

DRAFT Meeting Summary
Single Family Vacation Rentals on Kauai Meeting Series
Meeting 4 – Drafting Recommendations
Meeting Time: Wednesday, July 6, 2005, 9:00 a.m. – 3:00 p.m.
Meeting Place: Kauai Planning Commission Meeting Room
Lihue Civic Center, Moikeha Building, 4444 Rice Street, Room 2A and 2B

Stakeholder Group: Louie Abrams, Hilary Chandler, Ian Costa, Caren Diamond, Linda Faye Collins, David Helela, Lucy Kawaihalau, Chris Kobayashi, Koral McCarthy, Bruce Pleas, Barbara Robeson, Gary Smith, Leah Sausen, Joanne Watanabe, and Council Member JoAnn Yukimura

Facilitation Team: Jen Graf, Elizabeth Kent, and Becky Sugawa

Welcome and Introductions

Planning Department Director Ian Costa and Council Member JoAnn Yukimura welcomed attendees to the meeting, thanked Mayor Bryan Baptiste for authorizing two additional meetings, and discussed the Design Committee’s extensive work to prepare for the fourth and fifth meetings. The Stakeholder Group and facilitation team introduced themselves, and the facilitator reviewed the meeting agenda and explained that the meeting would focus on the Decision Tree Diagram (Attachment A) and Decision Tree Agenda that the Design Committee drafted. The Stakeholder Group accepted the meeting summaries for the second and third meetings (May 21 and May 23, 2005) (posted at www.kauai.gov). The ground rules were reviewed.

Updates Since Last Meeting/Process for This Meeting

The facilitator reviewed the “List of Other Important Issues Related to Single Family Vacation Rentals” and explained that the group could revise it throughout the meeting and that it should be finalized by the conclusion of the meeting.

Louie Abrams and Bruce Pleas reviewed the extensive work of the Design Committee in preparing for this meeting. They explained that the Design Committee explored many different ways of collecting information and addressing recommendations, and finally selected the decision tree process. All told, they noted that the Design Committee spent hundreds of hours developing a strategy for the fourth and fifth meetings.

Public Comments

The public shared their thoughts, which are summarized below:

- Operating a vacation rental allows owners to afford to own a home and vacation on Kauai five to six weeks a year, and at the same time to provide money to the local economy. Preference is for grandfathering; this may decrease the number of mainland owners.

- Vacation rentals represent a very significant portion of Kauai’s tourist-based economy and visitors prefer to stay in these units; it is a misconception that vacation units are driving up the astronomical real estate values and creating a housing shortage; local government must address the affordable housing problem by enacting a firm policy that requires an allocation of profits to housing.
- There have been many changes since the 1960s; many good memories since the home has been in the family for many years; vacation rentals are good for the economy and allow me to keep my home.
- Would like to speak at end of meeting; believes that community would not get the expected outcomes (i.e., affordable housing) from regulation.
- Owns landscaping business and supports vacation rentals; depends on vacation rentals for livelihood and would struggle without this business.
- Times are changing; encouraged by youth attendance here; owns vacation rental and uses 4-5 weeks/year; has restored vacation rental and employs many small businesses through the vacation rental; is charitable to community and still does not make a profit with the vacation rental.
- Applauds group’s efforts; owns a real estate/vacation rental business, has nine employees; saw closing of sugar plantation and notes changes in industries and how people on Kauai make a living; operating a vacation rental takes the “edge off” costs.
- Grew up in Kilauea; vacation rentals are important for three reasons: (1) economy, (2) employment, and (3) housing; if income is taken away, what are the options?; each owner should have a choice about how to use their home, and taking away choice is the same as taking away civil liberties; our culture slips away with restrictions.
- Do not need vacation rentals; there is already an overpopulation of tourists; living on Kauai two months of the year does not make one a resident; young people cannot afford to live here.

Stakeholder Group Discussion Using Decision Tree

The Stakeholder Group reviewed the assumptions and prior consensus items listed at the top of the Decision Tree Diagram (attached) and affirmed that they were correct. The Stakeholder Group then moved through each question on the Decision Tree Agenda. Discussions generally started with a straw vote (yes or no), followed by quick thoughts (approximately 20 seconds each) by each member of the Stakeholder Group, followed by approximately 15 minutes of discussion, and finally with an indication of support for the idea based on the levels of agreement. A summary is in Attachment B.

“List of Other Important Issues Related to SFVRs”

The Stakeholder Group agreed to revise the language of this list and to add two issues. The additions are:

- Should individuals be allowed to have multiple permits for SFVRs?
- Concern about mega-mansions

The revised list is attached (Attachment C).

Next Steps

The facilitator stated that the report will be drafted as soon as possible (in time to review for July 16, 2005 meeting). Lucy Kawaihalau, Elizabeth Kent, and Barbara Robeson will prepare a draft report. It will be made available to the public and the Stakeholder Group at the same time. Ian Costa said that it could be posted on the County website and made available at public libraries and at the Planning Department. It also can be sent by email upon request.

Bruce Pleas and the rest of the Stakeholder Group thanked the facilitators, the Planning Department, Stakeholder Group, the public, Hoike and B.C. for their efforts.

Comments that are submitted to the facilitators by **Monday, July 11, 2005, at noon** will be attached to the report. Comments may be sent to the facilitators by fax to 808.539-4416, or by email to Elizabeth.R.Kent@courts.state.hi.us. Comments received after noon on July 11 may not be included in the report.

Next Meeting

The next meeting is **Saturday, July 16, 2005, from 2:00 – 7:00 p.m.** at the Planning Commission Meeting Room. This meeting will focus on finalizing the report.