

PSLU Committee

From: Lynn Britton <blb@maui.net>
Sent: Monday, November 25, 2019 4:07 PM
To: PSLU Committee; Tamara A. Paltin; Shane M. Sinenci
Subject: PSLU testimony on PSLU-41 for Tues., Nov. 26
Attachments: Nov 26 testimony Chairman Tamara Paltin and Members.docx

Aloha Tamara and Shane,

Attached, please find MVA testimony for tomorrow's community meeting.

Mahalo!
Lynn

"The future depends on what we do in the present." Mahatma Gandhi

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"Ua Mau Ke Ea O Ka 'Aina I Ka Pono"
"The life of the land is perpetuated in righteousness."
Hawai'i State motto

Chairman Tamara Paltin and Members,
Maui County Council Planning and Sustainable Land Use Committee
200 S. High Street
Wailuku, HI 96793

RE: MVI LLC Proposal to Change Community Plan Land Use Designation - Maalaea Mauka

Aloha Chair and Members,

The Maalaea Village Association testified at previous meetings on this item. The best case for the Maui community and the property owner is for the County to purchase the whole parcel. If outright purchase is not possible, MVA supports a change in zoning for a portion of "Project District 12".

The MVI LLC proposal asks to rezone three parcels to agricultural designation of varying sizes ranging from 2 acre to 44 acres. While this may be the least density yet proposed, it may not be in the best interest of Maalaea and West Maui residents and visitors, or the people of Maui at large.

Parcels that are presently zoned "Conservation" and "Open Road Reserve" (those closest to the ocean) should remain in their existing designations.

This committee has heard our request to retain the front portion along Honoapiilani Highway in Open Space. I understand the following are already attached to the zoning request as conditions:

- 1) Transit corridor and highway allotment to allow for future transportation planning needs
- 2) Fire breaks
- 3) Lahaina Pali Trail Parking/access.

We also requested you include recommendations from the Pohakea Drainage Study and allocate space for a wayside park for vehicle turn around and parking for emergencies and road closures.

Since your Oct. 16th meeting I have met with State highways and the County Planning Director and Deputy Director, and Public Works Director, and the property owner. In these meetings we discussed MVA's priorities as outlined above. State Highways has been assured there will be sufficient width for future highway needs. Our goal for 'open space' could be partially addressed if Council conditions included locating building pads for the large front parcels away from the highway as much as possible. Our other priority of a wayside park/emergency turn around area was discussed. The State of Hawaii has NO wayside parks; the County would have to pursue.

The crucial issues of wild fire and sedimentation remain unresolved. The Pohakea Storm Water Management Plan proposes several measures that could be undertaken to address runoff into Maalaea Bay from State Conservation lands above this parcel and the parcel itself. That does not fit with the housing plan proposed and apparently is too much to ask of the landowner. The 'conservation clustering' concept would help, but is not yet possible. Because this is a high hazard area, fire breaks and prevention measures such as fire resistant vegetation used elsewhere are also needed. How much acreage would be required for both of these priorities?

The owner may have a proposal to address these outstanding issues. If not, we still hope the County will proceed with purchase of all or part of the property. The property owner is willing to sell to the County, but has received no commitment from the administration. The South Maui Community Plan will be reviewed in 2020. If the Council cannot come to the best possible solution for this property in its current deliberations, we should wait before making long-range decisions.

Mahalo for your consideration.



President, Maalaea Village Association (MVA)