

PSLU Committee

From: Randy Wagner <artelmaui@gmail.com>
Sent: Monday, September 30, 2019 4:01 PM
To: PSLU Committee
Subject: Testimony for Community Plan Amendment and Change in Zoning for Maalaea Agricultural Subdivision
Attachments: KCAPositionforPSLU-14.pdf

Aloha Chair Paltin and members of the committee,

Thank you for considering the testimony of KCA in this important issue of amending the Kihei-Makena Community Plan and the requested change of zoning.

Please see attached pdf file.

Mahalo,

Randy Wagner

Kihei Community Association Position on PSLU-14

Community Plan Amendment and Change in Zoning for Maalaea Agricultural Subdivision.

The KCA is strongly opposed to the Community Plan Amendment and the Change in Zoning .

The KCA Design Review Committee has reviewed this parcel twice in the last 5 years. Both times our review has been against an agricultural subdivision for numerous reasons. The changes requested would allow the process of an agricultural subdivision to proceed. For that reason we are against the changes.

KCA does not support agricultural subdivisions. We view them as suburban sprawl. The last two versions of this parcel that we reviewed appeared as such. Additionally, this location is particularly problematic for the reasons below.

1. This parcel is not near any other communities. There is no "connectivity" to existing services such as schools, churches, shopping, offices etc., therefore residents would need to go outside of the subdivision in cars for all services. This leads to increased traffic. We are concerned about increased congestion at already taxed roadways.
2. This subdivision would be an "island" unto itself. There would not be any enhancement to existing residential and commercial areas. We consider this to be sprawl. We are concerned about police and fire services for Kihei that are already limited being further stressed by this remote location's needs.
3. The weather conditions at this location are windy and harsh, therefore an agricultural use would be hard to maintain. There is no evidence of successful agricultural use in this area.
4. This location is very arid and is vulnerable to fires as we know from experience.

The KCA Design Review Committee analyzed this project in 2014 with our Score Card for good design that benefits the environment and the community at large. The agricultural subdivision did very poorly in that review.

Thank you for your consideration.

Mahalo,

Randy Wagner, AIA, LEED AP
Design Review Chair