

SAVE Our **RURAL** Hollywood Hill Neighborhood



IMAGINE No Horses, No Forest - Just Houses

Murray Franklyn wants to develop 25 lots on 23.7 acres for home construction. The proposal does not meet current King County zoning requirements for minimum lot size (1.875 acres per home) or density (1 home per 5 acres).

This would occur on the largest undeveloped tract on Hollywood Hill (Keesling estate property).

King County appears ready to ignore Rural zoning requirements that apply to Hollywood Hill.

GOODBYE Horse Pastures

WELCOME Urban Density Development



THE FACTS

Eight Hollywood Hill families have pooled resources and obtained legal representation to object to the proposed development which does not meet County or State development requirements, and which would allow Urban development in our Rural neighborhood. On June 18, 2021, their legal counsel filed a **Code Interpretation Request** with King County to object to elements of the Murray Franklyn development proposal. This filing includes the following arguments:

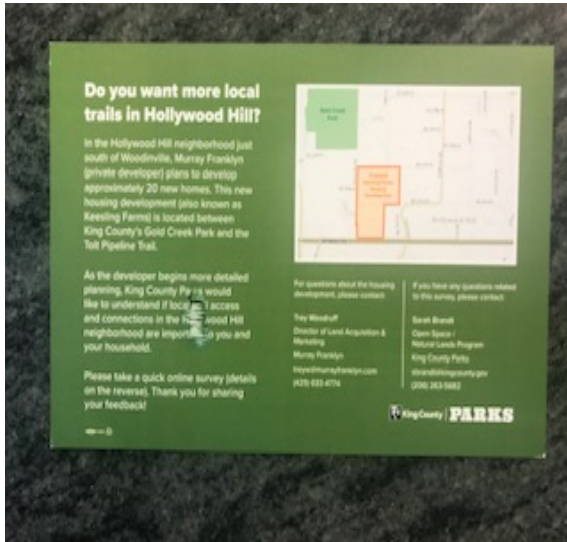
- Murray Franklyn's proposed project would result in lots that **DO NOT QUALIFY** as legal Building Sites. The lots are not *"capable of being developed under current...zoning and use provisions, dimensional standards, minimum lot area, minimum lot for construction, [and] minimum lot width . . . The minimum lot area in the RA 2.5 zone 1.875 acres. None of the proposed lots . . . meet this requirement. In addition, the proposed . . . lots do not meet the Code's width requirement."*
- The Murray Franklyn project proposal seeks to **circumvent** the State Subdivision Statue and King County ordinances. The proposal seeks to create a large number of lots that do not meet minimum development requirements that would be required if the project was developed under subdivision regulations. The creation of such lots is **expressly prohibited**.

WHERE WE STAND

Four months have passed since the filing of the Code Interpretation Request with King County regarding what appears to very clear laws prohibiting Murray Franklin's plans. King County has not responded. Meanwhile, Murray Franklin has been testing soils and telling tenants to be prepared to move - soon.

If King County grants Murray Franklin the permits being sought, there will be a very short time for the legal team to formally respond and file an appeal. We must be ready.

PLEASE HELP US PRESERVE THE RURAL CHARACTER OF HOLLYWOOD HILL



King County will adjudicate the permissibility of the Murray Franklyn project. King County has not been forthcoming about its dealings with the Keesling property heirs and Murray Franklin. The County initially challenged the legality of the Keesling lots but subsequently changed its position. We believe the County has an agreement relating to development of this property but has refused to disclose the terms.

King County has demonstrated overt support for Murray Franklyn's proposal to this Urban style project in our Rural neighborhood. We believe that they sent this promotional flyer to drum up support for the Murray Franklyn project under the guise that it will provide more trails. Given the Community's use of the Keesling property for access to the Tolt Pipeline trail for many years, we believe the Community already has a prescriptive easement.

The Hollywood Hill Association has agreed to step in with logistical support for the effort to challenge the legality of the development proposal.

WHAT WE NEED

Please join the cause by enlisting your neighbors, and contributing to the legal fund to challenge this illegal development.

- Make your checks payable to **Hollywood Hill Association – RURAL**
- Alternatively, donations will soon be able to be made via **Zelle**.

Send donations to:

Team Rural
c/o Hollywood Hill Association
PO Box 404
Woodinville, WA 98072



WHAT THIS IS FOR

There is very strong pressure to develop the Rural Area, including Hollywood Hill, because of the incredible growth in our area. We need to protect the Rural Area so that our kids and grandkids can grow up with nature.

LAST ...but not least,

Please consider supporting **Sarah Perry** in this election for our King County Council representative. Sarah is running against a 20 year incumbent who has consistently advocated to change or circumvent the policies that have protected our Rural neighborhood and the Sammamish Valley farmlands. In contrast to her opponent, Sarah has campaigned on a platform of respect for those policies.

