

ADEPT Committee

From: ADEPT Committee
Sent: Monday, January 29, 2024 8:09 AM
To: 'clefcourte@comcast.net'
Subject: RE: Resolution 23-146 response

Carole,

Your email has been received and added to the record.

Mahalo,
ADEPT Staff

From: CAROLE LEFCOURTE <clefcourte@comcast.net>
Sent: Thursday, January 25, 2024 5:04 PM
To: Samantha G. Tanck <sam.tanck@mauicounty.us>
Subject: Fwd: Resolution 23-146 response

You don't often get email from clefcourte@comcast.net. [Learn why this is important](#)

Thanks for sending your email address so that I can forward my January 16, 2024 email communication with Gabe Johnson re: Resolution 23-146. I did not receive an acknowledgement from Mr. Johnson that he received my email, so I would appreciate something here along the lines of "email received and added to the record."

I would like to add that my parcel is part of a 3-lot subdivision approved by the County in either 2015 or 2016. The corner lot has just started construction, the house on the middle lot was completed approximately 2-3 years ago, and my lot (1501 Halama Street) is in the final stages of permitting. For this reason and the ones noted below, I am requesting that my lot be removed from Exhibit A of Resolution 23-146.

Mahalo,
Carole Lefcourte

----- Original Message -----

From: CAROLE LEFCOURTE <clefcourte@comcast.net>
To: "Gabe.Johnson@mauicounty.us" <Gabe.Johnson@mauicounty.us>
Date: 01/16/2024 4:55 PM PST
Subject: Resolution 23-146 response

Mr. Gabe Johnson, Chair
Agriculture, Diversification, Environment, and Public Transportation Committee
County Council, County of Maui

Dear Mr. Johnson,

This email is in response to a letter re: Resolution 23-146, dated January 9, 2024, which I received today, January 16, 2024. It requires a response by tomorrow

January 17, 2024. I trust that this email will suffice, rather than a formal letter, which will not reach you by the deadline.

I am the owner of one of the parcels listed on Exhibit A of the letter you sent, TMK 3-9-010-085, 1501 Halama Street, Kihei. I would like my parcel removed from Exhibit A. I am in the late stages of permitting this lot for a modest 1550 sq. ft single family home + 2-car garage, a process I began in June 2023. For almost 2 years now, my architects and I have been conducting due diligence, coordination meetings and discussions with various Maui County planning and building department staff, along with the US Corps of Engineers regarding a mindful home design for this residential lot. We started by gathering all available data regarding applicable laws, code, and other restrictions along with suggestions and input from all the above parties that were willing to offer it. From the onset of the design process we have been fully aware of the wetland area that exists on the lot and have taken painstaking and costly efforts to ensure that the proposed construction would avoid impinging on, damaging or otherwise negatively affecting this resource. The wetland area is actually a highlighted part of the design as the entire visual focus of the home's living areas and lanai face this wetland.

As you know, County Code Chapter 2.82 – “OPEN SPACE CONSERVATION AND LAND MANAGEMENT” governs your committee’s actions. MCC 2.82.050 states in part, “Using public outreach, the general plan, and other community and documentary resources, including land conservation organizations, a comprehensive conservation plan, also known as a greenprint, must be created that includes a geographic information systems map. The greenprint will guide land acquisition by the County for open space, natural resources, cultural resources, and scenic views preservation purposes, and help to identify lands suitable for voluntary private-sector conservation. A proposed greenprint must be adopted by the committee and submitted to the council by December 31, 2022”. MCC 2.82.060 A goes on to require that “The committee shall review and provide its recommendation on acquisition of land or property interests to the mayor and council within one hundred twenty days of transmittal of a request for review consistent with the purposes and values identified in the greenprint. I tried to obtain a copy of the adopted greenprint last summer, when this issue first arose, to better understand the process by which my lot was added to Exhibit A, but was told that it hadn’t been completed. If this is still the case, it would be impossible to review any of the listed properties of interest noted on Exhibit A relative to the greenprint to ensure consistency with the purposes and values identified therein.

I look forward to making myself available to answer any queries you might have. Mahalo for your time.

Sincerely,
Carole Lefcourte, Owner