

AH Committee

From: Jeff and Sue Anderson <smander@pacbell.net>
Sent: Tuesday, June 18, 2019 1:31 PM
To: AH Committee
Subject: Testimony re: Makila Rural East and Polaniu Gardens 201H Applications
Attachments: 2019-06-17 Testimony to Affordable Housing Committee.pdf

Affordable Housing Committee Members,

The timing of the Makila Rural East and Polanui Gardens 201H applications is disappointing from the community plan perspective. The Maui Island Plan has depicted this area as “rural” (NOT urban) for a long time though many long term Launiupoko residents don’t recall how it got that way. The West Maui Community Plan, which is supposed to feed into the Maui Island Plan, shows the area as “agricultural” but the plan is under revision right now. Input to the community plan revision collected so far supports leaving the area agricultural mostly because of environmental concerns, lack of adjacent infrastructure and worries of isolated islands of sprawl. By submitting the projects now, prior to the community plan completion, the community does not get a chance to fully weigh in on where they want and don’t want new development on the West Side.

The two applications request identical exemptions from the Maui Island Plan and the West Maui Community Plan. The current version of the West Maui Community Plan, which is under revision, shows the area as Agricultural, not Rural nor Urban. The Polanui Gardens application goes a step further to predict the area will be reclassified as a rural growth area in the community plan revision. Specifically it says:

“...while the existing Community Plan land use map designates the Property as Agricultural, it is expected that the next update to the West Maui Community Plan would substantially reflect the vision for the Makila Rural Growth Area as expressed in the Maui Island Plan.”

Based on the latest community input to the plan revision, this is unlikely. It is much more likely the West Maui Community Plan revision will depict the Makila area as Agricultural.

The latest step in the West Maui Plan revision process was to present four potential development plans (“Infill”, “Expansion”, “Centers” and “Dispersed Growth”) and solicit feedback from the community regarding what they like and dislike about each plan. The “Expansion” plan map depicts both Makila Rural East and Polanui Gardens within a rural growth area. The “Dispersed Growth” map includes Polanui Gardens but not Makila Rural East within the growth area. The other two plans do not include any rural growth in Makila.

The community submitted 468 comments about the plans and their components in person on poster sheets and via online forms. Mark Nigh and I categorized every comment by which plans are supported or not, reasons for the position, what specific plan components are liked and disliked and any expressed general concerns about the West Side. The results from this analysis are included in the charts below. Note that this was an independent analysis of the data published by wearemaui.org.

The data shows:

