



# NEWS

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

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## ***Tasting Rooms have Rustic Appeal – But Cuteness Masks Problems***

We celebrate the vitality of over 100 wineries and tasting rooms operating legally around the greater Woodinville area. So what's the fuss over a certain few of the tasting rooms at the base of Hollywood Hill? They look so cute and seem like fun.

The problem is that, being just outside the city limits of Woodinville, the lots in question are in Rural Unincorporated King County - zoned identically to all of our homes on the Hill - on which such retail outlets are not permitted. The owners of these lots are fully aware of this and their flagrant disregard for the zoning poses a threat to the laws that protect the quality of our Rural neighborhood and the agricultural valley.

The County does permit wineries in this zoning, but these "tasting room" businesses are not "wineries", nor do any of these properties satisfy the requirements to host a "winery". (see Tasting Rooms ≠ Wineries article for more)

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## ***Tasting Rooms ≠ Wineries***

In the issue discussed above, "wineries" and "tasting rooms" are different animals. King County codes define this, but in short, wineries are where wine is made, tasting rooms are where it is sampled and perhaps sold. They may be co-located or operated as separate facilities. In our Rural zoning, RA-2.5, a "winery" may include a tasting room for display and sale *only* of products made on-site. Stand-alone tasting rooms, however, are not permitted.

Stand-alone tasting rooms in our Rural zones are technically "liquor stores" per King County code. Inside the city limits of Woodinville, stand-alone tasting rooms (liquor stores, taverns, etc.) are legal in certain zones, but outside city limits in Rural neighborhoods such as Hollywood Hill, such "liquor stores" are not legal. This is consistent with zoning for retail stores in general.

None of the tasting rooms being addressed above qualify as "wineries" in the RA-2.5 zoning around Hollywood Hill. They are all stand-alone tasting rooms (and one tavern) for wineries located in other places. Among other requirements to have a "winery" in RA-2.5 zoning, a lot must be at least 4.5 acres. The lots of the illegal tasting rooms addressed here are all well below this minimum lot size and so could not be converted into "wineries".

*Continued on page 6*



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## *President's Letter*

Same as it ever was... From Heraclitus 2500 years ago to the Talking Heads, it has been generally agreed that the only constant in life is change. It has been a long time since our last newsletter and there is much to cover.

For a few recent years, it seemed that little was changing around our lovely neighborhood. That was an illusion. Maybe the pace of change ebbed a bit, but now it seems to be surging the other way, like rivers responding to the fall rains. Much of this is good. I see more young families waiting for the school buses in the morning. Our trails sport more hoof prints as long-empty pastures are once again home to horses. Local businesses are booming in our restaurants and wineries.

Other changes are more challenging. The policies that have protected our community and the green agricultural ambiance of the Valley have always had their detractors. After decades of often-heated debates, what seemed like well-deserved quiet years have seen illegal uses begin creeping in around the edges of the celebrated (and largely legal) local wine and tourism industry.

For several years, the County was ignoring concerned neighbors who were raising alarms about the illegal activities. By turning a blind eye to this troubling trend, the County has been threatening to set precedents detrimental to our neighborhood, the green Valley and the success of many local businesses dependent our area's agrarian character. Alarmed by the County's inaction, HHA and concerned neighbors have become increasingly active over the past year in pressing the County to do its job to enforce the laws that protect our community and private property. Progress is slow, but we are turning it around.

And so, we discover another constant: If we are to continue to enjoy the unique qualities of our community and pass the privilege on to future generations, then we the citizens must remain informed, vigilant and engaged with our policymakers.

That is the same as it ever was. Our neighborhood is not a happy accident, but rather the result of decades of citizen activism in support of a vision that we can accommodate growth without resorting to the mundane strip mall sprawl that characterizes so much of our country. It has worked marvelously (so far). Let's take it forward!

**- Late Breaking News -** Just as this newsletter was going to press, the County announced a *study* of the local wine industry. The County's press release states: "The proposed approach will allow most businesses to continue to operate as they are now during the study period and as the county considers regulatory changes." While this study has been long-expected, we are very concerned about the tone that has accompanied its announcement. Considering the County's recent inaction to address illegal building and uses in our community does this mean that King County government intends to change the law to retroactively accommodate law breakers? This would set a very troubling legal precedent.

### *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
Vice President	open
Secretary	Jan Hunt
Treasurer	Mark Castro
Directors	Marsha Martin Lincoln Potter Ron Baum John Snow (email/webmaster) Christian Geitz Catherine Yoo

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 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.



