

## County Clerk

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**From:** david medina <david.w.medina@gmail.com>  
**Sent:** Sunday, November 14, 2021 2:43 PM  
**To:** County Clerk  
**Subject:** Public Hearing on WMCP – Thursday, 11/18/21 6:00 p.m

You don't often get email from david.w.medina@gmail.com. [Learn why this is important](#)

My name is David Medina and I am a resident of Maui but not a lot owner at Plantation Estates. I am strongly in favor of designating the Plantation Estates community as Rural Residential in the West Maui Community Plan (WMCP). This would be consistent with the most recent Maui Island Plan which designated Plantation Estates within the Rural Growth Boundary. There is no reason to overrule the Maui Island Plan. PELOA is low-density residential in character and the community is committed to remain low density. From a land-use perspective, PELOA is located within the Kapalua Resort and surrounds the Plantation Golf Course. This significantly distinguishes our the PELOA subdivision from other non-resort agricultural neighborhoods. PELOA was never developed to be a neighborhood that conducted active agriculture. The initial PELOA development was developed in 1990, before the Rural zoning category (Chapter 19.29 MCC) was adopted. The only "agriculture" that was done on the initial 53 lots was "agricultural land conservation (of the gulches)" and "the cultivation of Norfolk Pine Trees". When MLP completed the 50 lots on Honolua Ridge almost 20 years ago, these lots were incorporated into one, 103 lot community – "Plantation Estates". Based on the very definition of Rural residential in the WMCP, the Plantation Estates neighborhood should be properly designated on the WMCP's land use map as Rural Residential, which is described as follows in the WMCP as: "The Rural Residential community plan designation is intended to preserve rural character. Rural Residential areas are generally developed with large-lot subdivisions, family farms and estates. This designation serves as a transition between agricultural areas and more urban development. Rural Residential areas are generally developed with large lot subdivisions and family farms. This designation may serve as a buffer area between agricultural areas and more urban development. Clustered development is encouraged to preserve sensitive natural features, common open space, or working agricultural lands. The primary use in this designation is low-density residential, and may include support uses such as parks, schools, and farming.

Sincerely, David Medina  
355 Front Street  
Lahaina, Hi 96761

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## County Clerk

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**From:** Rick Ryniak <ryniak@icloud.com>  
**Sent:** Monday, November 15, 2021 8:50 AM  
**To:** County Clerk  
**Subject:** Maui County Council Public Hearing on WMCP - 11/18/21  
**Attachments:** 2021-11-15\_WMCP Ryniak ltr.pdf; 2020-02-27\_Will Spence Testimony.pdf

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Dear County Clerk,

Since I will be off-island during the meeting, I would like to submit the attached letter and attachment as written testimony.

Thank you and Aloha,  
Rick Ryniak, AIA

**Rick Ryniak Architects**  
50 Pu'u Anoano #2104 ~ Lahaina, HI 96761  
Tel: 808.661.9448  
Email: [ryniak@icloud.com](mailto:ryniak@icloud.com)

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# WILLIAM SPENCE & ASSOCIATES

## LAND USE PLANNING AND CONSULTING

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February 27, 2020

Kai Nishiki, Chair  
And Members of the West Maui CPAC

Re: Rural Designation for Plantation Estates

My name is William Spence and I am a former Planning Director. The representatives of Plantation Estates in Kapalua asked me to speak regarding their request to be designated "Rural" in the community plan.

### **Why designate to rural? What community benefit is there?**

We have a land use pattern on Maui, indeed it within the state, where agricultural land is subdivided into large lots and luxury homes are built. We called them things like gentlemen's estates and fake farms. It's an objectionable land use pattern to most of us, including myself, yet it repeats over and over again. The latest luxury subdivision is going in on the east side of Hali'imaile on what used to be rolling pineapple land.

This land use is objectionable because we call it "agriculture" when it is anything but that. Yes, the county can require a bunch of citrus and avocado trees but for most people, the 5,000 square foot home with three car garage and infinity pool is hardly a "farm." So instead of perpetually pretending they are agriculture, let's start calling them what they are: rural residential.

The concept of recognizing these subdivisions as rural is nothing new as it has been talked about for decades. I give Dick Mayer credit as he brought it up during the formulation of the Makawao Pukalani Kula Community Plan in the early 1990's. That CPAC said to: *"Eliminate pseudo-agricultural lots such as Kula 200 and Kula Glen, through recognition of such lots as rural residential subdivisions."* (Pg. 20, MPK CP). When I was Planning Director the other county directors discussed this as well, noting that Rural is the proper district for this kind of housing. The agricultural working group formed by former council member Guzman discusses this at some length and supports the concept.

Let's stop repeating the same bad practice over and over again. If we can start a new pattern of recognizing these subdivisions for what they are, we can start requiring district boundary amendments and a changes in zoning for new subdivisions. The Maui Island Plan reflects this thought by including policies toward this end:

**7.1.1.1** Encourage future community plan efforts to identify lands within the County Agricultural zoning district that are primarily being used for large-lot residential or rural use and consider such lands for reclassification to an appropriate County Rural zone. (pg. 7-8)

**7.1.1-Action 5** Revise existing land use regulations to ensure that Prime Agricultural Lands are distinct from rural (primarily residential) land uses. Pg. 7-8

**7.1.1.c** Discourage developing or subdividing productive agricultural lands for residential uses in which the residence would be the primary use and any agricultural activities would be secondary uses.

### **Looking at it the opposite way**

Not designating to Rural perpetuates the shibai. Continuing to call Plantation Estates "agriculture" is not going to make these properties into farms, nor will it make the owners into farmers. The homes will not somehow become "farm dwellings," they will continue to be luxury estates. A glance at the current MLS listings shows the highest offering in Plantation Estates is \$7,800,000 dollars. Planting a whole bunch of citrus trees isn't going to turn that property into a farm.

### **Concerns over Additional Density**

Some may have a concern that designating to Rural will lead to additional density. I'm not at all concerned about that and for two reasons.


