

PSLU Committee

From: Michael <baskindesign@gmail.com>
Sent: Wednesday, August 07, 2019 3:52 PM
To: PSLU Committee
Subject: STRH Testimony Bill 145-146

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Aloha Planning and Sustainable Land Use Committee:

I own a permitted STRH in Paia. I am a 40-year resident of Paia and was the past vice-chair of the Paia Main Street Association of which I served for 8 years. We also own commercial properties in Paia. I wish to offer the following observations and suggestions regarding **Bill 145** and **Bill 146**:

1. After the Planning Commission July 25, 2107 hearing, we attended the two community meetings both in Paia and Haiku for input from the community to be considered in the Community Plan Amendment.
2. We are in favor of the Community Plan Amendment for STRH allowable use in the Community Plan.
3. The Community Plan is outdated and should have been updated long ago and was meant to be a guideline only.
4. What was decided at the hearing is different than the final version from the Planning Department and therefore we recommend removing the language regarding abutting the shoreline and simply update to allow for its use.
5. Not in favor of STRH language prohibiting no new STRH for property abutting shoreline as the shoreline is where STRH homes are popular to both visiting locals and global visitors.
6. Also, if there is a change in the Community Plan, it should include TVR use as Council passed 8-0 Ordinance No. 4153, 4152, 4088 allowing TVR in the business districts. There has already been an application to have TVR in Paia and the Planning Commission debated its use per the community plan, but the Planning Director has approved TVR in Paia already. This needs to be clarified so as to avoid legal disputes in the future.
7. If the Council is not able to outright vote to include the TVR ordinance in the Community Plan, we request that the language be sent back to the Planning Commission to recommend amending the Community Plan to include TVR.

We therefore recommend the following language be considered to update the community plan:

"13. Limit visitor accommodations to permitted transient vacation rentals and short-term rental homes and owner-occupied bed and breakfast homes that are residential in both scale and character. Illegal visitor accommodations can diminish the availability and affordability of housing for residents and should be subject to strict enforcement action."

Sincerely,

Michael Baskin