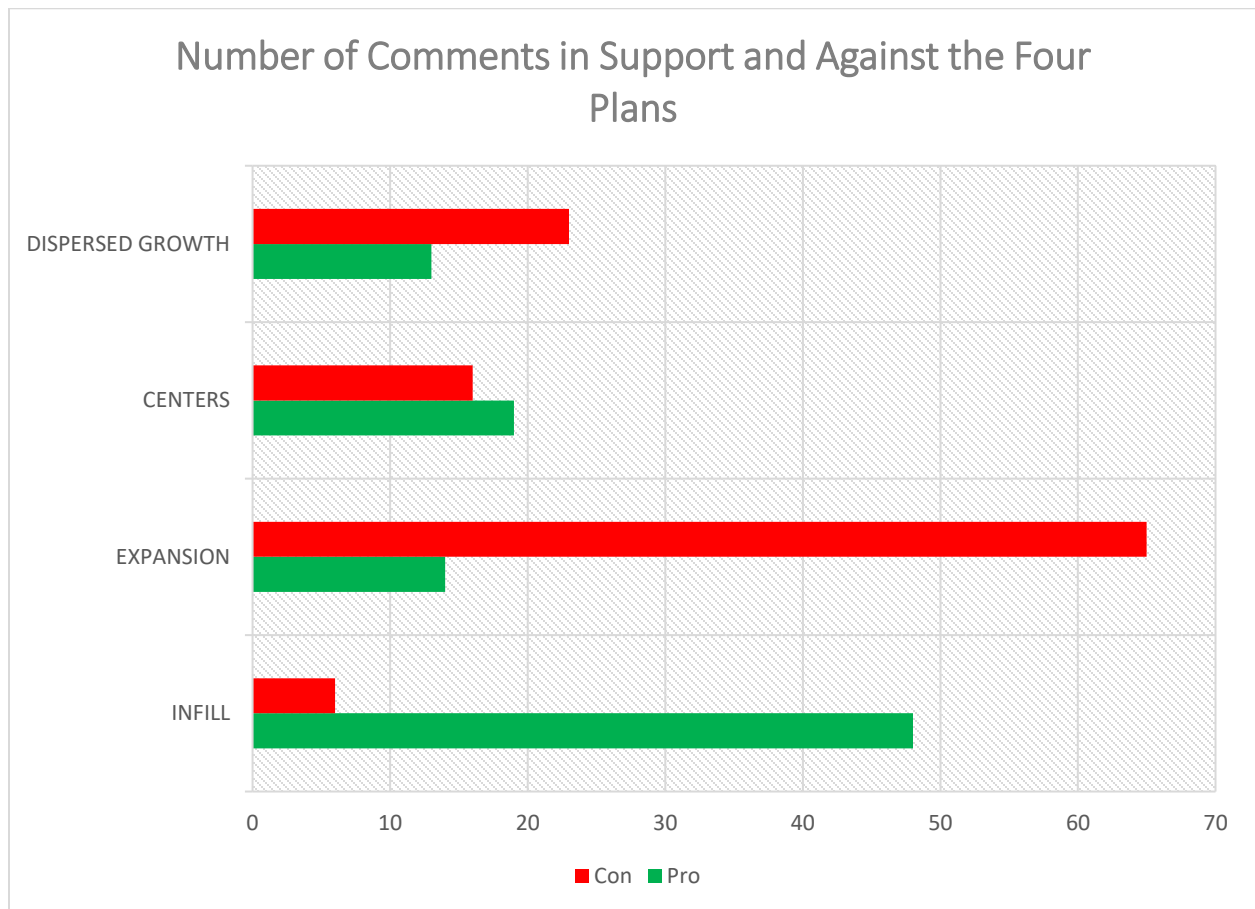
The most popular plan by far was “Infill” followed by “Centers”. The “Infill” plan calls for building within existing zoning while “Centers” includes infill but also development of areas adjacent to existing similar use. Both of these plans do not include the rural growth designation for Makila.

The least popular plan was “Expansion”, then “Dispersed Growth”. Both of these promote development in pockets within areas of dissimilar use. Both of these plans include changing some of Makila from agricultural to rural growth.

