



# NEWS

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## ***Supreme Court Decision Upholds Farmland Designation***

***Action will help preserve the Sammamish Valley***

In a strong 8 to 1 decision, the Washington State Supreme Court overturned King County's attempt to allow new soccer fields to be built on land specifically designated for agriculture. The HHA has long argued two primary points; that the actions of King County violated the State Growth Management Act (GMA), and that the results would be to open the Sammamish Valley (and other agricultural land) to more non-agricultural development. The State Supreme Court came to the same conclusion. This decision provides critical support to the long-term efforts by the HHA to preserve the remaining agricultural lands of the Sammamish Valley.

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## ***Farmland Preservation Program Land Threatened in Redmond***

Recent actions taken by the Redmond City Council have threatened agricultural property designations on the northern border of the City of Redmond in the Sammamish Valley. The City rezoned agricultural land to urban recreation. The rezoned land includes a parcel that has had its development rights acquired by King County as part of the Farmlands Preservation Program (FPP). The parcel is part of the Muller Property, now owned by the Lake Washington Youth Soccer Association (LWYSA). Deed restrictions on the property preclude active recreation and require that the land be used for agricultural purposes. The LWYSA has been attempting to remove this County restriction for several years.

Redmond's actions have already generated significant legal action and press. In true David vs. Goliath fashion, former Redmond City Council member Richard Grubb challenged Redmond's zoning changes before the Growth Management Hearing Board (GMHB) and won by a unanimous decision. The Board held that the rezone was illegal and violated State law. Redmond has appealed the GMHB decision to Superior Court, but has also decided to disregard the ruling while it is being appealed.

Of particular concern to the HHA is the attack on FPP property that is part of this action. The protections of the FPP serve as one of the linchpins to the preservation of the Sammamish Valley. The LWYSA purchased the Muller farm, which is located partially in the City of Redmond and partially in rural King County, some years ago. Before the purchase, the LWYSA had been warned by numerous County officials that the land was permanently preserved for agriculture under the FPP and that they would not be permitted to use it for soccer fields. The LWYSA decided to purchase the property anyway and have since actively lobbied to undo these agricultural protections. They have also taken other steps they perceive as necessary to locate soccer on agricultural lands, including zoning changes.

In addition to the legal concerns described above, there are other reasons why piecemeal rezoning poses problems. Converting protected farmland to other uses, sports fields included, endangers farming by creating intense pressure to convert similar properties, escalating prices beyond what agricul-

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## *...from the President*

This year is the 25th anniversary of the founding of the Hollywood Hill Association (HHA). Over the years, spanning a variety of issues and individuals, the HHA has forged a proven record of effectiveness and has maintained its credibility in an arena that is famous for tangled webs.

From its early 70's roots in the Hollywood Hill Improvement Club up to today, the HHA's success has been possible due to the foresight of the founders, its straightforward goals and the volunteer efforts of a succession of residents who have maintained the focus.

Maintaining that focus has rarely been an easy task. Take the analogy of a soccer game to life. The object of the game is clear, but the routes required to attain that goal are more complex. One has a team and an agreed upon goal, yet how hard it can be to score. In life, as in a soccer game, we find that the best routes to the clearest of goals are rarely obvious. There are many options, each with its pros and cons. We learn that while individual effort is vital, it only pays off when backed up by good teamwork. We must apply the lessons learned from experience to do well. And the disagreements that crop up along the way sometimes require a referee. The similarity of sports to our wider lives is certainly part of the draw we have to sports.

Ultimately, the soccer game is over, and a new one starts from scratch. Here is where the analogy ends because life is an ongoing game and the decisions we make can affect us for a long time. Our children's children will live with the repercussions of many of the actions that we take today, particularly our land use planning decisions. Once we "pave paradise and put up a parking lot," it's practically impossible to go back.

Of the many public issues we face, I can think of none which more directly and fundamentally affect our day to day lives than land use issues. Dealing with land use issues was the primary purpose for which the HHA was formed. Keeping that focus, through teamwork, analysis and careful choices of issues, has allowed the HHA to be so effective over the years.

