

LU Committee

From: Catherine Clark <catherineaclark.maui@gmail.com>
Sent: Tuesday, August 15, 2017 4:16 AM
To: LU Committee
Subject: Testimony for Land Use meeting - 355 Haiku Road - August 16, 2017 meeting

Aloha council members. Unfortunately I'm unable to attend the meeting on August 16th, but I wanted to submit my thoughts.

EVENT SITES:

I'm curious why the broader discussion about event sites hasn't taken place. This is a use with considerable impact (noise and traffic), much more than the short term rentals. Perhaps it's time to have the discussion about appropriate areas for event sites. The easiest way to look at this is to ask yourself "would I want this on my street, or in my neighborhood"? If the answer is no, then why would you allow it in another neighborhood?

IMPACT TO SURROUNDING AREA:

What I find most surprising about this potential event site is the lack of concern for disruption to the neighborhoods. When the B&B and STR ordinances were developed, days were spent discussing how to eliminate impacts. Nobody can visit the rentals, no noise, and strict control on the number of guests staying at the properties. So what has changed? Why is one use allowed lots of traffic, amplified music, extra bedrooms etc, and another not?

This discussion isn't about whether the owners from Canada are nice folks. I'm sure they are. But they won't be here to listen to the parties. That will be for the neighbors. When asked if the owners would want this in their neighborhood, the answer was a shrug.

NUMBER OF BEDROOMS:

In the proposed ordinance I don't see the number of bedrooms. Originally it was 11, then it was 10, but what is it now? Is it 6 as other STR homes are allowed?

TVR

I am in the short term rental business, and know that with proper screening of guests, and enforcement of the restrictions and standards of the STR ordinance, that these homes can blend in to their neighborhoods. I am not in opposition to the short term rental of this property.

SIGN:

The STR home signs must include the enforcement number, but this one does not.

WE ALREADY HAVE AN EVENT SITE IN THE AREA:

If this was the first event site close to the neighborhood the reaction might have been different. But for everyone in the surrounding area, the concern is the cumulative effect. We now have three party sites – the first is the Haiku Community Center. The next is the old Mill, with the potential for 52 evening events with amplified sound, in addition to other day time events. And now we have a third one also wanting evening events with amplified sound.

HOW MANY EVENTS?

Keep in mind this is in ADDITION TO THE 52 THAT WOULD ALREADY TAKE PLACE AT THE OLD MILL.

My understanding from the latest proposal is the following:

A. Events with 19 guests + 20 guests staying on property = 39 guests

- no limit, no restrictions. This could happen every day.

B. Events with more than 100 guests, but less than 250:

- once per year, concluding by 10pm

C. Events with up to 100 guests:

- 18 per year - EXCEPT THAT several events all related to one celebration or gathering would only be counted as ONE event. A rehearsal evening on Friday, wedding on Saturday, and after wedding gathering on Sunday would be ONE event. So there's the potential for 18 rehearsal parties, and 18 wedding events = 36 evening events, plus any after wedding events.

- can go as late as 10pm

- I understand that the applicant recently proposed reducing the number to 12.

D. Day time events with MORE than 20 invited guests plus 20 guests staying on property:

- twice per week, between 8am and 7pm

- there does not appear to be a limit on the number of participants at these events????

SOUND

A proposed change includes a clause that amplified music for such events shall not be heard beyond the property. All it takes is a shift in wind, and the sound changes. Is this really a practical clause? Quiet time for STR's starts at 9pm, but for this property with almost double the number of guests it's proposed as 10pm.

To look at this in the simplest terms:

1). Would you want a SECOND event site in your neighborhood? The door to event sites is open, how will you vote when there's an application close to your home?

2). Would the applicant want this next door to their beautiful home in Vancouver?

Thank you for considering our concerns.

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