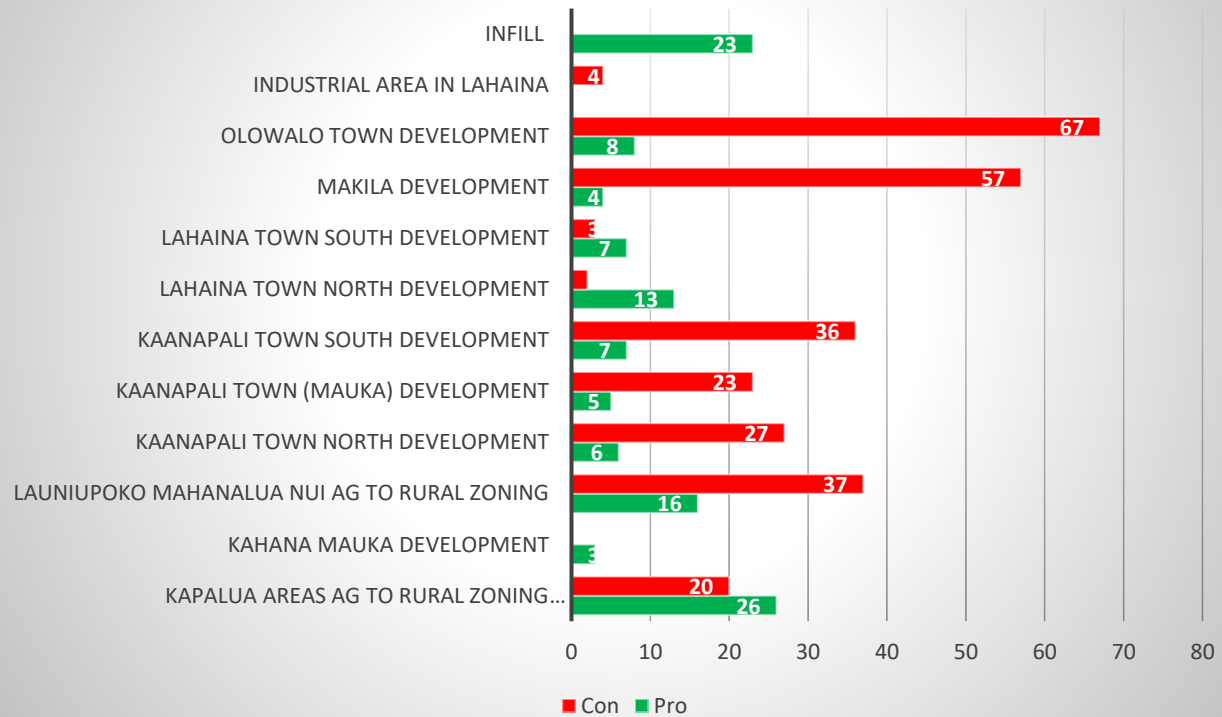
Of the 61 comments that addressed the Makila area more specifically, 4 support a change to rural while 57 support leaving the area agricultural. Makila is the second least popular area for development after Olowalo.

The West Maui Community Plan revision is not complete nor approved. Nobody knows how it will turn out. But, if the plan develops from current community input, the plan will not support rural growth in Makila and will not be supportive of Makila Rural East and Polanui Gardens projects.

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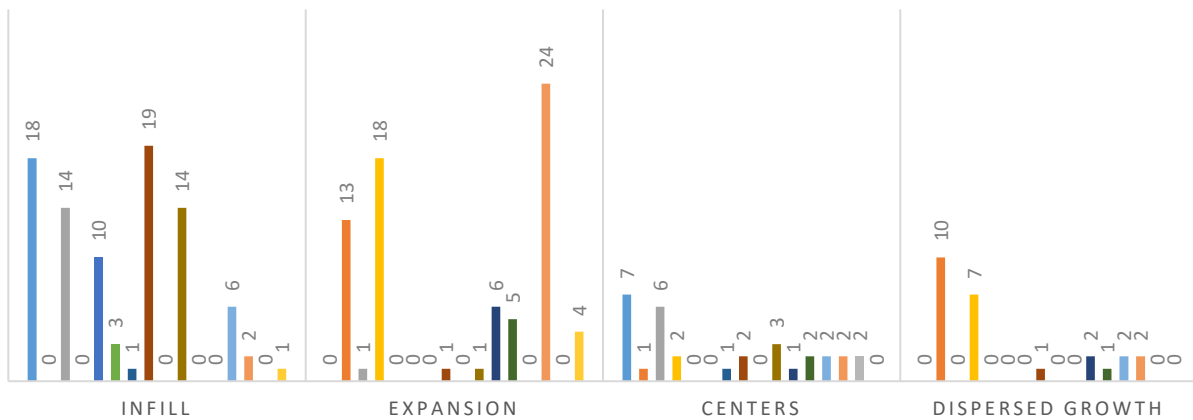