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## ***Code Enforcement Needs Reform***

The unfortunate reality is that King County's code enforcement has been all but absent these past several years. This has predictably led to a proliferation of non-permitted uses around our community. However, there is good news in an emerging awareness by the County of the departmental shortcomings that have led to this state of affairs. Please refer to **Late Breaking News** on page 2 for an update on the County's actions.

Where we go from here depends largely on us - the citizens. If we want to see our laws continue working to protect our neighborhood and environs, then we need to voice our support for proposed reforms that will promote effective enforcement of our zoning and codes and hold our civil servants accountable for doing the jobs they were hired to do.

For additional information on this subject and on how you can make your voice heard, visit the HHA website and look under "County Code Enforcement Reform".

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## ***"Mud Mountain" at Monterra***

From all outward appearances, the mud mountain that has risen across from the Hollywood Hill Saddle Club is a travesty. The research that we have carried out doesn't do much to alleviate our associated concerns.

What was supposed to be a two season project metastasized into a five year ordeal that has grown to something more than twice the size of what was originally proposed. If our concerns about the stability of the site turn out to be justified, then we are looking at many more years of dealing with a gargantuan mess in the middle of our neighborhood.

The HHA discussed this at the onset and decided that, since the project was permitted and monitored by King County, we should let it be. We were mistaken.

We erred in assuming that the County would do its job to monitor and hold the contractor accountable for the project. Our research points strongly to a failure by the County to carry out this due diligence. Sadly, this has become a recurring pattern across Rural King County, the lack of code enforcement discussed elsewhere in this newsletter being another example.

For expanded information on the "Mud Mountain", visit the HHA website and look in Current Events.

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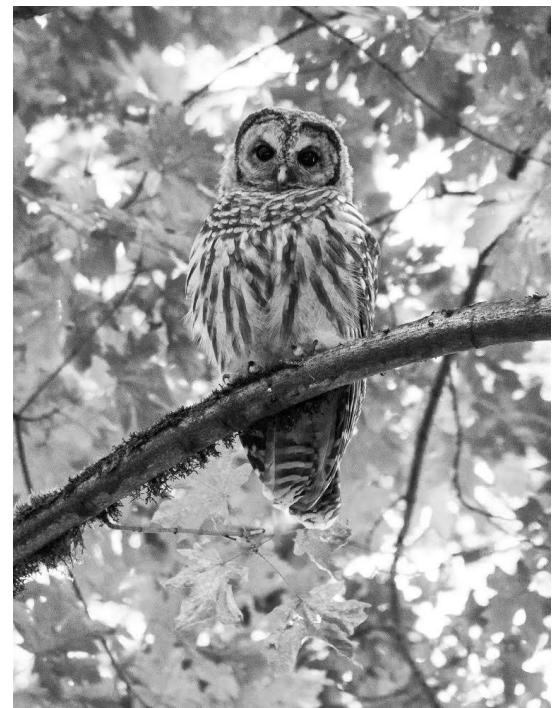
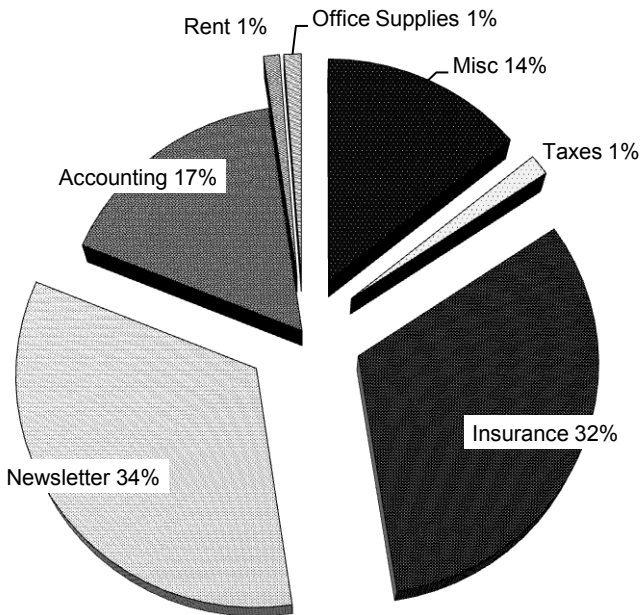


# HHA Financial Statement

For the period from December 1, 2013 through December 31, 2014, the HHA's income from Membership Dues was \$5,794.85 and additional Contributions were \$1,034.71 for a total income of \$6,829.56. Total expenses were \$4,889.24. As there was no newsletter published in 2015, both the income and expenses will be significantly less than in 2014.

