it contained for landowners.

Where can we go from here? The county council intends to address a second set of proposed RES changes later this year. This presents a convenient opportunity to plug these loopholes in the Home Occupation ordinances. Let's hope that councilmember Lambert and others will come to see that we can lessen restrictions without handing our neighborhoods over to industrial development.

For more information, visit:

[www.metrokc.gov/exec/news/2006/0831rural.aspx](http://www.metrokc.gov/exec/news/2006/0831rural.aspx)

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



CHECK YOUR LABEL -- ARE YOUR DUES CURRENT?



## ***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: [info@hollywoodhillassoc.org](mailto:info@hollywoodhillassoc.org)



*Fern - Photograph by Lincoln Potter*