1. Additional density can be simply prevented by making a specific requirement or condition in the community plan. These specific conditions are very common in our planning documents – the Maui Island Plan has numerous "stories" for properties that must be followed, almost every existing community plan has explicit details for individual properties.

It is simple enough to say, "*Plantation Estates will be zoned no smaller than two-acre rural, and no further residential subdivision shall be allowed.*" That would essentially be limiting Plantation Estates to what is currently there. And if you are concerned about too many ohanas, you can also say limit one ohana per lot.

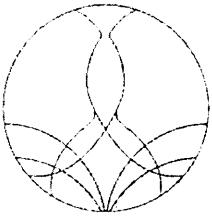
2. Given that kind of limitation, adding density would be nearly impossible to do. It would require changing the language of the plan, which much more difficult than changing the map. It would also require a change in zoning.

These are utterly miserable processes that make it extremely impractical to allow more development. The processes have no guarantee of success and take three to ten years of very public criticism and stress to do. There are multiple hearings before planning commission and council committees. It is very expensive to undertake, \$100,000 to \$300,000 or more. These are extraordinary disincentives, making it impractical to create more development

Respectfully,



William Spence



RICK RYNIAC ARCHITECTS

November 15, 2021

RE: Public Hearing on West Maui Community Plan, Thursday 11/18/21 6:00pm

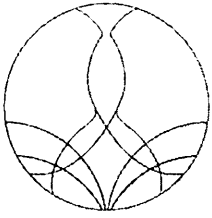
My name is Rick Ryniak, and I am a resident of West Maui, currently living in Kaanapali Hillside. I am an architect and have lived and worked here for the past 35 years. During that time, I have also been fortunate to have designed projects on Oahu, Kauai, Lanai, the Big Island and on the mainland. In doing so, I have worked with many different Planning Departments, Building Departments and with various County and Building Codes and their local Amendments. Over the years I have watched as issues have come and gone and how negotiations have often led to real progress that affected the lives of those who lived there.

Regarding the proposed WMCP, I strongly feel that the Council should recognize that where large parcels of agricultural land have been subdivided many years ago and high priced homes have been built, the land use truly is no longer Agricultural but a Rural Residential. Older subdivisions such as Kula 200, Kula Glen, Kapalua Plantation Estates, and newer ones such as on the east side of Hali'imaile and Kula I'o, much better fit the purpose of Rural Districts, as stated in the County Code 19.29.010:

*The purpose of the rural districts is to implement the goals and policies of the Maui County general plan and community plans; to provide low density development which preserves the rural character of certain areas; to allow small-scale agricultural uses and the keeping of animals; and to serve as a transition between standard residential or other urban density development and agricultural lands.*

I whole-heartedly agree with the testimony previously presented in the letter from former Planning Director Will Spence on 2/27/20. In part, he wrote, "We call it "agriculture" when it is anything but that." He goes on to say, "Let's stop repeating the same bad practice over and over again. If we can start a new pattern of recognizing these subdivisions for what they are, we can start requiring district boundary amendments and a change in zoning for new subdivisions. The Maui Island Plan reflects this thought by including policies to this end..." His full letter is attached.

**I strongly support the Rural Residential designation in the WMCP for all of Plantation Estates (all 103 lots) consistent with the Maui Island Plan.**



RICK RYNIAC ARCHITECTS

I would also like to comment on proposed Policy 2.3.2, regarding Gulches. The version of the plan dated 10/21 has a major revision. Following the words, "and no new permanent structures shall be developed in or within 100 feet of the top of the bank of identified gulches", the following was deleted, "*unless Low Impact Development Strategies are implemented to prevent stormwater runoff*". Without this potential remedy, it could make some narrow, parcels of land almost unbuildable. There are engineering solutions to most of these situations, and I would encourage you give them a chance to be reviewed, approved and implemented.

I also think the current map (Figure 2.3) is of such a scale that it is hard to determine what is or is not in a gulch and there seems to be inconsistencies. Perhaps adding a Layer in the Maui County qPublic.net website would make it much clearer and informative.

Thank you for your consideration.

Aloha,

Richard A. Ryniak, AIA  
Rick Ryniak Architects  
Encl.

**From:** Donna Clayton <donnajclayton@hawaii.rr.com>  
**Sent:** Monday, November 15, 2021 11:01 AM  
**To:** 'Lee Chamberlain'; County Clerk  
**Cc:** 'Saman Dias'; 'Clint Master'; 'Leo Nakayama'  
**Subject:** RE: West Maui Community Plan Testimony

2021 NOV 15 AM 11: 22

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You don't often get email from donnajclayton@hawaii.rr.com. [Learn why this is important](#)

Hi Lee,

Yup, got this info but can we still ask or the inclusion of Jan's suggested wording or is it too late?

The policy could be: "Require new development, redevelopment and Chapter 201H, HRS and Chapter 2.97, MCC housing projects to incorporate the planned West Maui Greenway into their project and provide rights of way for the greenway if the alignment crosses the property."

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**From:** Lee Chamberlain [mailto:Lee@ridesmartmaui.com]  
**Sent:** Monday, November 15, 2021 10:48 AM  
**To:** County Clerk  
**Cc:** Donna; Saman Dias; 'Clint Master'; Leo Nakayama  
**Subject:** West Maui Community Plan Testimony

The WMCP states in. Section 4 | Implementation and Monitoring

2.12 Complete the West Maui Greenway multi-use path to provide a safe, off-road path for walking and bicycling between parks, neighborhoods, and businesses.

**In order to accomplish this The policy could be: "Require new development, redevelopment and Chapter 201H, HRS and Chapter 2.97, MCC housing projects to incorporate the planned West Maui Greenway into their project and provide rights of way for the greenway if the alignment crosses the property."**

Please use your leadership to support Hawaii's Bike Plan, Hawaii's SB1402 and the WMCP to modernize Hawaii's ground transportation infrastructure by providing additional metrics, considerations, and assistance to the department of transportation in order to move Hawaii forward into the twenty-first century. Please implement a comprehensive plan for the establishment of any portion of the following on Maui as required by SB1402.

