From:	James Aarona <James.Aarona@co.maui.hi.us>
Sent:	Thursday, January 17, 2019 11:41 AM
To:	Alice L. Lee; Keani N. Rawlins; Kelly King; Mike J. Molina; Riki Hokama; Shane M. Sinenci; Tamara A. Paltin; Tasha A. Kama; Yukilei Sugimura
Subject:	Director Confirmation
Attachments:	Dear Council member.docx

Please see attached letter and feel free to contact me if you have any further questions.

Thank you

James K. Aarona Jr.
Department of Planning
Zoning Administration
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Dear Council member,

I would like to write in on behalf of myself and the public who should have an opinion on who should be approved as the Planning Director.

I would not approve Michele Mclean as Director to the Planning Department.

The Planning department needs a shaking up and not to be run as status quo. The building permits that go thru planning are ridiculously slow to get review. One of the main reasons will be the supervision of the Zoning and Enforcement Division both John Rapacz and Rulan Waikiki. As the director there should be some direct communication as to how and why the department is operating whether it is positive or negative. I am an employee in the ZAED division of planning and have seen firsthand the constant battle between director/deputy and lower management. We do not have any communication between what goes on and how the code should be because the code is so vague. ZAED tends to be wishy washy on their decisions on whom to let go and whom to go after. There is no consistency and rules, procedures which are never in writing change as meetings come and go.

It is hard to get a handle on what the code says as to how we are administering it. The code may say one thing, however if you come and ask for clarification we are told to say something that is not written in the code.

Examples:

Agriculture structures (ie: Barns) are allowed bathrooms however if there is a shower then it is not allowed, again not in the code and nowhere in writing to give out to the public to show our "policy". How is the public supposed to know how to design a dwelling if the code is interpreted differently then what it says and there is never anything in writing that will explain to the applicant/architect/professional/owner?

Pool Cabanas on Agriculture land: It is the Departments "view" that the pool is an accessory to an accessory (Farm dwelling/2nd Farm Dwelling) and allowed, however ZAED tells the owner/applicant that the pool cabana has to be attached to the dwelling, which is not written in any code or policy in which we can give out.

Farm dwellings: Per the code it states there needs to be 2 of 3 conditions to satisfy a "farm labor" dwelling to be built on the property. 1) ag water rate from DWS 2) Farm plan and/or 3) income of $35,000 annually.

Zaed's practice is to require them to build the first 2 farm dwellings (main and 2nd farm dwelling) before they can build a Farm labor dwelling. Again not in the code or in writing that this is such a procedure. This rule is enforced by Rulan Waikiki and John Rapacz and should be something the director knows and has approved with enforcing.

There are many other rules/codes in which this Department has not come to a "written" policy so that the plan reviewers as well as the public can clearly know.

That seems to be the theme for this department, just go with what was done and if it changes we will let the public know if and when it does. Nothing in writing even as an informal "policy" or "decision".

I fell there has to be "new" eyes on this department to make any type of change. The status quo of this department and the attitudes within will not change with the approval of Michele McLean.

I hope if you have any further questions you will please contact me and I can help explain some of my views as well as some of the so called "policies" in which the Director has the discretion to make or may not even be aware of.

Thank you

James K. Aarona Jr

Zoning and Enforcement Division – Planning Dept.
Land use and Plans Examiner