<b>Income:</b>		
Membership Dues	\$5,794.85	85%
Contributions	\$1,034.71	15%
<b>Total Income Dec 1, 2013 through Dec 31, 2014</b>	<b>\$6,829.56</b>	<b>100%</b>
<b>Expenses:</b>		
Misc Expenses: Signs for 10 Acre Park	\$691.66	14%
Federal/King County Taxes	\$72.24	1%
Insurance: Directors/Liability	\$1,563.00	32%
Newsletter: Printing/Postage/Labels/Envelopes	\$1,639.22	34%
Professional fees: Accounting	\$810.00	17%
Rent: Post Office Box	\$54.00	1%
Office Supplies: DLX for business	\$59.12	1%
<b>Total Expenses Dec 1, 2013 through Dec 31, 2014</b>	<b>\$4,889.24</b>	<b>100%</b>

**Dec 1, 2013-Dec 31, 2014**



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## *Hollywood Hill Saddle Club*

The Hollywood Hill Equestrian Park, a King County Park, is managed by the Hollywood Hill Saddle Club. The Park and adjoining Trail System are open from dawn to dusk daily for equestrian use and hiking. The Hollywood Hill Elementary School uses the parking lot for overflow parking. April through September has regularly scheduled horse shows on the weekends. English and Western flat shows are on the 2nd Saturday and Western Games the 4th Sunday of each month. Dressage, Barrels, Jumping, and 4H shows happen periodically. Please check our website <http://www.hollywoodhillsaddleclub.com> for monthly information.

The HHSC uses the proceeds from the shows to maintain and improve the grounds with volunteers. Our shows are friendly, low key, and a great place to get started. Our focus over the past few years has been to improve the appearance from the street, upgrade the spectator areas and the trail course. **2016 will be our 40th Year of Community Service!**

Please do not leave valuables in your vehicle in the parking lot. For more information or to volunteer, please contact President, Julie Winkler or facilities co-chair, Tom Short (206) 714-1163.

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## *Winter is Here: Are you Prepared?*

Now that the clocks are set back an hour, the chill is in the air, it's also time to think about the possibilities of a not so rosy winter season. With King County recently announcing that it is scaling back on snow removal services around the Hollywood Hill area and cutbacks in road maintenance and emergency services, is your household prepared for a winter storm emergency?

If the power goes out, if the roads become slick, icy and treacherous or if downed trees limit access off and on the hill (a la 2008), do you and your family have a plan? Do you know what sort of emergency supplies and foods might be needed? Do you know your neighbors well enough to seek help from them or coordinate with them if you can't reach your home or if you can't leave your home? These are all questions that you should be asking and should hopefully have at least some preparations made.

The Federal Emergency Management Agency (FEMA) recommends at least a three day supply of emergency food, water and other household items (though seven to ten days are preferred). The list of items can be daunting, but if acquired slowly and over time, is entirely manageable. FEMA also recommends having a communications plan with your family members should disaster strike: Do you have a designated meeting place if some of your family members are at work or at school and can't be reached? How will you communicate if cell phone towers are overloaded or your cell phone loses charge? Drawing up an emergency plan with your loved ones is simpler than you think and will at least help you to identify areas of concern that could use development.

Here are some resources that can help you get started:

[www.Takewinterbystorm.org](http://www.Takewinterbystorm.org) – a website dedicated to the unique challenges and disasters we may face in the Pacific Northwest, with tips on creating preparedness kits, developing an inventory of essential home items and helpful tips on safely dealing with inclement weather.

[www.Ready.gov](http://www.Ready.gov) – a FEMA run website that covers a diverse range of topics including information about disasters ranging from severe storms and flooding to earthquakes. (This can also be found in a mobile friendly version at: [www.fema.gov](http://www.fema.gov)). Your local library also has resources available.

The upcoming winter may be mild or may be wild, but with a methodical approach and a little time, you can be well prepared to handle nearly any contingency. Take a look at the links and get prepared! Talk to your friends and neighbors and help make this winter a safe one.



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## ***Tasting Rooms have Rustic Appeal – But cuteness masks problems***

*(Continued from page 1)*

The blame rests more on the property owners in question than with the tasting room operators, who simply lease the space here for retail sales of products made at distant wineries in eastern Washington and Oregon. The operators may have been unaware of the zoning conflict when they leased their spaces, but the property owners have no excuse for misrepresenting their properties in the first place. Now, after several notices sent by the County, nobody is innocent of the conflict.

The standout is Sal Leone, a local businessman who bought the old "Jack's Tractor" property a year ago. He not only owns two wineries and a brewery (Silver Lake Wines, Girly Girl Wines and Fish Brewery), but has built facilities (without permits) to host his tasting rooms and a tavern on his Rural-zoned lot. Being both the property owner and the tasting room(s) operator qualifies him as the most egregious violator in this regard.