"[https://www.capitol.hawaii.gov/session2021/bills/SB1402\\_.HTM](https://www.capitol.hawaii.gov/session2021/bills/SB1402_.HTM)"

(1) A contiguous network of bicycle and pedestrian pathways connecting all public schools and libraries in each school complex area to one another, and to its respective state and county transportation infrastructure, in which intersections with other modes of transportation shall be minimized; provided that the pathway network shall be separated and protected from vehicular traffic by physical or natural barriers, or by meaningful distance or elevation;

(2) A contiguous network of bicycle and pedestrian pathways connecting commercial business and shopping hubs to residential areas, and to its respective state and county transportation infrastructure, in which intersections with other modes of transportation shall be minimized; provided that the pathway network shall be separated and protected from vehicular traffic by physical or natural barriers, or by meaningful distance or elevation; and

(3) Pedestrian exercise and active health pathways of meaningful length in which intersections with other modes of transportation shall be minimized; provided that these pathways shall be separated and protected from vehicular traffic by physical or natural barriers, or by meaningful distance or elevation, and easily accessible to residential and high

density communities where appropriate.  
I Support the West Maui Greenway.

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Donald R. Gerbig  
6 Tulip Place  
Lahaina, HI 96761-8322

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November 14, 2021

Maui County Council  
Kalana O Maui Building, 8th floor  
200 S. High Street  
Wailuku, Hawai'i 96793

**TESTIMONY - Legal Issues with the West Maui Community Plan (CR 21-109)**  
**THURSDAY – NOVEMBER 18, 2021 – 6:00 PM**

Dear Chair Lee and Councilmembers:

After reading Peter Martins testimony, I found that he has brought up some excellent points that should be evaluated before adoption. I have selected several points that Peter also considered important and should be evaluated prior to adoption of these new rules

First, the WMCP is **inconsistent** with other documents that comprise the general plan. For example, the elimination of Project Districts renders the WMCP inconsistent with the Maui Island Plan.

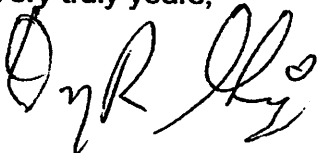
As another example, the WMCP designates the entire area South of Puamana largely Open Space and Agriculture, while the Maui Island Plan expressly provides for Urban and Rural growth in this area. Any **inconsistency** with the current plan should be corrected or identified as a change.

The WMCP designates the entire area South of Puamana largely, if not entirely, Open Space and Agriculture, while the Maui Island Plan expressly provides for Urban and Rural growth in this area. Another **inconsistency** that should be evaluated before accepting the WMCP

These inconsistencies are contrary to current law and will make compliance with the general plan, which is comprised of the Countywide Policy Plan, Maui Island Plan and applicable community plan, impracticable or impossible.

The WMCP should evaluate these inconsistencies and amend them so as to provide consistency with the general plan.

Very truly yours,



Donald R. Gerbig  
Concerned Resident – West Maui



Donna Clayton  
255 Kaulani Dr.  
Pukalani, Maui, Hawaii 96768

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Date: November 15, 2021

To: Council of the County of Maui  
From: Donna Clayton/Na Ala Hele – Maui Council and West Maui Greenway Alliance

Aloha,

I would like to testify on the acceptance of the draft West Maui Community Plan. I first want to say that this huge undertaking was a joy to be a part of as the work with the community was handled so well and our get-togethers were engaging, collaborative and fun.

I am in support of accepting the draft West Maui Community Plan with the following addition:

The West Maui Community Plan states in. Section 4 | Implementation and Monitoring 2.12 Complete the West Maui Greenway multi-use path to provide a safe, off-road path for walking and bicycling between parks, neighborhoods, and businesses.

Also, Section 2 requires landowners to evaluate and adjust proposed projects to fit the community's vision for the future. I feel clarifying wording is needed to avoid conflict in the future. Please consider adding:

**"Require new development, redevelopment and Chapter 201H, HRS and Chapter 2.97, MCC housing projects to incorporate the planned West Maui Greenway into their project and provide rights of way for the greenway if the alignment crosses the property."**

If something is not required, it can be avoided. The West Maui Greenway is a high priority in West Maui and this additional wording will help ensure that working together – the County, State and Community – we can make the West Maui Greenway a reality.

Mahalo for your time.



## County Clerk

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**From:** Lee Chamberlain <Lee@ridesmartmaui.com>  
**Sent:** Monday, November 15, 2021 12:28 PM  
**To:** County Clerk  
**Cc:** Donna; Saman Dias; 'Clint Master'; Leo Nakayama  
**Subject:** RE: West Maui Community Plan Testimony resubmission with name

You don't often get email from lee@ridesmartmaui.com. [Learn why this is important](#)

Lee Chamberlain  
99 Kahana Nui Rd  
Lahaina, Hi. 96761  
(925) 917-1994

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The WMCP states in. Section 4 | Implementation and Monitoring  
2.12 Complete the West Maui Greenway multi-use path to provide a safe, off-road path for walking and bicycling between parks, neighborhoods, and businesses.

**In order to accomplish this The policy could be: "Require new development, redevelopment and Chapter 201H, HRS and Chapter 2.97, MCC housing projects to incorporate the planned West Maui Greenway into their project and provide rights of way for the greenway if the alignment crosses the property."**

Please use your leadership to support Hawaii's Bike Plan, Hawaii's SB1402 and the WMCP to modernize Hawaii's ground transportation infrastructure by providing additional metrics, considerations, and assistance to the department of transportation in order to move Hawaii forward into the twenty-first century. Please implement a comprehensive plan for the establishment of any portion of the following on Maui as required by SB1402.