It is fundamental to our society that we have a right to publicly disagree with each other. While the HHA has enjoyed consistent support from the community, there have always been those who have disagreed with its goals.

For example, when the HHA successfully fought off attempts by the City of Woodinville to incorporate Hollywood Hill in the early 90's, there were those on the hill who wanted to be within the city limits. They said that we could be in the city and still be zoned for rural densities. They spread all sorts of misinformation and accusations. But once the dust settled, it became widely recognized that the HHA had been correct in its position. Remaining outside the city limits is the only way to maintain our "rural" housing density and neighborhood character.

Similarly, there have been all sorts of misinformation, along with some mean-spirited rhetoric, directed toward the HHA over our involvement in defending the protected farmland in the valley from non-agricultural uses, in this case, private soccer fields. Our position's validation came when the State of Washington weighed in on our side and was solidified by the strong Supreme Court decision in December upholding farmland protections.

You've heard criticism before, and you'll probably hear it again. Keep in mind that debating honest differences of opinion is essential to a healthy community. But we need communication to do that. It is vitally important that we hear from you about issues that you feel are important, whether you support the HHA or not.

Twenty-five years has brought a lot of change, but one thing that has remained a constant is that it is the citizens of a community that determine its character. In this regard, we have a rich and rather unique legacy on Hollywood Hill. Let's work together to keep it that way.

--- Mike Tanksley

## ••• Dues •••

**PLEASE PAY 2001 DUES**

**It is now time to pay your  
2001 dues. An application/  
renewal form and return envelope  
is included in your newsletter.**

**Dues are \$25 a year.**

## YOUR ASSOCIATION

The Hollywood Hill Association is a private, state non-profit corporation, formally chartered in 1976. We are an all volunteer, community based organization, dedicated to the preservation of our community character. Our primary goals are the preservation of Hollywood Hill's rural designation and the preservation of the agricultural lands of the rural Sammamish Valley. We are widely recognized by both government officials and development interests as an influential and determined organization. Our many successes have been due, in large part, to dedicated volunteers, and to the support of our many members. We encourage you to become actively involved in the Association by joining one of our standing committees. Please contact any Board member for more information.

President	Mike Tanksley: 483-2529
Vice President	
Secretary	Tricia Callahan: 488-6863
Treasurer	Jan Hunt: 806-0118
Directors	Karen Mackie: 483-0889 Marsha Martin: 883-8561 Steven Gallagher: 883-0661 Torrey Russell: 483-6531 Joanne Szymanski: 481-8088 Bethann Martin: 402-4783
Committee Chairs	Government: Marsha Martin Membership: Steve Gallagher Environment: Mike Tanksley Events: Newsletter: Karen Mackie Roads: Tricia Callahan Trails: Susan Cyr: 487-2908
Website	<a href="http://www.hollywoodhillassoc.org">www.hollywoodhillassoc.org</a>

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.

# Outdoor Burning Ban

The State of Washington Department of Ecology has changed the boundary of the No Burn Zone to include Hollywood Hill. Previously, our area was allowed to burn yard waste during Spring and Fall seasons, consistent with other “rural” areas in the Puget Sound region.

In general, areas designated as “urban” are No Burn Zones due to the higher density of dwellings, automobiles and higher levels of pollutants. Burning is generally allowed in “rural” areas during seasons in which regional air stagnation is lowest.

The decision to include Hollywood Hill in the No Burn Zone was based on the Department of Ecology’s use of outdated transportation planning maps from the 80’s, which inaccurately show Avondale as the “urban-rural” boundary. This misrepresentation puts us on the “urban” side. The No Burn Zone is also based on pollution monitoring stations in Bellevue, Seattle and Everett, which primarily reflect automobile pollution.

Numerous citizens have voiced their disagreement over the change. While maintenance of the larger lots found in “rural” areas often generates large quantities of material that can be difficult and expensive to dispose of without

burning, the larger concern is the outdated categorization of our area as “urban” which resulted in our inclusion in the No Burn Zone. There is a probability that, within a few years, the entirety of our 4 county region may become a No Burn Zone, according to a PSCAA spokesman. In the meantime, it is desirable for the administration of state policies to be consistent across our “rural” areas.

