

To: Maui County Council Land Use Committee

From: Albert Perez, Executive Director
Maui Tomorrow Foundation

Re: AFFORDABLE HOUSING PROJECTS (CHAPTER 201H, HAWAII
REVISED STATUTES) (INDEPENDENT DEVELOPMENT OF MAKILA
KAI; LAHAINA) (LU-2(1))

Aloha Chair Carroll and Committee Members:

West Maui Land and associated developers have gone to great lengths to develop as much land as possible with as little review as possible. The former Makila project, which was undergoing Land Use Commission review, has now been split up into three separate 201H projects - Polanui Gardens, Makila Kai, and Makila Rural East - only one of which is before you today. My understanding is that there is at least one more 201H project being proposed at Olowalu.

By segmenting the former Makila Project into three projects for separate review, the apparent impacts for each individual project are minimized.

You don't have to approve this today. Under 201H, the Council has the option to modify the project or to disapprove. I urge you to discourage segmentation by disapproving this project until they all come before you, and then make a decision on all three.

Some detailed comments:

1. The Makila Kai proposal is for 25 workforce housing UNITS, and 24 market rate LOTS. It is my understanding more than one dwelling will not be allowed on each lot. This should either be made that a condition, or the development of additional ohana units on the Rural land and farm dwellings on the Agricultural land should be assumed.
2. 14.6 acres are for the workforce housing portion. 24 market rate lots on the remaining 64.9 acres far exceeds the number that would be allowed by the sliding scale of Maui County's Ag Subdivision Ordinance, which was passed

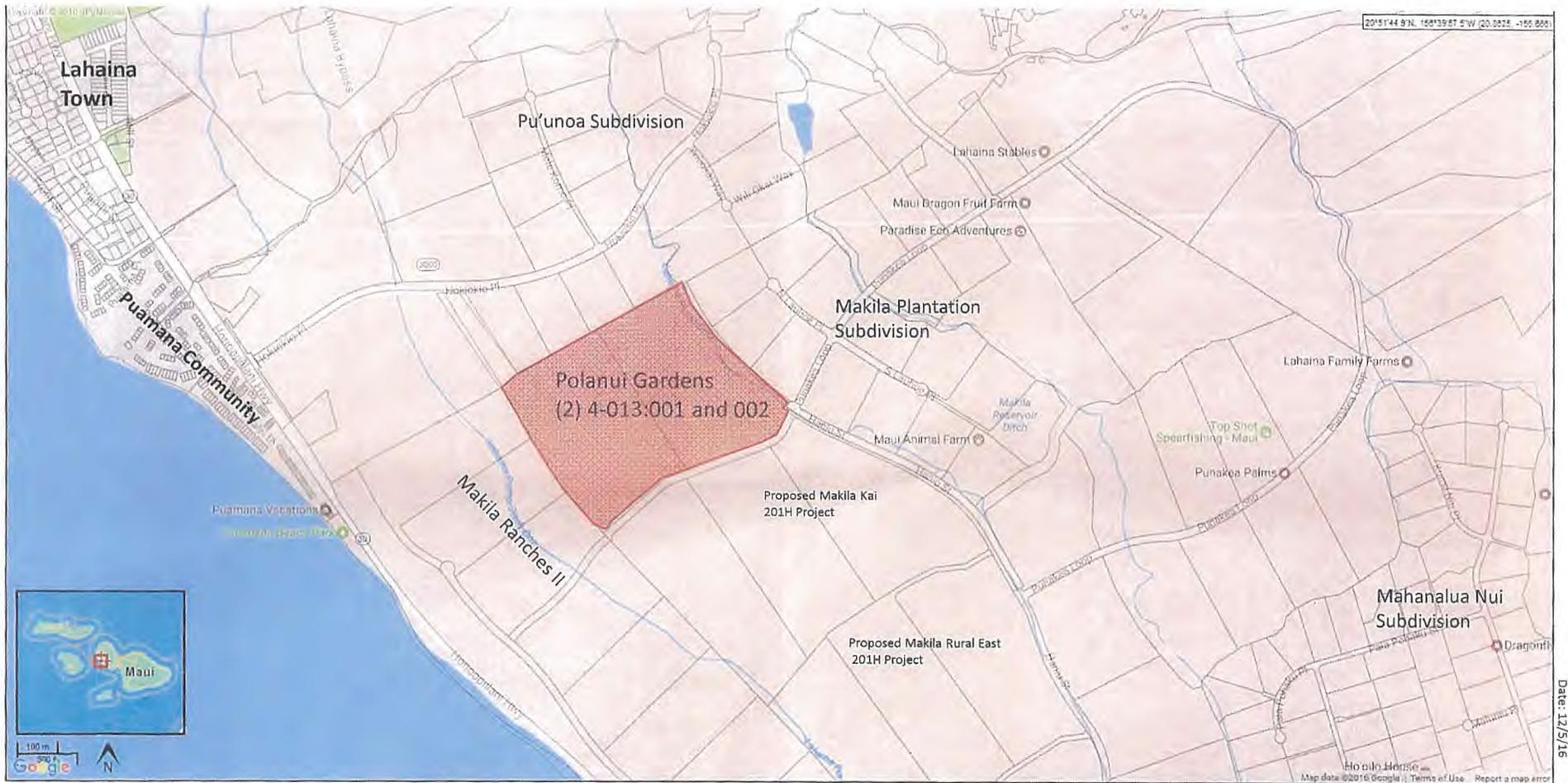
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to prevent the widespread subdivision of Ag lands into 2 acre lots, yet this proposal will allow the developer to go even smaller.

3. Last week, as I was passing by Launiupoko, two fire engines headed up there, which worried me, because there is only one way in and one way out. The Fire Department has provided comments on this proposal, but I did not see any reference to ingress or egress. If there is a major brush fire, everyone will be trying to get out at once. This is a recipe for disaster, and I urge the Council to address this roadway inadequacy for the safety of the residents and firefighters as well.
4. Housing built in this location will add to traffic going north to Lahaina/Kaanapali. It would be better to encourage infill in Lahaina and points north.

Splitting up the project into 3 segments does not reduce the environmental impacts of the whole. In fact, by doing it this way, there will be more than the maximum 50 septic systems allowed by DOH instead of a wastewater treatment plant; this will increase impacts on water quality.

In summary, the proper thing to do is to consider these three projects together, instead of encouraging segmentation.



Legend

 Polanui Gardens, proposed workforce community

Figure 1
Regional Location and Surrounding Land Uses

Source: County of Maui (2010)
Disclaimer: This graphic has been prepared for general planning purposes only and should not be used for boundary interpretations or other spatial analysis.

Polanui Gardens