"[https://www.capitol.hawaii.gov/session2021/bills/SB1402\\_.HTM](https://www.capitol.hawaii.gov/session2021/bills/SB1402_.HTM)"

(1) A contiguous network of bicycle and pedestrian pathways connecting all public schools and libraries in each school complex area to one another, and to its respective state and county transportation infrastructure, in which intersections with other modes of transportation shall be minimized; provided that the pathway network shall be separated and protected from vehicular traffic by physical or natural barriers, or by meaningful distance or elevation;

(2) A contiguous network of bicycle and pedestrian pathways connecting commercial business and shopping hubs to residential areas, and to its respective state and county transportation infrastructure, in which intersections with other modes of transportation shall be minimized; provided that the pathway network shall be separated and protected from vehicular traffic by physical or natural barriers, or by meaningful distance or elevation; and

(3) Pedestrian exercise and active health pathways of meaningful length in which intersections with other modes of transportation shall be minimized; provided that these pathways shall be separated and protected from vehicular traffic by physical or natural barriers, or by meaningful distance or elevation, and easily accessible to residential and high density communities where appropriate.

I Support the West Maui Greenway.

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To: COUNCIL OF THE COUNTY OF MAUI

Subject: Testimony for the Public Hearing on the Adoption of the updated West Maui Community Plan – November 18, 2021

e-mailed to: [county.clerk@mauicounty.us](mailto:county.clerk@mauicounty.us)

Aloha and mahalo for this opportunity to share my voice with the Council

My name is Michael Gronemeyer. I have been a resident of West Maui for over 18 years. I am currently 72 years old. I am testifying on my own behalf.

I am strongly in favor of designating the Plantation Estates (PE) community as Rural Residential in the West Maui Community Plan (WMCP). This would be consistent with the most recent Maui Island Plan (MIP) which designated PE within the Rural Growth Boundary, the recommendation of the Maui Planning Commission, and consistent with the Maui County Code for Rural Districts – “19.29.010 A. Purpose”.

In addition, I am strongly opposed to the policy 2.3.2 as written in the October 2021 version of the West Maui Community plan.

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PE is Rural Residential by the Community plan’s own definition (see page 68 of the plan).

In 2013, my wife and I determined that our 15 acre farm near Lahaina was too much for us in retirement. We relied heavily on the county approved MIP which had a rural designation for Plantation Estates, Kapalua (PE) when we decided to sell our farm and farm equipment to move to PE.

At that time, the MIP was also endorsed by the Planning Department and the 2012 Maui County Council. I knew that the PE owners had actively participated in the MIP and overwhelmingly supported being in the rural growth boundary. The rural designation simply means that we would not be required to farm but still encouraged to farm.

Now seven plus years later, the CPAC appears to have ignored the MIP even though there had been no change in the characteristics or “future growth” of the PE community during that time period. The PE lot owners have consistently been opposed to increased density. As Mr. Spence testified, intelligent zoning would be able to limit increased density if rezoning were eventually undertaken.

During the WMCPAC and Planning Commission processes, former Planning Department Director Will Spence supported the “**Rural Residential**” designation for PE. I agree with his analysis. The Kapalua Resort Association representing over 900 properties in West Maui also supports the “**Rural Residential**” designation for Plantation Estates.

Due to misinformation presented by one farm laborer as well as a few committee members, the WMCPAC was unable to reach a decision related to PE’s designation in the community plan in three failed votes. In the January 23, 2020 CPAC meeting there was a motion to accept the PD recommended designation for the Plantation Estates “Agriculture”. This motion failed. During the March 4, 2020 CPAC meeting, there were two (2) motions on the PE lots. The first vote was to change the land designation of PE from “Agriculture” to “Rural Residential”. That motion did not pass. A second motion was then called to keep the land designation of PE as

"Agriculture". That motion also failed to pass. As a result, CPAC made no decision concerning PE.

The Maui Planning Commission (MPC) review resulted in an amendment to the WMCP changing the designation of PE to "Rural Residential" by a 6-2 vote. After the MPC transmitted their recommendations to the Council this was overturned. I do not know why.

I am strongly in favor of designating the Plantation Estates community as "Rural Residential" in the West Maui Community Plan (WMCP) consistent with the Maui Island Plan and the Maui Planning Commission review.

Policy 2.3.2 in the October 2021 version of the West Maui Community plan has serious problems.

The definition of "gulch" in Appendix D of the plan is vague resulting in most of the island being within the definition of a gulch. During a heavy rain virtually, all undeveloped land is "A natural geologic .... channel or drainageway that conveys rainfall". The map in Figure 2.3 of this Plan does not help much and is inconsistent with the definition above.

The Planning Commission approved draft policy 2.3.2 stated "Gulches, as identified in the map in Figure 2.3 of this Plan, shall remain in open space and no new permanent structures shall be developed in or within 100 feet of the top of the bank of identified gulches unless Low Impact Development strategies are implemented to prevent stormwater runoff."

There are many significant problems with this policy. A few of these problems are illustrated in Exhibit A which we do not have time to get into in this meeting. I provide this illustration for future reference.

Then the October 2021 plan went further and deleted the underlined wording from policy 2.3.2 above. This is a significant change. It renders many privately owned small lots across West Maui, which were previously approved by the county, unusable for development of structures both agricultural and residential. It also creates numerous issues for the county to administer the "open space" on the large number of small owner-occupied lots.

As lot owners, I believe we all want to take due care to prevent erosion and runoff from our lots. It would be far better to use policy wording that focuses on the lot owners (and their contractors) responsibility for taking the steps necessary to prevent problems due to stormwater runoff. This would put the priority on managing stormwater runoff rather than the arbitrary "top of the bank". I thought this was already Maui County policy.

If there are other reasons to keep the October 2021 policy 2.3.2, it should not apply to previously approved subdivisions without adding back "... unless Low Impact Development strategies are implemented to prevent stormwater runoff." If policy 2.3.2 remains unchanged, it would render many lots which were purchased under previous county policy, unsuitable for structures both agricultural and residential.

Mahalo for your consideration

Michael Gronemeyer

Illustration of some of the problems with Policy 2.3.2

While there are many problems with this Policy 2.3.2, this example will illustrate some of the problems. Many lots have similar characteristics and present similar problems. Since I do not anticipate any new or expanded structures on my lot, I will use my lot to illustrate some of the issues. I have a topographic map if requested.

