

MICHAEL P. VICTORINO  
Mayor

MICHELE CHOUTEAU MCLEAN, AICP  
Director

JORDAN E. HART  
Deputy Director



DEPARTMENT OF PLANNING  
COUNTY OF MAUI  
ONE MAIN PLAZA  
2200 MAIN STREET, SUITE 315  
WAILUKU, MAUI, HAWAII 96793

RECEIVED  
2020 OCT 23 PM 2:49  
OFFICE OF THE MAYOR

October 23, 2020

Honorable Michael P. Victorino  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

*Michael P. Victorino*

Mayor

10/26/20  
Date

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COUNTY COUNCIL  
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For Transmittal to:

Honorable Tamara Paltin, Chair  
and Members of the Planning and Sustainable Land Use Committee  
Maui County Council  
200 South High Street  
Wailuku, Hawaii 96793

Dear Chair Paltin and Committee Members:

**SUBJECT: AMENDING CHAPTERS 16.64 AND 19.65, MAUI COUNTY CODE, RELATING TO BED AND BREAKFAST HOME AND SHORT-TERM RENTAL HOME PERMITS ON LANAI (PSLU-68)**

Thank you for your October 19, 2020 letter on the above-referenced matter. While we provided answers to your questions at your October 22, 2020 meeting, we offer this written response:

1. *How many Short-Term Rental Homes on Lāna‘i are within 300 feet of another Short-Term Rental Home?*

There are currently seven Short-Term Rental Homes (STRH) on Lāna‘i within 300 feet of another STRH (See Attached Figure: “Lāna‘i City STRH with 300ft Buffers”).

As discussed at your October 22, 2020 meeting, there is one pending Bed and Breakfast Home (B&B) application (BBLA T2020-0001), shown in lime green, east of Konowai Place, on the east side of the map. If approved, this B&B will not be within 300 feet of any of the existing STRH permits.

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2. *The proposed bill prohibits the issuance of a Short-Term Rental Home permit or Bed and Breakfast Home permit when there is a Short-Term Rental Home or Bed and Breakfast Home operating within 300 feet or on the same block. The proposed bill also establishes a permit cap of 21 for each category. Does Lāna‘i have a sufficient number of homes located in eligible areas so that permits could be issued to meet the proposed caps? If not, how many permits could be issued in each category?*

It is the Department's conclusion that there are a sufficient number of homes located in eligible areas so that permits could be issued to meet the proposed caps (See Attached Figure: "Lāna‘i City Potential STRH & B&B").

Thank you for your attention and consideration. Should further clarification be necessary, please feel free to contact me.

Sincerely,



MICHELE CHOUTEAU MCLEAN, AICP  
Planning Director

Attachments:

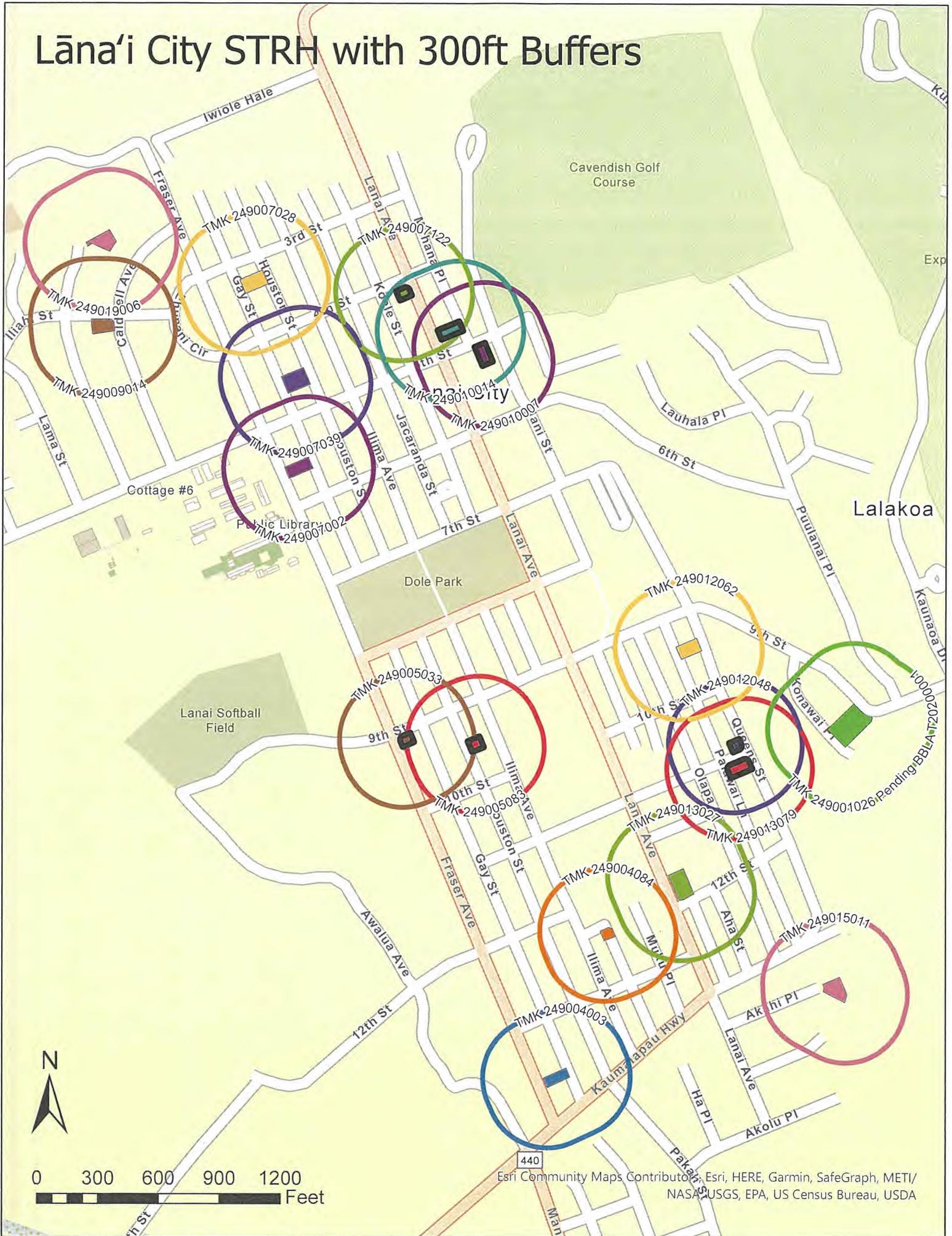
- Lāna‘i City STRH with 300ft Buffers
- Lāna‘i City Potential STRH & B&B

xc: Jordan E. Hart, Deputy Director

MCM:JEH:atw

p:\lpc\strh regulation\council\response to (pslu correspondence dated 2020-01-19).docx

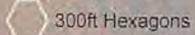
# Lānaʻi City STRH with 300ft Buffers



# Lāna'i City Potential STRH & B&B



Potential STRH & B&B Locations (192 Shown)



300ft Hexagons

STRH & B&B Allowed Zoning:

- R-1 Residential
- R-2 Residential
- R-3 Residential
- A-1 Apartment
- B-CT Business-Country Town
- RU-0.5 Rural 1/2 Acre
- Interim

Lāna'i Zoning STRH & B&B Allowed:

- A-1 Apartment
- R-1 Residential
- R-3 Residential
- B-CT Business-Country Town
- RU-0.5 Rural 1/2 Acre

Lāna'i Zoning STRH & B&B Not Allowed:

1. H-1 Hotel
2. Project District
3. OS - Open Space
4. OS-2 - Active Open Space
5. P-1 Public/Quasi-Public
6. PK - Park
7. M-1 Industrial
8. M-2 Industrial
9. SLUD Conservation
10. SLUD Rural
11. SLUD Conservation
12. All other Project Districts
13. AP Airport
14. AG Agriculture

Interim only allows STRH & B&B when State Land Use District is Urban



0 600 1200 1800 2400 Feet

Potential STRH & B&B locations were created by generating a hexagon grid sized 300ft from edge to edge, then calculating centroids which are displayed as stars. Additionally, three potential locations were manually placed to capture smaller areas which did not coincide with centroids. Potential locations do not correspond to parcels and the count is an approximation of STRH & B&B possible within appropriately zoned areas with 300ft distance.