

LU Committee

From: Becky Erickson <becky@blueginger.com>
Sent: Monday, March 20, 2017 5:34 PM
To: LU Committee
Subject: 355 Haiku Road proposed resort

March 20, 2017
 2320 Umi Place
 Haiku, HI 96708

Maui Land Use Committee
 Dear Committee Members,

I am a Haiku resident writing to you in regard to the proposed commercial development of 355 Haiku Road. I have been a Haiku resident for 25 years and live close by this property. **I object to the approval of the proposed request for a conditional permit to “operate a transient vacation rental and to conduct special events within the county agricultural district”, at TMK (2) 2-7-003:087**

I was shocked to learn that this property is potentially going to be developed as an 11 room “TVR / event” center. This sounds like a “hotel/resort” and not a small local TVR as allowed for most residents, isn't 11 rooms many more than is allowed for a TVR? Why is this applicant who is not even a Maui resident allowed to circumvent the current rules for a TVR?

Those of us who reside in Haiku have chosen to live in a rural community, away from the activity of the resorts, and hope that our elected officials will preserve the lifestyle of our community. Below is an excerpt from the “Paia / Haiku Community Plan”, which clearly states that one of the objectives is *“to prohibit hotel/resort development within the region”*.

LAND USE

Goal

A well-planned community that preserves the region's small town ambiance and rural character, coastal scenic vistas, and extensive agricultural land use, and accommodates the future needs of residents at a sustainable rate of growth and in harmony with the region's natural environment, marine resources, and traditional uses of the shoreline and mauka lands.

Objectives and Policies

1. Protect the marine environment and quality of the offshore waters.
2. Preserve important scenic vistas and shoreline resources of the region.
3. Prohibit hotel/resort development within the region.
 1. Ensure that appropriate lands are available to support the region's current and future agricultural industries, including sugar, pineapple, diversified agriculture, and aquaculture.
 2. Identify prime or productive agricultural lands, and develop appropriate regulations for their protection.
 3. When appropriate, incorporate low-rise town or village forms of development, such as the neotraditional town, with defined growth limits and a village core of mixed public, residential and commercial uses, organized and designed to enhance pedestrian and bicycle access as an alternative to linear forms of development, which are characteristic of more urban areas.
7. Provide for a range of residential lot sizes in appropriate areas.
8. Define urban and rural growth limits and densities for the region by determining the needed space to accommodate projected growth, designating the required land using the land use map, and supporting needed development in these areas.
9. Maintain and expand areas desirable for public recreational uses.
10. Discourage approvals of Special Permits in State Agricultural and Rural Districts unless: (a) necessary to serve the immediate community in remote areas; (b) supportive of agricultural uses; or (c) needed for the use or distribution of locally produced products and services that otherwise do not adversely affect the environment, surrounding agricultural uses, or public safety.

I oppose this "small resort" because 80 guests 5 nights a week and 200 guests one night a week is excessive for our tiny community. This use is not consistent with an "agricultural district", and Haiku Road was not designed to handle this much traffic, which is evidenced by the lack of street lights on this windy part of the road and the number of scarred trees that have been run into. We already have one event center across the street from this property and we have to deal with the noise from their evening entertainment and the buses transporting their guests.

I kindly ask you to consider the residents of our small community and do not allow this new "event center" to be allowed in our neighborhood.

I drive up Haiku Road nightly on my way home from work and feel that our road is already overcrowded and not safe for pedestrians, bicyclers, and auto drivers.

Thank you for trying to keep our town safe, quiet and rural.

Sincerely,
Becky Erickson
Haiku resident