King County also deserves some of the blame by not doing its job of enforcing the zoning. Open code enforcement cases here have lingered for many months, in some cases for several years, without any effective action by the County to rectify the situations. Failure to uphold the laws has emboldened an expansion of such uses in our Rural community. Due to a tremendous amount of public pressure, the County is slowly moving to address these specific violations as well as the deeper departmental problems that have led to this dereliction of duty. (see related article, page 3)

These illegal uses have already created a precedent in the minds of those who would allow our Rural and agricultural communities to be opened to dense urban development. Our own County Council member is one who has repeatedly pursued changes in King County policy that would allow such growth to sprawl in our Rural neighborhood and agricultural valley. We, the citizens, need to be clear on this dynamic if we are to continue successfully protecting our neighborhood from speculator-driven development.

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## ***Tasting Rooms ≠ Wineries***

*(Continued from page 1)*

King County codes also have provisions for "Home Occupations", where homeowners have small businesses inside their homes. There are several small wine-making and distilling businesses on Hollywood Hill that operate legally as Home Occupations. While these may exist on lots less than 2.5 acres, there are various limits that keep the scale of these enterprises relatively small, thus in keeping with a residential neighborhood. The illegal tasting rooms that are addressed above fail to meet several key requirements to be considered "Home Occupations", such as being the primary residence of the business owner and being used for the sale only of products made on-site, to name just two.

For a more in-depth discussion of the applicable codes, visit our website and look under "Tasting Rooms ≠ Wineries". You may also refer directly to King County's zoning and codes at: [http://www.kingcounty.gov/council/legislation/kc\\_code.aspx](http://www.kingcounty.gov/council/legislation/kc_code.aspx)



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## ***10 Acres?!? Really?***

How would you like to add an extra 10 acres to your property for free? Yes, free. You don't have to pay property tax nor do you need to mow it! Um, well, on occasion you might like to volunteer to clean up a bit after a storm, but you'd have help.

In case you aren't already aware, 10 wooded acres with a lovely system of trails are already yours - ours, really. They are our half of a 20 acre greenbelt that stretches between English Hill and Hollywood Hill. All is open to public non-motorized uses.

There are two entrances from our side. One entrance is located on NE 145th Street east of 168th Ave NE, look for the yellow post that marks the entrance. The other is at the east end of NE 143rd Street. It looks like a driveway, but it is the public access for the south end of the 10 Acre Woods. Take yourself, your kids, dogs, friends and grannies over and enjoy wild Northwest nature right here in our hood.

Thanks to our lumberjack neighbors and guardians of the Wood, the trails are already cleared after our recent blow. Get over there enjoy *your* extra "10 Acre Wood".

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## ***Our Rural Roads Are Wider Than They First Appear***

Hollywood Hill is crossed by pleasant two-lane country roads, owned and maintained by King County. However, those two-lane roads occupy much wider rights-of-way (ROWs) than the pavement might suggest. While the paved roads tend to be about 25 feet wide with drainage ditches that take up a few more, the actual rights-of-way are generally 60 feet wide! This misperception leads some property owners to mistakenly believe that ROWs adjacent to their lot lines are theirs to freely use. In some cases, our public ROWs have been blocked by fences, landscaping, signs, or rocks.

Some uses of the ROW are permitted, but these are mostly limited to temporary construction uses for a year or less, or longer-term uses for things such as retaining walls that support the road bed or utility installations that have to be placed in the ROW. King County has published a couple of bulletins that will help you decide if you have a valid use for the ROW, and how to get a short-term or extended-term permit for the use of the ROW.

Bulletin 31, "Right-of-Way Use", describes the permit process for using a King County ROW. Bulletin 34A, "Road Variances", describes some variances of uses of the ROW. These bulletins are available online from King County.

Bulletin 31:

<http://www.kingcounty.gov/~media/property/permits/documents/bulletins/31.ashx?la=en>

Bulletin 34A:

<http://www.kingcounty.gov/~media/property/permits/documents/bulletins/34A.ashx?la=en>

If you are interested in the actual King County code governing our roads see Title 14:

[http://www.kingcounty.gov/council/legislation/kc\\_code/17\\_Title\\_14.aspx](http://www.kingcounty.gov/council/legislation/kc_code/17_Title_14.aspx)



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## 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.org](http://www.HollywoodHillAssoc.org). Dues are \$25 per calendar year.

Visit our community website for more on these and other issues affecting our community.