Number of Comments in Support and Against Specific Plan Changes

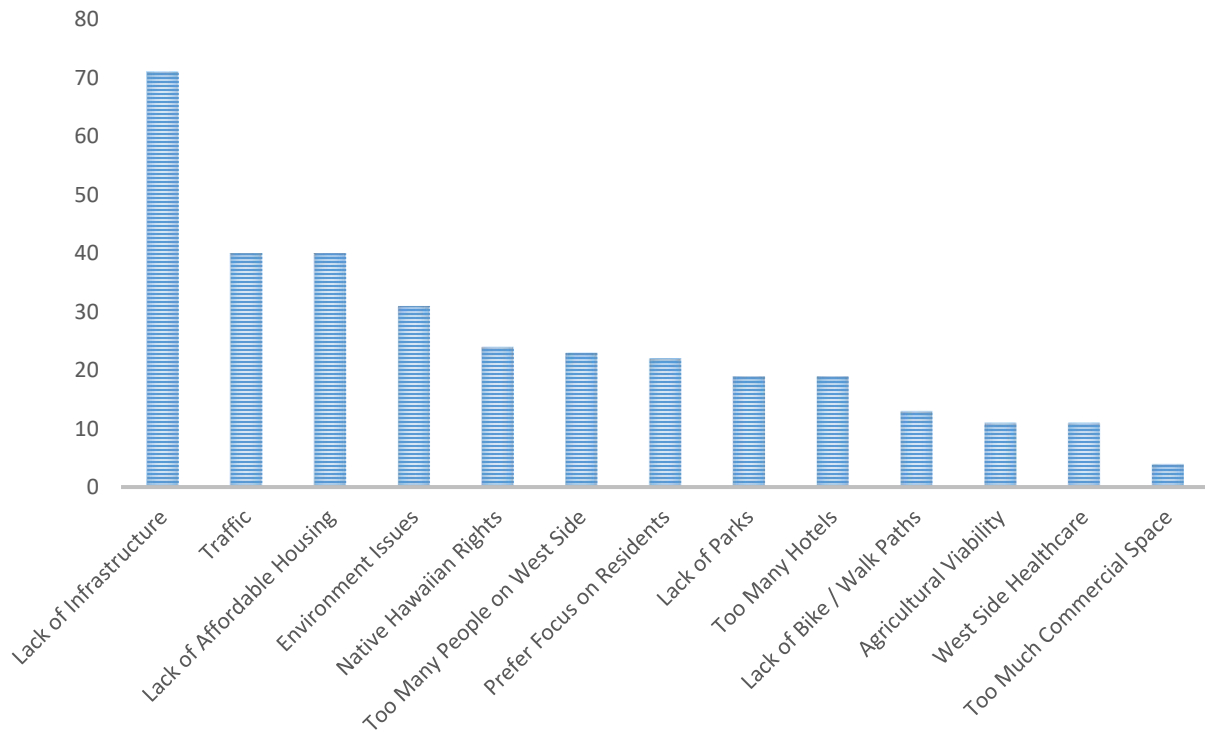


COMMENTS ABOUT THE FOUR PLANS

- Avoids sprawl
- Creates Sprawl
- Near or Makes Use of Existing Infrastructure
- Requires New Infrastructure
- Improves Traffic / Walkability
- Worsens Traffic / Walkability
- Enables Public Transit Use
- Preserves Open Space
- Consumes Open Space
- Preserves Ag Land
- Consumes Ag Land
- Provides for More Good Growth
- Does Not Provide Enough Growth
- Too Much Development
- Protects Hawaiian Land
- Consumes Hawaiian Land



NUMBER OF COMMENTS ABOUT GENERAL CONCERNS



Specific Changes within Each Plan	INFILL	EXPANSION	CENTERS	DISPERSED GROWTH
Kapalua Areas Ag to Rural Zoning (Plantation Estates, Honolua, Mahana Estates, etc.)		X		
Kahana Mauka Development		X	X	X
Launiupoko Mahanalua Nui Ag to Rural Zoning		X		
Kaanapali Town North Development		X	X	X
Kaanapali Town (Mauka) Development		X	X	X
Kaanapali Town South Development		X	X	
Lahaina Town North Development		X	X	X
Lahaina Town South Development		X		X
Makila Development		X		X
Olowalo Town Development		X		X
Industrial Area in Lahaina		X		
Infill	X	X	X	X