Where exactly is the gulch and where is the "top of the bank"

This lot is on Keo'awa street - which is roughly on top of the ridge. The land slopes down on either side of the street so is Keo'awa street the top of the bank? If so then based on the plain English definition of "gulch" in Appendix D this entire lot is in the gulch!

At this lot's driveway, Keoawa street is roughly 1000 ft above sea level. Then the lot drops rapidly where it levels off at approximately 980 ft where the main house is located

Then the lot drops rapidly again where it levels off at approximately 940 ft where the ohana, main horse pasture and stables are located.

Then the lot drops rapidly to a level area at about 910 ft which is second part of the horse pasture area. This pasture is approximately half way between the street and the rear property line.

Then this lot continues to drop rapidly in a series of at least 4 terraces all the way down near the stream bed at about 700 feet above sea level. This is approximately 1,300 feet from the street.

There is a level area at about 750 feet above sea level which the previous owner of this lot used as part of his pasture for cattle along with all terraces above that. I no longer use this for pasture area in order to allow vegetation to grow where the cattle had worn the ground bare. This conservation activity significantly controls erosion and storm runoff.

The streambed drops rapidly by over 80 feet vertically to 620 ft. above sea-level over the next 500 ft horizontally (the next 2 lots) toward the ocean. It is virtually impossible that water would rise above my terrace at about 750 feet above sea level. Is this then the "top of the bank" for my lot? if not what is and why? I believe it is more appropriate to use a more traditional definition of gulch in some way based on the "high water mark" similar to the ocean beaches.

Since there is no detailed mapping of the "gulches" or the "top of the bank" how can any land owner determine or plan for the best available use of the land? How can the county effectively deal with the vague and arbitrary policy 2.3.2?

The "Open Space question"

The WMCP Policy 2.3.2 also states "Gulches, as identified in the map in Figure 2.3 of this Plan, must remain in open space".

As previously noted, the maps in the WMCP are very high level and inconsistently applied. At the current time it is impossible to tell from the "map" whether half of my 6 acre lot falls into this new "gulch" category.

Once the actual gulch areas can be mapped in detail, the questions relate to what uses are allowed in this "Open Space", especially for lots less than 15 acres zoned agricultural.

For example, can any of these "open spaces" be fenced?

Can the fenced "Open Space" areas be used for livestock?

Will soil conservation in the open space areas continue to be a valid agricultural use ?

Are retainage basins allowed in "open spaces"?

Will pig trapping be allowed in "open spaces"?

Are ground mounted solar panels "structures" ?

How will "Open Space" restrictions be reconciled with HRS 205-4.5 ? With MCC 19.30A?

When will these changes go into effect?

How will action item 3.11 affect structures which may already be within 100 feet of the "top of the bank"? Both now and in the future.

These questions and likely others will need to be thoughtfully analyzed with practical workable answers before the council proceeds with action item 3.11 in the plan.

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Plantation Estates Lot Owners Association  
10 Hoohui Road, Suite 302  
Lahaina, Hawaii 96761  
(808) 669-9030

November 16, 2021

**via: [county.clerk@mauicounty.us](mailto:county.clerk@mauicounty.us)**

Maui County Council  
Council Chair Alice Lee  
200 S. High Street  
Wailuku, Hawaii 96793

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2021 NOV 16 PM 12:35

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SUBJECT: West Maui Community Plan

Dear Chair Lee and Maui County Councilmembers:

My name is Jonathan Kindred and I am presenting this testimony in my capacity as President of the Plantation Estates Lot Owners Association (PELOA). PELOA comprises 103 lots (together "Plantation Estates") which were developed in four (4) stages beginning in 1990. We respectfully request the Maui County Council to reconsider designation of our neighborhood that falls within the Rural Growth Boundary of the Maui Island Plan as "Rural Residential" in the West Maui Community Plan (WMCP). This designation best fits the characteristic of our neighborhood.

Our neighborhood is low-density and rural residential in character. PELOA is committed to remaining low density. From a land use perspective, we are located within the Kapalua Resort and our homes surround the Plantation Golf Course. This significantly distinguishes our subdivision from other non-resort agricultural neighborhoods. Our neighborhood was planned and developed by the developer over 30 years ago in 1990, before the Rural zoning category (Chapter 19.29 MCC) was adopted. PELOA was developed essentially as what has since been recognized, as a rural neighborhood.

The Maui Island Plan designated Plantation Estates within the Rural Growth Boundary. In the Orion Report (March 2018), that looked closely at Title 19, Maui County's zoning code, the report pointed out that agricultural zoning practices are not working. It stated, "*The intent of agricultural zoning is to protect agricultural land while allowing certain agricultural-related uses and structures such as barns, greenhouses and farm dwellings. The reality is that practices such as agricultural subdivisions are allowing non-agricultural uses that may threaten adjacent bona fide farm operations. In addition, the required farm plan is an exercise that requires much staff and applicant time but has little impact on ensuring ongoing farming operation.*" As well, Section 7.1.1.1 of the Maui Island Plan states: "*Encourage future community plan efforts to identify lands within the*

*County Agricultural zoning district that are primarily being used for large-lot residential or rural use and consider such lands for reclassification to an appropriate County Rural zone.*" As mentioned previously, our neighborhood was placed within the Rural Growth Boundary in the Maui Island Plan. We are low density, large lot residential estates with some family farms. Placing our neighborhood in Rural Residential will allow for consistency with the Maui Island Plan according to MCC 2.80B.70, and also provide consistency with the recommendations in the Orion Report.

Further, the Orion Report also notes that, *"[a] significant amount of Maui is currently within the state's agricultural land use district. Some of this land has been subdivided into agricultural subdivisions for housing development or small farms containing very limited agriculture production-less than could rightly be considered subsistence farming or a hobby farm."* See **Attachment A**. The State Land Zoning Allocation map, produced by the Office of Planning (2013). The map notes that Maui contains 235,280 acres of Agriculture zoned land and just 4,200 acres of Rural zoned land. The Orion Report recommends, "Maui should consider requesting a district boundary amendment to change developed non-farm property to a more appropriate district such as Rural and redouble its efforts to truly protect remaining farmland by revising its processes and establishing new conditions for subdivision and non-farm use."

