



# NEWS

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[www.hollywoodhillassoc.org](http://www.hollywoodhillassoc.org)

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## *Hollywood Hill Association turns 32 this year*

In 1976, there were about 250 homes on the hill. Now there are close to 1300. Through the many changes, Hollywood Hill has retained a community identity with a unique rural character that continues to make this an exceptionally fine place to live.

Our community owes much to the far-sighted residents who founded the Hollywood Hill Association (HHA) 32 years ago with the goal of preserving the rural character of our neighborhood. Land use and zoning has been the major issue and driving force behind the HHA just as it was for its predecessor, the Hollywood Hill Improvement Club.

In the early 70's, during Improvement Club days, neighborhood activists became concerned about the possibility of very small lots on the Hill. Current zoning had no minimum lot size, so club members circulated petitions, going home to home, requesting a re-zone. They succeeded in having the hill zoned "suburban estates", with "horse acres" being the lowest density available at that time.

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## *Protecting rural property from proposed conversions to urban designation*

The quality of life provided by our rural areas is under constant threat. The pressure to develop these areas is counter to the codes that are in place to preserve them.

A recent example was a proposal made by the city of Snoqualmie during the past year. Behind a seemingly noble effort to allow a new hospital and a college campus to be built, the city and applicants sought to move King County's Urban Growth Boundary to include 85 acres of Rural land for the projects.

The difficulty was that the applicants were asking for an exception to the standard for converting land from a rural to an urban designation. Current regulations state that 4 acres must be protected for every 1 acre removed from the rural zone. The applicants wanted the county to approve a 1 to 1 exchange using a land exchange from within the city boundaries.

Various sources indicated that the county was considering bowing to the considerable pressure from Snoqualmie and the applicants in support of this exception.

Allowing such a precedent to go forward would have spawned similar efforts around the county, and many rural communities, ours being a prime example, could come under intense pressure to be designated urban.

To understand the significance of this issue: The fundamental element that defines our efforts to prevent LA-style sprawl is the designation of King County into either Urban or Rural areas. The lines drawn are called Urban Growth Boundaries (UGBs). Hollywood Hill is on the Rural side of the UGB, and the City of Woodinville is inside the UGB, as are all cities.

In order for the Urban Growth Boundaries to be effective, the hurdles for rezoning Rural properties to Urban must remain considerable. However, the law recognizes that there must be some flexibility so if a case can be made to allow a transition, there must be a 4 to 1 exchange, 4 acres of conserved Rural land to replace each acre that is lost to Urban uses. Snoqualmie wanted an exception to the 4 to 1 rule because the applicants were "public facilities".

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# Support our Saddle Club

Whether or not you ride horses, you have a stake in supporting a healthy equestrian community on our hill.

Our neighborhood's character is, in large part, defined by the large lots required by owners of horses and other livestock. A cornerstone of that community is the Saddle Club Arena and the wonderful trail system that starts there, running across our hill and to points beyond.

Collaboration between the HHA and the Saddle Club is nothing new - we're really just getting back to our roots.

Over three decades ago, before the Hollywood Hill Association and the Hollywood Hill Saddle Club, there

was the Hollywood Hill Improvement Club. As our community grew, it was mutually decided to split into two supportive associations one focused on the equestrian, the other on land-use.

Much has transpired since that time, yet both volunteer organizations are still providing elements crucial to preserving the special character of our wonderful neighborhood.

In order to keep these invaluable institutions vital, they need not only the financial support of the community but also the active participation of neighbors. Please consider contacting a board member of either organization to become a contributing part of your community.



*TJ Davis of King County Parks and Tom Short of HHSC discuss the Hollywood Hill Saddle Club's future now that it is part of the King County Parks family. --Photo by Lincoln Potter*

## 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
	John Snow: 881-8846

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.

### ••• 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)

## ***Court supports county over use of 60 Acres south for soccer***

King County Superior Court Judge Dean Lum ruled that the county can move ahead with plans to sign a lease with Lake Washington Youth Soccer to convert 60 Acres South Park into soccer fields. 60 Acres South is located in the Sammamish Valley just across the road from the current soccer facilities at 60 Acres North.