On the other hand, some residents would like to see the ban continue. There is no doubt that such burning adds to regional and local air pollution. It should be noted that the ban specifically affects yard clean-up and lot clearing fires. Recreational fires, ie: barbecues, fires less than 3 feet wide, etc, are still allowed.

After some consideration, the HHA Board has resolved to investigate the appropriateness of Hollywood Hill’s inclusion in the No Burn Zone. Individual letters are strongly encouraged. You may send your letters to **Jim Nolan, Puget Sound Clean Air Agency, 110 Union Street, Suite 500, Seattle, Wa 98101** and to **Dennis McLerran, Executive Director of PSCAA**, same address. The HHA board would also like your comments on this (and on any issues that relate to our area.) Give us a call or email.

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## Healthy Yardcare

More and more people are turning away from the heavy use of pesticides and synthetic fertilizers on their lawns and gardens. They’re concerned about the impact chemicals have on the health of their children, pets and wildlife as well as that of their plants. And they get a healthier, more vibrant yard in the bargain.

Your soil is healthy if it is rich in organic matter, loaded with earthworms and beneficial microorganisms. It can handle pests much better than a lawn that has poor soil and has been treated excessively with pesticides. Natural, organic fertilizers work with your soil to create optimal conditions. Organic methods minimize pesticide use and are very selective when they are used properly. Broad pesticide use kills the beneficial organisms along with the pests in the soil. This leads to a “sterile” environment, the maintenance of which requires increasing amounts of pesticides and synthetic fertilizer.

While initially more expensive than synthetic fertilizers, organic fertilizers are more cost effective in the long run, because they promote better growing conditions and, together with other Earth-friendly practices, decrease the need for costly pesticides. Moreover, natural fertilizers need to be applied less often than synthetics.

Make sure your soil isn’t compacted too tightly. Your soil needs breathing room to allow for proper drainage and

optimal circulation of air and water. There are a number of options to counteract soil compaction, including the use of mechanical aerators, topdressing and overseeding. Mechanical aerators create holes, strategically placed to improve your lawn’s circulation. Top dressing is the periodic spreading of a thin layer of composted organic matter mixed half and half with sand over the lawn, a process that improves lawn rooting. Overseeding - using 1.5 times the recommended amount - helps the seed germinate quickly and thickly, helping your lawn fight weeds.

Choose a grass type that thrives in your climate. Here in Western Washington, good grass types include perennial rye and fescue.

Mow your lawn with the blades set high. Grass should be about two or three inches high. This height encourages longer and healthier roots and provides shade for the ground around each grass plant, enabling the plant to retain moisture in the soil.

Keep your mower’s blades sharp. Dull blades tear grass, thus weakening the plants and making your lawn more vulnerable to weeds and disease.

Take off the grass-clipping bag. During dry weather, leave grass clippings on the lawn. Clippings serve as mulch and a natural fertilizer. When the grass is wet, put the clippings and other yard waste on your compost pile. You can put it back on the ground later.

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# *New “Neigh”borhood Program for HHA Area Horse Owners*

If you have horses, you have manure. Many people actively compost this material and utilize it on their pastures and in their gardens. But, for horse owners who choose not to compost, a pilot program is being offered by Waste Management.

If your manure pile is just something you put up with because you have a horse, you can now deal with it as neatly and efficiently as your garbage with this weekly collection service! Call Waste Management Sno-King at (425) 814-1695 ext.#2 to sign up. The service costs just \$100/month for weekly pick-up (price includes container rental and taxes).

If you take advantage of this great opportunity you will:

- eliminate the manure pile
- reduce flies and odors

- eliminate environmentally damaging run-off from getting into streams, wetlands and ground water
- improve the aesthetics of your horse property
- use space on your property more efficiently
- increase chore-efficiency

On Saturday March 31 from 10:00am - 1:00pm, there will be a Manure Management Open House at the Hollywood Hills Riding Club Arena. Come and hear the latest “scoop”! A container will be on display, and manure management experts will be on hand to discuss all aspects of manure management. This is a great opportunity for all horse owners. The first 20 subscribers to the weekly service will receive a gift from Horses For Clean Water. For information, please call Laurie Clinton, King County Livestock Programs 206-296-1471.

