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From: director

Sent: Monday, December 10, 2018 2:04:44 AM

To: City Council

Subject: [EXTERNAL] Covenants and Short Platte alterations should be delayed

Sensitivity: Normal

To: Shoreline City Council 12/10/18
council@shorelinewa.gov
Subject: Covenants and Short Platte alterations should be delayed

Dear City Council

Regarding Agenda Item 7(d) Covenant and Platte Alterations on property. Thank you Keith for clarifying in your email (which was share with me) that property covenants generally can not be altered unless all property owners party to the agreement agree to the change. Some of the documentation prepared for City Council that I have read makes it sound like all it takes is a majority of the property owners not all affected property owners to make significant changes.

Mr. Scully "If the subdivision is subject to restrictive covenants which were recorded at the time of the approval of the subdivision, and the application for alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants"...

I would like to suggest council's consideration of postponement of a vote on this item until all homeowners in the most affected areas are notified directly (ie. the hirise rezoned transit centers). since many Shoreline area home owners near 145th and 185th Street stations may be significantly impacted affected by any changes relating to plattes/covenants. These changes may have significant affects on both financial and livability matters, which many may want to have some say about.

This issue like many others is a tough one to deal with as several home owners in the recently upzoned areas may see a significant financial benefit from upzoning which may be important for retirement, medical expenses or just the rapidly escalating cost of living. However the covenants that were put in place in specific communities were set up as guidance for the character of the community that could be relied on into the future by all who bought into the area.

A good example of use of covenants might be what Whistler BC Canada has done to make their city work so smoothly into the future. Knowing that the resort property in the area would rapidly escalate in price, they have set aside certain housing areas "plattes" as financially restricted to appreciate no more than three percent 3% per year. Homeowners know this when they buy in that they will not be able to buy a home here for \$250k and then in five years sell it at \$1 million. However what this has done is provide neighborhoods where the working population can live, such as the bar tenders, grocery store attendants, librarians, lift

operators for the ski area. Without these covenants/restrictions Whistler would likely become like Jackson Hole where none of the local staff can afford to live in Jackson Wyoming but must instead purchase homes/apartments in Idaho and commute across Jackson Pass to work every day.

Thank you for your consideration, and for your continuing work for the citizens of Shoreline.

Sincerely
Lance Young
Interurban Trail Tree Preservation Society
206-363-0859

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