The lease plans had been challenged by a remote control glider group and neighbors of the park. The park had long been used by the glider group and for other uses such as dog races and small rocket launching. The county and the glider group had looked at property near Carnation as a replacement. While initially rejected, that option may be revisited in lieu of the court decision.

The county asserts that, as part of any agreement to lease 60 Acres South to the soccer club, it will require improved public access to the parkland compared to what has been allowed on 60 Acres North. The soccer club proposes to create 7 new fields on the property. The current 16 soccer fields on 60 Acres North exist under an ongoing lease from the county to the soccer club and are not the subject of this ruling. The 60 Acres Park property (both North and South portions) was purchased by the county in the late 60's using Forward Thrust bond funds.

## ***Woodin Creek Estates Development***

Clearing has begun at the 2.94 acre site for Woodin Creek Estates, an approved 20-home project at the base of Hollywood Hill. The location of the development's road has raised concerns over traffic safety issues. The road entrance from the new houses onto 171st Street, east of the Woodinville Medical Center, will be located less than 500 feet beyond the final blind curve on the busy road coming down from HH Elementary School.

The HHA board and Dolly Kusters, a Hill resident on Kathy Lambert's staff, have been working with the city to provide a greater measure of traffic safety than had been initially required by the King County Hearing Examiner. The road is under Woodinville's jurisdiction while the land is in unincorporated urban King County.

Al Sato, Woodinville Civil Plans Examiner, said the city has informed developer Tully Homes that it must include a plan for a center turn lane on 171st in their road-use permit application. Neither details of the center lane installation nor safety measures for managing construction traffic have been decided at press time.

Demolition of the existing house and barn has begun, but the rubble cannot be removed until the city traffic permit is issued. Additionally, county permits are required to prepare the site, including removing tons of concrete fill.

The property is within the county's Urban Growth Boundary but has not been incorporated into the City of Woodinville. This situation adds considerably to the complexity of the project. The county is actively seeking to have cities incorporate such pieces of unincorporated urban areas. At this time, Kirkland is working toward the incorporation of the Totem Lake area.

The HHA will continue to monitor Woodin Creek Estates, but interested parties may contact the city with their concerns. Address questions and comments to Ms. Susie McCann, Supervisor Permit & Land Use Division (425) 489-2754 Ext. 2272 or E-mail: [susiem@ci.woodinville.wa.us](mailto:susiem@ci.woodinville.wa.us).

## ***HH Elementary parking and traffic***

Parking at Hollywood Hill Elementary has long been inadequate, and this results in a dangerous situation anytime there is an after school function. Cars park along both sides of the increasingly busy NE 172nd Street, and families and children dash across the road to get to the school. This situation is a common occurrence and constitutes a tragedy waiting to happen.

There is a solution that has already been discussed with the school district. The proposal is to purchase King County Roads land immediately adjacent to the school grounds and install additional parking. This could be done either in conjunction with the larger vision of securing the remaining 21 acres of the "pit site" for a public park or as a stand-alone transaction.

The likelihood of getting this improvement approved will be enhanced by putting our voices together to the appropriate people at the right time. We will give you updates as we receive them.

## ***HHA - 32 Years - Cont***

*Continued from Page 1*

In the mid-70's, the threat of urban sprawl became reality with the beginning of development on English Hill. Tract houses on small lots were proposed to cover most of the east side of the hill.

This was quite shocking to a community accustomed to being surrounded by forests, trails and pastures. It was clear that, without local involvement, the development of English Hill was going in the wrong direction. Concerned community members banded together and incorporated, naming the new entity the Hollywood Hill Association.

After a long and difficult battle, the HHA ultimately obtained a compromise settlement resulting in larger lot sizes in English Hill along with the preservation of non-motorized trails and 20 acres of greenbelt, ten of which were conveyed to Hollywood Hill. With this victory the HHA was off to a strong start.