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## *Redmond Land in Jeopardy*

ture can support. Additionally, once the resource base for the agricultural zoning is abandoned, there is a legal basis for rezoning the land.

Agricultural business needs a sufficient mass of properties with active farming and zoning to remain commercially viable. When that critical mass is reduced, agriculture is ultimately no longer viable and other development moves in. As it stands, only 3% of King County is protected agricultural land.

With its recent actions, Redmond has shown an astounding disregard for the law and for preservation efforts which have been paid for by the citizens of this County. The City of Redmond has decided to ignore the ruling of the Growth Management Hearings Board (GMHB), and ignore the recent State Supreme Court decision declaring that sports fields are not permitted on agriculturally designated land. The City has also decided to ignore the fact that the effort by LWYSA involves land in the FPP. In order to enforce the laws that preserve the Sammamish Valley, it will be necessary to make sure that the GMHB decision is defended through the courts.

For these reasons the HHA Board strongly urges all citizens, who wish to see the Farmland Preservation Program protected and who want to see government show basic respect for the law, to support a legal fund that has been set up to assist Mr. Grubb. The fund is being administered by the FarmCity Alliance. The address is: FarmCity Alliance, Legal Fund, 5425 96th Ave SE, Mercer Is., WA 98040. Contributions are tax deductible. The HHA also welcomes any additional donations, but contributions to the HHA are not (yet) tax deductible, as we are currently only a State non-profit organization.

## *First Crop on The South 47 Farm Will Be Strawberries*

The former Schiessl property has a new name, but it's home for a traditional occupation - farming.

FARM LLC bought the property at the corner of NE 124th St. and the Woodinville-Redmond Rd. in November 1999. We've renamed it “The South 47 Farm.” Drive by, and you'll see the hoop houses that are nurturing the first crop grown on this land in years - strawberries!

We expect our sweet, pesticide-free berries to be ready in mid- to late-May: U-pick or we pick. Come by and enjoy the sweet taste of our success! And be sure to join us for our first Strawberry Festival tentatively scheduled for the first weekend of June.

Our plans for The South 47 Farm include leasing sections to farmers for sustainable agriculture; planting fruit and nut trees; growing bamboo; and managing community “pea patch” gardens.

This summer, we'll have a produce tent offering seasonal produce, flowers, honey, and eggs. (In the meantime, you can buy honey and eggs at the Living Legacy Ranch.) In October, we'll have a pumpkin patch and corn maze.

Keep abreast of all the excitement by visiting our website: [www.south47farm.com](http://www.south47farm.com).

### **Attention old-timers**

As part of our effort to continue the farming legacy of the valley, we are compiling a history of this parcel of land. If you have memories or photos you'd be willing to share, we'd like to talk with you. We'd love to know: When was the last time crops were grown on this land? What crops were raised here? Who was the first to farm it? What was it like here 20, 30, 40, or 50 years ago?

If you remember, please call Christine Dubois at: 425-483-4645. SHealthy Hill, Healthy Valley, Happy Salmon

--- Christine Dubois, FARM LLC

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## ***Court's Decision Proves HHA's Concerns Correct***

The court decision was the final act in a local drama that has played since 1995. When the HHA first learned of the plan to use farmland in King County's Agricultural Production District (APD) for soccer fields, we warned that such efforts could undermine the protection of the Sammamish Valley. Other efforts to carve out parts of the APD had already begun. The HHA launched an effort to develop a compromise plan that would have provided additional sports fields without destroying the Sammamish Valley APD. Although supported by King County Executive Ron Sims, those compromise efforts failed, and King County passed the amendments to their Comprehensive Plan that allowed new sports fields in the APD. The State Growth Management Hearings Board overturned the County's actions, but a Superior Court judge overturned the Hearings Board decision. The case then went straight to the State Supreme Court bypassing the normal Appeals Court because the Supreme Court believed the issue had state-wide ramifications.