It is important for you to know that the CPAC took three (3) votes on our subdivision, two (2) motions to designate our neighborhood as Agriculture and one (1) motion to designate us as Rural Residential. All three (3) motions failed and the CPAC was unable to come to a decisive conclusion. At the Maui Planning Commission, the Commissioners amended our neighborhood to reflect it as Rural Residential. They felt the definition in the WMCP; both graphic and textual, best fit our neighborhood. The motion passed with a 6-2 vote.

We kindly request the Maui County Council's reconsideration of our neighborhood's WMCP land use designation. Designating our neighborhood as Rural Residential will fall in line with the Maui Island Plan, MCC 2.80B.70, and the land use definitions that are described within the WMCP. This will not set a precedent with other Agricultural neighborhoods as we are situated within a resort destination area and our neighborhood provides a buffer between urban Kapalua and agricultural areas to the north.

As a separate matter, the last iteration of policy 2.3.2, now reads *"no new permanent structures may be developed in or within 100 feet of the top of the bank of identified gulches."* It contains no exception for Low Impact Development Strategies within this area as had been approved in the MPC draft, the CPAC draft, and as originally proposed by the Maui Planning Department. We recommend that the exception for low impact development strategies be reinstated. Low impact development strategies seek to protect, retain, and filter water on the lot concerned. Eliminating those protections would be counterproductive in protecting runoff from those areas that runoff often from land formerly used in intensive monoculture. Additionally, there would be significant negative consequences to hundreds of people owning lots in previously approved and subdivided lots across West Maui. Such a requirement would appear to render many lots practically or

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Page 3

actually unbuildable. If the previously approved language is not reinstated, Policy 2.3.2 should be expected to be challenged as arbitrary, capricious, and a taking requiring compensation for quite a large number of lot owners across West Maui. We recommend that this language be reinstated as it has been uniformly in place and approved throughout the entire West Maui Community Plan process.

Sincerely,

A handwritten signature in black ink, appearing to read 'J. Kindred', written over a horizontal line.

Jonathan Kindred, President  
Plantation Estates Lot Owners Association

**Attachment**

K:\DATA\PELOA\WM\mauiCP Update\Applications\PELOA Testimony Letter-WMCP.docx



## **Attachment A**



**Kauai**  
 A: 144,317 ac  
 C: 194,459 ac  
 R: 1,374 ac  
 U: 14,865 ac



**Oahu**  
 A: 120,790 ac  
 C: 158,669 ac  
 U: 104,232 ac

**Molokai**  
 A: 110,791 ac  
 C: 52,511 ac  
 R: 1,798 ac  
 U: 2,287 ac







**Maui**  
 A: 235,280 ac  
 C: 204,149 ac  
 R: 4,200 ac  
 U: 22,870 ac




**Hawaii**  
 A: 1,183,339 ac  
 C: 1,343,125 ac  
 R: 1,618 ac  
 U: 56,348 ac

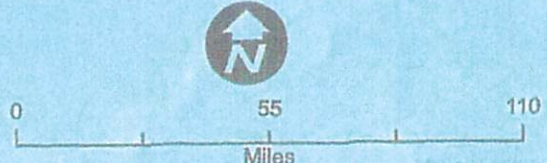


**State Land Use Districts**

-  Agricultural
-  Conservation
-  Rural
-  Urban

  
 HAWAII STATEWIDE GIS PROGRAM  
 HAWAII STATE OFFICE OF PLANNING

This map was produced by the Office of Planning (OP) for planning purposes. It should not be used for boundary interpretations or other spatial analysis beyond the limitations of the data. Information regarding compilation dates and accuracy of the data presented can be obtained from OP.  
 Map No. 20130402-01-DK  
 Map Date: 04/02/13  
 Sources:  
 State Land Use Districts: State Land Use Commission, Feb. 2013.



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2021 NOV 16 PM 12:35

October 8, 2021

Michele Lincoln  
Protect and Preserve Kahoma Ahupua'a Association  
452 Aki St  
Lahaina HI 96761

OFFICE OF THE  
COUNTY CLERK

Councilmember Tamara Paltin  
Maui County Council  
200 S High Street  
Wailuku HI 96793

Re: Draft West Maui Community Plan

Dear Councilmember Paltin,

On behalf of the Protect and Preserve Kahoma Ahupua'a Association, I write you today requesting that the Draft West Maui Community Plan be revised to insert the below underscored language after the existing language in the Subarea 3 as an Area Specific Policies policy on page 69:

Policy 3.2.x

For the area between Front Street and Honoapiilani Highway from Kahoma Stream to Kenue Street, the following policies and objectives shall continue to apply from the 1996 West Maui Community Plan:

- Concentrate multifamily dwelling units around the central commercial district [p17]
- A new community-oriented park along the south bank of Kahoma Stream and between Front Street and Honoapiilani Highway. [p18]
- The new park along the south edge of Kahoma Stream should be recognized as major entry features to Lahaina town with appropriate landscape planting treatment. [p33]
- The south-side of the Kahoma Stream channel should incorporate a 20-foot-wide landscape linear park or greenway, including pedestrian and bikeways, to provide visual and open space continuity between Front Street and the Honoapiilani Highway. [p33]
- Establish major recreation ways for pedestrians and bicycles along the southern side of Kahoma Stream. [p37]
- It shall be a project district intended to provide a mixture of commercial/business and multi-family and senior citizen residential uses. There shall also be 6 acres of park land within the project district, including a linear park or greenway adjacent to the south bank of Kahoma Stream, from Honoapiilani Highway to Front Street, at least 60 feet wide and approximately 1.5 acres in size. The extension of Wainee Street from its present terminus at Kenue Street to Front Street, as well as the realignment of Kenue Street shall also be considered. Said roadway improvements should be developed and funded in conjunction with appropriate government agencies. The remaining acres in the project district shall be evenly divided between the commercial/business uses, and the multi-family and senior citizen residential uses, to the greatest extent practicable. [p50]

The Kahoma Villages project was approved by the Maui Planning Commission and developed in violation of our constitutional rights. This was recognized by both the Intermediate Court of Appeals and the Hawai'i Supreme Court. We are presently awaiting the Maui Planning Commission to schedule the procedural steps to conduct a contested case hearing over the matter.