Recognizing the futility of a "no-growth" philosophy, the HHA has supported solutions that accommodate growth while retaining the qualities that attracted us here in the first place. Even though the focus of the HHA has been the Hill and abutting agricultural lands, the policies developed to deal with local issues have had countywide effects.

Similarly, policy developments in other parts of rural unincorporated King County affect us here. A key to the HHA's success has been its proactive approach at the county level on issues that will impact our community and our homes.

Born in a time when there were few other voices speaking out on how to protect neighborhoods and farms from the predictable results of unregulated growth, the HHA has been joined by others over the years. Who will attend to the issues that directly affect our community as effectively as those who live here?

Our challenges and opportunities will continue to unfold. If we remain alert and involved as a community, this legacy will carry forward for another 32 years



*Indigenous young Douglas Squirrel outside of his winter nest --Photo by Lincoln Potter*

## *A Quiet Year at HHA*

While we only published a single newsletter this past year, the HHA continued to be involved with county and local city issues that affect our neighborhood.

Expenses, however, do not take a breather. We continue to pay property taxes and insurance on The Ten Acre Woods and those costs related to the maintenance of the association and its activities.

If you missed your contribution last year, please consider doubling up on dues to assure that the association can continue to meet its financial obligations.



. --Photo by Lincoln Potter

## *A Celebrity on The Hill*

A recent Woodinville Weekly article featured the late broadcaster Don McCune who played Captain Puget on KOMO TV from 1957-1966. The star of this very popular children's program was also the guiding force and star of the Exploration Northwest documentary series. Through a special arrangement with KOMO TV, three episodes of Exploration Northwest were broadcast on KBTC public television during their pledge-drive. "It got huge ratings and raised a substantial amount of funds to benefit the station," said his wife Linda. "Viewers were thrilled to see this immensely popular series again."

Don and his family moved to Hollywood Hill in 1971. Both Linda and Don were very active in our community, working with the Boy Scouts and the Hollywood Hill Saddle Club. Don's connection with our community began even earlier. In 1962, he began promoting Gold Creek Park on the Captain Puget Show for the owner William Tyrrell. Mr. Tyrrell created a wonderful recreation park and lodge where the Gold Creek Athletic Club and Gold Creek Park are today.

Linda has remained on the Hill since Don's death in 1993 and continues with their community work. Linda has made the works of her husband available through the Don McCune Library. ([www.donmccunelibrary.com](http://www.donmccunelibrary.com) <<http://www.donmccunelibrary.com>> ).

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### *Rural Property - Cont*

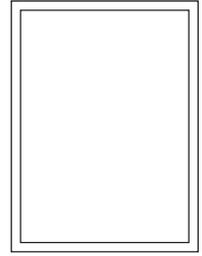
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However, the effect of urban development is the same whether the applicant is a public or private developer.

The HHA together with other concerned organizations spoke out at public meetings regarding this issue. Like-minded groups urged the county not to grant Snoqualmie an exception to the replacement rule. Networking helped to bring the county to a reaffirmation of the 4 to 1 rule.

This is but one example of the proactive efforts focused on local issues that have made the HHA effective over the years. Land-use issues have a tendency to resurface; vigilance must be maintained.

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



CHECK YOUR LABEL -- ARE YOUR DUES CURRENT?



## ***Hollywood Hill Litter Pickup News***

The Hollywood Hill Association continued its long tradition of litter pickup along the main routes of the Hill. Through the efforts of six dedicated volunteers and the willing support of the King County Adopt-a-Road program, we were able to fill almost two dozen bags from four-and-a-half miles of roadway. A salute to all those who donated their time (and backs) to this effort.

Although this Spring's litter pickup was scheduled on rather short notice, the new person in charge of the Hill cleanup intends to have another pickup early this Summer and will give members greater notice. See you there.

## ***E-News from the HHA***

We continue to build an email list for disseminating timely alerts about events that affect our community. Rest assured that the list will remain confidential and that we will minimize notices. If you would like to be on the list, include your email address on your dues envelope or send a note to our webmaster at: [info@hollywoodhillassoc.org](mailto:info@hollywoodhillassoc.org).