

PSLU Committee

From: Jacky Takakura <Jacky.Takakura@co.maui.hi.us>
Sent: Monday, October 12, 2020 4:28 PM
To: Ana L. Lillis; PSLU Committee
Cc: Jordan Hart; Michele McLean
Subject: 10/13/2020 PSLU-68
Attachments: final_201013PSLULanaiCaps.pdf

Hello

Attached please find the powerpoint pdf for the 10/13/20 PSLU meeting, for the first agenda item. Please let me know if you have any questions. Thank you!

Jacky

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Bills for Ordinance Amending Chapters 19.64 and 19.65 Relating to Bed & Breakfast and Short Term Rental Home Permits on Lāna`i

Department of Planning

October 13, 2020

Where we are today

- ▶ Lāna`i currently has no caps for Bed and Breakfast Home (B&B) or Short-Term Rental Home (STRH) permits
 - ▶ Regulation of STRH operations, including impacts to neighboring property owners from the density of permits, is a concern to the community.
- ▶ Moratorium on the issuance of transient accommodations permits on Lāna`i for up to one year passed 09/26/2020
- ▶ Number of permits for B&B and STRH on Lanai as of 06/30/2020
 - ▶ B&B = 0
 - ▶ STRH = 19
 - ▶ In the works = 1 B&B permit application
- ▶ Resolution 20-27 (Council's proposal to revise STRH limits) circulated to Commissions; response transmitted to Council earlier this month
 - ▶ Recommendation for Lāna`i: approve cap of 21 STRH permits

Process

- ▶ Seven meetings with Lāna`i Planning Commission beginning December 2018
- ▶ Lāna`i Planning Commission voted unanimously to recommend approval of the bills 07/15/2020
- ▶ Consistent with 2016 Lāna`i Community Plan:
“support the growth of permitted B&Bs, small inns, guest houses, and other alternative lodging units”

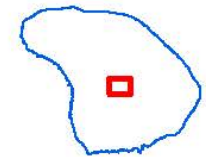
Proposed Revisions

Chapters 19.64 B&B and 19.65 STRH

- ▶ Purpose and Intent - adds the word "integrity"
 - ▶ Impact of transient vacation rentals on neighborhoods was a significant theme expressed by testifiers and the Commission
- ▶ Restrictions and Standards
 - ▶ Signage
 - ▶ Limit of 21 permits for each permit type
 - ▶ Density restriction - no more than 1 STRH or B&B within a 300' radius
 - ▶ Density restriction - no more than 1 STRH or B&B on the same block

Lana'i Short Term Rental Homes

Legend
● STRH Property



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Proposed Revisions

Chapters 19.64 B&B and 19.65 STRH

- ▶ Procedures for application and public notice – street addresses of adjacent properties and across the street included in notification requirements
- ▶ Permit Processing – Lāna`i Planning Commission to approve or deny applications
- ▶ Duration, renewal, and nonrenewal of permits
 - ▶ Permits may be approved by Lāna`i Planning Commission for up to 5 years for B&B, 1 year for STRH
 - ▶ Permits may be renewed by Lāna`i Planning Commission for 5 years for both permit types
 - ▶ Approval notice and contact updates to be sent to adjacent properties and across the street by direct delivery parcel service