The proposed Draft West Maui Community Plan proposes to substantially altered the current community plan designation for the area with virtually no public discussion or attention. I have included the page references to the current community plan in brackets above. The developer should be required to go through a separate community plan amendment process with appropriate community input and review including, but not limited to, discussing what the developer should be required to do in lieu of building a park within the area.

If the Maui County Council intends to erase Protect and Preserve Kahoma Ahupua'a Association's vindication of its and the community's constitutional rights before the Hawai'i Supreme Court and allow the administration and the developer to not be held accountable for failing to follow the law, the Council should do so clearly, honestly and expressly and not simply allow it to occur through silence. Otherwise, the Council should keep the current Community Plan language intact and require the administration and developer to go through a community plan amendment where the change can be appropriately scrutinized.

Sincerely yours,

/s/ Michele Lincoln

MICHELE LINCOLN

Protect and Preserve Kahoma Ahupua'a Association

## County Clerk

---

**From:** Ali Martin <Ali@westmauiland.com>  
**Sent:** Tuesday, November 16, 2021 2:32 PM  
**To:** County Clerk  
**Subject:** WMCP TESTIMONY for Nov 18 Council Meeting

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2021 NOV 16 PM 3:06

OFFICE OF THE  
COUNTY CLERK

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I am testifying on the proposed bill to adopt the West Maui Community Plan. I do NOT support the current plan because it denies Maui residents the opportunity to own their own home in what could be future workforce housing projects. I was born and raised on Maui and am now raising my two young daughters here, ages 1 and 3 years old. I have lived in my home in Olowalu for 11 years. I am also a Realtor and primarily work with Maui residents to buy a home in Workforce Housing Projects. I have seen how owning a home can change a Maui family's life - and future generations. I especially support more housing in Olowalu. I live here and have a family here and it is an ideal location for families to live. I want other families to have the opportunity to live here - and I know many Maui families who would love to live in Olowalu. Therefore I do NOT support this West Maui Community Plan because it hurts our Maui resident's ability to ever own a home.


Thank you for considering my testimony.

Ali Linder  
(808)280-8981

## County Clerk

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**From:** Jeff and Sue Anderson <smander@pacbell.net>  
**Sent:** Tuesday, November 16, 2021 4:34 PM  
**To:** County Clerk  
**Subject:** Testimony for 11/18/21 Meeting re: West Maui Community Plan

 You don't often get email from smander@pacbell.net. [Learn why this is important](#)  
Aloha Councilmembers,

I want to say a quick THANK YOU to the folks who participated in creating the new West Maui Plan, especially the volunteer CPAC committee members. I sat in on a few of their many long meetings they held over literally years. The committee put in lot of work and the plan is quite an accomplishment. I admire their passion and commitment to reviewing every aspect and to upholding key values that should serve us well in the future. The plan's focus toward locating new development near infrastructure, employment and services is great. I'm especially fond of the new "Areas of Stability".

Jeff Anderson, Lahaina

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## County Clerk

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**From:** Kelli Rios <mommakell11.11@gmail.com>  
**Sent:** Tuesday, November 16, 2021 8:44 PM  
**To:** County Clerk  
**Subject:** Public hearing Nov 18,2021 WMCP CR 21- 109

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<<http://aka.ms/LearnAboutSenderIdentification>>

County Clerk, I am for housing in olowalu, anywhere on the west side. I am a mother of 3 grown adults and they have family's.. I want my Ohana to live on Maui. Own there house to raise there Ohana.. Please we need housing. Please we NEED housing from Olowalu, west side...

Aloha,  
Kelli Gomes

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**County Clerk****RECEIVED**

**From:** piotrowsk001@hawaii.rr.com  
**Sent:** Tuesday, November 16, 2021 6:38 PM  
**To:** County Clerk  
**Subject:** "Public Hearing Nov. 18, 2021 WMCP CR 21-109"

2021 NOV 17 AM 7: 43

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COUNTY CLERK

 You don't often get email from piotrowsk001@hawaii.rr.com. [Learn why this is important](#)

I write in support of the need for affordable (workforce) housing in the areas of Olowalu and Launiupoko. The proposed plan designates those areas as "areas of stability," which appears to be euphemism for no housing in those areas. Maui families need more single family homes. The Olowalu and Launiupoko area is ideal for future development of such homes. To close out the possibility of future home development in those areas is short sighted. The need for low cost housing is clear. It has taken over six years to draft the current WMCP. It will take many years to change the plan. If the WMCP is adopted in its current form, there will be no housing for many years on the lands of Olowalu and Launiupoko.

Karl P Piotrowski  
Colonel, US Army Corps of Engineers (Retired)



**County Clerk**

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**From:** Tamar Goodfellow <tamargoodfellow@me.com>  
**Sent:** Tuesday, November 16, 2021 7:29 PM  
**To:** County Clerk  
**Subject:** Public Hearing November 18, 2021 WMCP CR 21-109

2021 NOV 17 AM 7:43

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COUNTY CLERK

[You don't often get email from tamargoodfellow@me.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Dear Council Members,

The single most critical issue for the health and well being of our island is housing for our work force.

We desperately need to attract more nurses and doctors, but they cannot afford to buy homes, so won't come. The fall out will be a devastating lack of care providers.

Similarly, our teachers, fire fighters, police officers, construction workers and hospitality professionals are the heartbeat of our community, and they cannot afford to buy homes.

I strongly urge you to support work force housing in Olowalu and Launiupoko.

Do not adopt the West Maui Community Plan in its current form!

