

PSLU Committee

From: Greg Mebel <gregmebel@gmail.com>
Sent: Tuesday, August 06, 2019 8:57 PM
To: PSLU Committee
Subject: Paia PSLU Meeting TESTIMONY
Attachments: Testimony PSLU August 7 2019.pdf

Aloha PSLU Committee Members -

Please accept the attached testimony in regards to Bills 145 and 146.

Mahalo for your service -

Greg Mebel

Paia

808.866.6470



Testimony Planning and Sustainable Land Use Committee
Council of Maui County

Meeting Wednesday, August 7, 2019

8/6/19

Aloha Committee Members,

Thank you for reading our testimony, considering and making the best choices for your constituents.

Bill 145

I **support** this change in the Community Plan, **except for one part.**

First the portion I support: The STR program came after the Community Plan was made. There was much discussion and the Community Plan was considered at that time. Many of the same parties worked on both the STR program and the Community Plan. The decision at the time was that the STR program should move forward for the good of the community. And, it did. The Community Plan language was to be adjusted, and that is what is happening now.

The portion that should be changed: Proposed language starting with “No new” and finishing with “changes in the character of the region’s coast” Should be repealed.

Here’s why:

- STR’s abutting the shoreline change the character of this region’s coast in no way greater than any STR would change the character of any other place on the island. **AND, the existing STR application program already has mechanisms to deny the approval of applications that change the character of a neighborhood too much.**
- STR’s on this coast may change the shoreline LESS THAN in other areas. On the coast the properties are very often owned by second homeowners. These homeowners **will not add to the affordable rental pool** by long term renting their homes and giving up their own right to use their home. It’s not going to happen that way. Instead we would inadvertently be creating ghost towns. That is not the intention of this Bill, the Community Plan, or the STR program.
- We have a County law on the books allowing for people with properties valued at over \$3.2M to have more than one STR permit. At the same time we’re now saying that if you’re in Paia/Haiku, where the median selling price of homes on the shoreline in the last 2 YEARS was \$3.55M, you cannot apply for a permit because it will change the character of the coastline. This is inconsistent, unlikely, and seems punitive. *(see addendum showing sales in the last 2 years)*

Bill 146

Do NOT support the proposed language in R-4 of the Bill.

- **Most of Paia, all of Kuau, all of Hana Hwy makai of Hana Hwy out to and including Huelo are in the SMA now.** *(see addendum to this testimony)*
- **This bill is basically saying, “no short term rental on the North Shore”.** That’s simply not going to happen. This is one of the windsurfing, kitesurfing, big wave surfing, downwind foiling and downwind SUP meccas of the world.
- And, **prohibition never works.** Trying prohibition was one of the prime reasons we now have a STR program.
- There are already strong limits and ways neighbors may influence the issuing of permits. That’s why **there are now only 45 pernitees out of 88 allowed.**
- We’re spending energy on something that will not solve our actual problem. **Affordable housing is the problem and this is not a viable way to get more.**
- It is a way to **turn back the clock** and stop collecting additional taxes, stop insuring the County against liability, stop ensuring safety and security and regulation, slow vibrancy in the shops and restaurants, end legal jobs that don’t require commutes to the hotel zones, and leave people with fewer options.

Thank you for your consideration.

I know you have a difficult job and give you my utmost gratitude for serving the citizens of Maui in this way.

Greg Mebel
Paia
808.866.6470

OCEAN OR BEACHFRONT HOMES SOLD IN PAIA/HAIKU IN THE LAST TWO YEARS

Status	L Price	Sold Price	Closing Date	Address	District	Bds	Bths	Liv-SF	View	Wtrfrt
SLD	\$895,000	\$790,000	4/9/18	528 Hoolawa Rd	Haiku	2	1.5	1,836	Mt/Oc	Ocean
SLD	\$2,300,000	\$2,250,000	9/22/17	311 Door of Faith Rd	Haiku	4	2	1,988	Mt/Oc	Ocean
SLD	\$3,299,000	\$3,100,000	2/16/18	0 E Waipio Rd	Haiku	3	2.5	2,247	Ocean	Ocean
SLD	\$3,950,000	\$3,300,000	8/23/17	33 Hana Hwy	Spreckelsv	3	2	2,260	Mt/Oc	Beach
SLD	\$4,950,000	\$3,300,000	11/28/17	569 Hana Hwy	Spreckelsv	2	2	1,568	Ocean	Ocean
SLD	\$3,750,000	\$3,500,000	10/23/18	116 Kuau Beach Pl	Spreckelsv	4	3	1,780	Mt/Oc	Ocean
SLD	\$4,000,000	\$3,600,000	1/31/18	34 Nalu Pl	Spreckelsv	4	2	2,784	Ocean	Ocean
SLD	\$5,500,000	\$4,815,400	10/9/17	476 Laulea Pl	Spreckelsv	4	2	2,067	Ocean	Ocean
SLD	\$6,495,000	\$4,855,200	12/1/17	27 Lae Pl	Spreckelsv	5	4.5	3,809	Ocean	Ocean
SLD	\$5,999,999	\$5,999,999	10/30/17	598 Stable Rd	Spreckelsv	2	2	1,180	Ocean	Beach
SLD	\$6,900,000	\$6,350,000	4/20/18	72 Lae Pl	Spreckelsv	3	2	1,380	Mt/Oc	Ocean
SLD	\$19,500,000	\$16,000,000	9/20/17	600 Stable Rd	Spreckelsv	2	2.5	4,896	Ocean	Ocean

average	\$4,821,717
median	\$3,550,000

Data from the Real Estate Association of Maui MLS

SMA Paia and Haiku



August 7, 2019