The Supreme Court's decision was unequivocal. The court wrote "After properly designating agricultural lands in the APD, the County may not then undermine the Act's agricultural conservation mandate by adopting "innovative" amendments that allow the conversion of entire parcels of prime agricultural soils to an unrelated use."

As the HHA had argued, the State Supreme Court found that the County's interpretation of the GMA would destroy the agricultural designation that served to protect the Sammamish Valley. The court wrote that the County's interpretation "...would work as a virtual abandonment of the APD designation."

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## ***Organic Yardcare***

Water your lawn less frequently but for longer periods of time. This helps your lawn grow deep roots that are less vulnerable to drought conditions. Shallow watering, on the other hand, encourages roots to stay near the surface where they are less able to find moisture during dry periods. It's best to water in the morning; mid-day watering wastes water due to evaporation, and late-day watering can lead to lawn fungus disease.

Thatch—the layer of dead plant material between your lawn's grass blades and the soil—should be no more than one-half inch high. More than that, and water and nutrients will struggle to penetrate to the soil and grass roots. To reduce thatch, you can rake the lawn or use a special machine that breaks the thatch up.

In addition to finding that the County's actions violated the GMA, the State Supreme Court also specifically rejected the arguments that had been made about why sports fields should be allowed on agriculturally designated land. The court took note of the argument that the soccer fields could be considered temporary and called that argument "unpersuasive". The Court also addressed the issue of the claimed shortage of land for sports fields. The Court wrote "In this case, the GMA mandates conservation of the APD's limited, irreplaceable agricultural resource lands. There are still thousands of acres suitable for athletic fields outside the APDs."

The court also rejected the County's assertions that the County was required to allow the parts of the Hmong property being used for agriculture to be converted to sports fields.

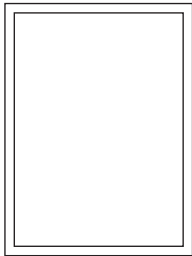
The HHA regrets that early opportunities to find a win-win solution were lost because sports field advocates refused to work with the HHA and farm preservation groups; groups who helped to ensure the preservation of the Sammamish Valley in the first place. Had we all worked together there would already be additional sports fields in the area. Ultimately, the HHA's concerns that this initial effort would pave the way for larger attacks on the Sammamish Valley have proven to be true. Those who promised the community that their plans would have only effected 20 acres of the Sammamish Valley are now supporting legislative changes that would remove protections from thousands of acres of agricultural land in King County alone. They are even supporting attacks on the County's Farmland Preservation program.

## ***Get Important Notices by Email***

HHA now offers email notification when important issues come up. Send your email address to Mike Tanksley, current HHA President, at [cmtanksley@earthlink.net](mailto:cmtanksley@earthlink.net), and we will add you to our confidential email notification list. Also, visit our Website at [www.hollywoodhillassoc.org](http://www.hollywoodhillassoc.org) for current information about what is going on around our neighborhood. If you have something that you would like posted, please contact a board member.



CHECK YOUR LABEL -- ARE YOUR DUES PAID UP?



ADDRESS CORRECTION REQUESTED

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

## *Spring Clean-up set for April 28*

The community owes a special thanks to individuals who have taken the time to pick up litter along our roads between our official clean-up days. Recently, Cub Scouts from Pam Kummert's Den 4 and Nancy Hubly's Den 8 picked up. Others have pitched in, and though we do not know who you are, your efforts are appreciated.

It's past time for another road-side clean-up. In keeping with our commitment to the Adopt-A-Road program, the date for the clean-up is set for Saturday, April 28. In order to participate, you may stop by the Hollywood Hill Saddle

Club, just east of the elementary school, between 9am and 11am, to pick a section of road. You will be supplied with plastic garbage bags and safety equipment. All trash is to be returned to the Saddle Club Arena by the end of the weekend to be removed by the County. If you can not participate on Saturday morning or if it is raining that morning, drop by to pick up some trash bags and do clean-up any time during the weekend. If you are unable to stop by at these times, contact Mary Vandenburg at 402-1216 to make alternate arrangements.