

Testimony for today's hearing

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July 28, 2020

Testimony by Joseph D Pluta, CPAC Member:

Testimony on Agenda Item Section 2, Policy Framework.

Aloha Planning commission members:

It was a pleasure to serve on the West Maui CPAC and I acknowledge and appreciate my fellow community members who served with me and those who participated in the process.

As I'm sure some of the commission members realize who attended many of our CPAC meetings, the deliberations and decisions arrived at by the CPAC were not necessarily representative of what the community stakeholders stated they wanted in break out community meetings. One example of that is found in Section 2, Policy Framework 2.5.16 where the draft states: Increase the inventory of long-term housing units, whether owner-occupied or long term rental, and whether single-family or multi-family, by phasing out and converting existing vacation rentals to long term occupancy.

It was the Staff planners whose recommendations in accordance with the community wishes stated that certain properties such at the Papakea and the Kapalua Bay Villas, where over 80% were rented short term should have their zoning reflect that permitted us moving forward. When that came up for discussion, I stated that any of these expensive properties where there was a super majority of over 65% should be added to that list of authorized permanently to be allowed short term vacation use also.

CPAC chair Kai Nishiki instead went against the staff planners recommendations and had the language in 2.6.16 inserted instead.

This was not the wishes of the community stakeholders nor the staff planners, but passed by one vote in the CPAC instead which I believe needs to be corrected. These properties averaging close to \$1 Million or more, will never be logically converted to long term rentals for the community.

Respectfully submitted,

Joseph D Pluta, Phone 808-283-4533