

## AH Committee

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**From:** Tamara A. Paltin  
**Sent:** Thursday, September 19, 2019 11:40 AM  
**To:** AH Committee  
**Subject:** Re: AH-1(3) Makila Farms 201-H Project Proposal FW: Planning for now/planning for later

**From:** teresa jacques <terrijacques@icloud.com>  
**Sent:** Thursday, September 19, 2019 6:23 AM  
**To:** Yukilei Sugimura <Yukilei.Sugimura@mauicounty.us>; Tamara A. Paltin <Tamara.Paltin@mauicounty.us>; Keani N. Rawlins <Keani.Rawlins@mauicounty.us>; Tasha A. Kama <Tasha.Kama@mauicounty.us>; Kelly King <Kelly.King@mauicounty.us>; Riki Hokama <Riki.Hokama@mauicounty.us>; Alice L. Lee <Alice.Lee@mauicounty.us>; Mike J. Molina <Mike.Molina@mauicounty.us>; Shane M. Sinenci <Shane.Sinenci@mauicounty.us>  
**Subject:** Planning for now/planning for later

Aloha Committee,

I have watched all of the testimony this summer regarding the projects proposed in Lahaina/Launiupoko area. As a resident of the west side, I know it is an important issue that needs to be done right. I appreciate the time and energy that the Committee and Council have taken to review the mounds of documents in information.

Last night, Councilmembers Sugimura and Lee commented quite a few times along the train of thought that Mr Brown's project should be taken as what was proposed "today" in his application, not to consider what might happen in the future.

I am sorry, but that kind of thinking is exactly the reason why Maui has the messes that it has. If only someone who had a vote 20 years ago would have thought what impact the development then would have on the future, perhaps we would not have the traffic problems that we have now on the west side. Perhaps we would not have the problems with ocean water quality. Perhaps we would not have problems with water supply.

In reviewing Mr Brown's proposal after the meeting recessed, I came across two sections in his appendix where he identifies the project as being 49 units. He is accounting for the 100% of the 15 market lots to have a secondary dwelling built. In section Water 4.1.1 he specifically refers to the project as being "49 proposed dwellings". At the end of the meeting before you recessed, much discussion was made as to exactly what is required of an affordable housing project under State law. Quoted from the administrative rules was the requirement of having more than 50% affordable homes in the project. 19 affordable homes is not more than 50% of 49 proposed dwellings. Simply, Mr Brown's project does not meet the requirements of the State Law.

We need affordable housing, and that location is as good as any, but it needs to be done right and above board. This proposal does neither.

I appreciate the work you are doing now, but please keep an eye on the future too.

Many thanks,  
Teresa Jacques  
Mahanalua Nui

**4. WATER**

**Demand**

**4.1.1 Domestic Consumption**

Makila Farms is expected to require approximately 1,000,000 gallons per day (gpd) of potable water to sustain the development.

**4.1.2 Fire Protection**

A fire flow of 1,000 gallons per minute (gpm) is required to protect the single-family residential development.<sup>23</sup>

**4.1.3 Irrigation**

Irrigation for agricultural purposes is estimated to require approximately 1,000,000 gallons of non-potable water each year.

**1.1. Introduction**

The purpose of this document is to provide a clear and concise overview of the project's objectives, scope, and deliverables. It is intended for use by all project stakeholders and serves as a reference point throughout the project lifecycle.

This document is organized as follows: Section 1.1 provides an overview of the project. Section 1.2 describes the project's objectives and goals. Section 1.3 details the project's scope and deliverables. Section 1.4 outlines the project's timeline and milestones. Section 1.5 discusses the project's risks and mitigation strategies. Section 1.6 provides contact information for the project team.

The project team consists of the following members: [Name], [Name], [Name], [Name], and [Name]. Each team member has specific responsibilities and is responsible for the successful completion of the project.

The project's primary objective is to [Objective]. This objective is supported by the following goals: [Goal 1], [Goal 2], and [Goal 3]. The project's scope is defined by the following deliverables: [Deliverable 1], [Deliverable 2], and [Deliverable 3].

The project's timeline is as follows: [Timeline]. Key milestones include: [Milestone 1], [Milestone 2], and [Milestone 3]. The project's risks are identified as follows: [Risk 1], [Risk 2], and [Risk 3]. Mitigation strategies for these risks are: [Strategy 1], [Strategy 2], and [Strategy 3].

Contact information for the project team is provided below: [Contact Information]. The project manager is [Name], and the project sponsor is [Name].

This document is a living document and will be updated as the project progresses. It is the responsibility of the project manager to ensure that this document remains current and accurate.

Approved: [Signature] Date: [Date]

**1.2. Objectives**

The project's primary objective is to [Objective]. This objective is supported by the following goals: [Goal 1], [Goal 2], and [Goal 3].

The project's scope is defined by the following deliverables: [Deliverable 1], [Deliverable 2], and [Deliverable 3]. The project's timeline is as follows: [Timeline].

Key milestones include: [Milestone 1], [Milestone 2], and [Milestone 3]. The project's risks are identified as follows: [Risk 1], [Risk 2], and [Risk 3].

Mitigation strategies for these risks are: [Strategy 1], [Strategy 2], and [Strategy 3]. Contact information for the project team is provided below: [Contact Information].

This document is a living document and will be updated as the project progresses. It is the responsibility of the project manager to ensure that this document remains current and accurate.

Approved: [Signature] Date: [Date]

**1.3. Scope**

The project's scope is defined by the following deliverables: [Deliverable 1], [Deliverable 2], and [Deliverable 3]. The project's timeline is as follows: [Timeline].

Key milestones include: [Milestone 1], [Milestone 2], and [Milestone 3]. The project's risks are identified as follows: [Risk 1], [Risk 2], and [Risk 3].

Mitigation strategies for these risks are: [Strategy 1], [Strategy 2], and [Strategy 3]. Contact information for the project team is provided below: [Contact Information].

This document is a living document and will be updated as the project progresses. It is the responsibility of the project manager to ensure that this document remains current and accurate.

Approved: [Signature] Date: [Date]

**1.4. Timeline**

The project's timeline is as follows: [Timeline]. Key milestones include: [Milestone 1], [Milestone 2], and [Milestone 3].

The project's risks are identified as follows: [Risk 1], [Risk 2], and [Risk 3]. Mitigation strategies for these risks are: [Strategy 1], [Strategy 2], and [Strategy 3].

Contact information for the project team is provided below: [Contact Information]. This document is a living document and will be updated as the project progresses.

It is the responsibility of the project manager to ensure that this document remains current and accurate. Approved: [Signature] Date: [Date]

**1.5. Risks**

The project's risks are identified as follows: [Risk 1], [Risk 2], and [Risk 3]. Mitigation strategies for these risks are: [Strategy 1], [Strategy 2], and [Strategy 3].

Contact information for the project team is provided below: [Contact Information]. This document is a living document and will be updated as the project progresses.

It is the responsibility of the project manager to ensure that this document remains current and accurate. Approved: [Signature] Date: [Date]

**1.6. Contact**

Contact information for the project team is provided below: [Contact Information]. This document is a living document and will be updated as the project progresses.