Tamar Goodfellow

Sent from my iPhone

## County Clerk

**From:** Pamela Reader <pamelareader@hawaiiilife.com>  
**Sent:** Tuesday, November 16, 2021 7:29 PM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

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You don't often get email from pamelareader@hawaiiilife.com. [Learn why this is important](#)

To Whom it May Concern,

I am writing to show my support for affordable housing in Launiupoko and Olowalu.

I have been a Maui resident for 20 years, and a Realtor for the past 9. I have lived in Lahaina since I moved here. Both of my girls are born and raised on Maui. There is no other place I would want to raise my children. But I do not see how they will ever be able to afford living here if there are no affordable housing options. What would be a starter home for them is currently \$1,000,000.

I truly believe we need more options for young, hard-working Maui families. I hear all of the time everyone's frustrations with people on the mainland buying all the properties. I get it! I agree! But this will never change if there are no other options for our local community.

With respect and aloha,  
Pamela Reader



**Pamela Reader**  
Realtor-Broker, Hawai'i Life

(808) 205-3995 | [www.PamReader.com](http://www.PamReader.com)

[PamelaReader@HawaiiLife.com](mailto:PamelaReader@HawaiiLife.com)

500 Bay Drive, Lahaina, HI 96761 | RB-23238



**More About Pam >**

Create your own email signature

**From:** Steve Goodfellow <steveg@goodfellowbros.com>  
**Sent:** Tuesday, November 16, 2021 8:20 PM  
**To:** County Clerk  
**Subject:** Public Hearing 11/18/21 WMCP CR-21-109

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You don't often get email from steveg@goodfellowbros.com. [Learn why this is important](#)

Dear Council Members,

I am writing in regards to the West Maui Community Plan.

Housing for the working men and women of Maui is our most critical need. They are the backbone of our community and are in desperate need of affordable housing.

Our community spent several years and thousands of hours to put together our Maui Island Plan. This plan is comprehensive, thoughtful and gives us the direction and guidelines we need to build our community.

I believe that the housing units shown on the island plan for Launiupoko and Olowalu are critical to meet the needs of our community.

The draft West Maui Community Plan does not include this much needed housing and should not be approved in its current form.

With aloha,  
Steve Goodfellow

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**From:** Ken Moore <kenmoore@live.com>  
**Sent:** Wednesday, November 17, 2021 6:14 AM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

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As a property owner in Launiupoko, I want to register my opposition to more housing in the Launiupoko and Olowalu areas. There is not enough water nor roads to support increased development. We should retain these lands as areas of stability to protect the environment and quality of life.

Please do not allow more housing in these critical areas.

Ken Moore

## County Clerk

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**From:** Brian Egan <brianegan24@gmail.com>  
**Sent:** Wednesday, November 17, 2021 6:36 AM  
**To:** County Clerk; Alice L. Lee  
**Subject:** PUBLIC HEARING NOV 18TH WMCP CR-21-109

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Dear Clerk:

DISTRIBUTE TO MAUI COUNTY COUNCIL MEMBERS...MY TESTIMONY MESSAGE

If u want to help our work force please give your total support for a plan to build housing and workforce housing in Launiupoko, ukumehame and Olowalu

WORKERS LEFT MAUI WHEN COVID HIT AND CANNOT RETURN BECAUSE THERE ARE NO PLACES TO LIVE

THIS IS AN URGENT NEED FOR MAUI PLEASE BE WISE AND ALLOW THIS TO HAPPEN

Thank you.....

--

Brian Egan, CEO  
EGAN REALTY AND CONSULTING, INC  
P.O. Box 10487  
Lahaina, HI. 96761  
808-214-2402

**County Clerk**

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**From:** Debbie Arakaki <debbie@debbiearakaki.com>  
**Sent:** Wednesday, November 17, 2021 6:44 AM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

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To the WMCP committee,

Please do not allow the blocking of more affordable housing on our West Side community with this plan. Olowalu and Launiupoko are both great areas for families to live and be a part of our community in Lahaina. Our west side communities need more affordable housing for our children, our younger generation, and our hard working community members so they can actually afford a home here in West Maui.

Why would precluding building on these lower lands for 20 years possibly be a good thing for Maui? We are experiencing growth as is everywhere else in our state. With no new housing emerging, where would we expect our next generation to live or afford their homes? If the affordable housing only exists in Central or Upcountry, then it will always be a commute over the Pali.

As of today, 11/17/21, the lowest priced home in West Maui is \$995,000 and there is only one available. The Median home price is \$5,087,500. This paints a more accurate picture of what West sides have to deal with for their housing pricing.

Please do not allow this WMCP to pass, it will truly hurt the future of West Maui.

Mahalo,

**Debbie Arakaki**  
**808-283-7214**

## County Clerk

---

**From:** Tom Blackburn-Rodriguez <tominmaui@icloud.com>  
**Sent:** Wednesday, November 17, 2021 8:42 AM  
**To:** County Clerk  
**Subject:** Public Hearing November 18, 2021, WMCP, CR 21-109

[You don't often get email from tominmaui@icloud.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Dear County Clerk,

I am writing in strong support for the inclusion of single family housing, in particular affordable housing, in the West Maui planning area of Olowalu and Launiupoko. Areas the Maui Island Plan designated for housing.

Removing these area from housing allocation is in error and reduces the opportunity for single family homes and reflects a bias toward the northern end of the Lahaina planning area and against single family homes.

The crisis in housing for our people is, in part, the result of such poor policy decisions.

Respectfully,

Tom Blackburn-Rodriguez  
808-283-4570  
Tominmaui@icloud.com

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## County Clerk

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**From:** bkakihara@gmail.com  
**Sent:** Wednesday, November 17, 2021 9:03 AM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

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I urge County government to work with the land owner/developers of property in Olowalu and Launiupoko to develop a community with work force housing in that area. Creating a new community in the Olowalu and Launiupoko will help provide housing in the every tight West Maui real estate market. I am sure many West Maui employees spent up to 2 hours a day commuting from other parts of Maui to work on the Westside. Living in Olowalu and Launiupoko will reduce commute times and greatly improve the lives of these employees families. County government can strengthen families by supporting a new community in this area. Too often the silent majority is left waiting housing while a vocal minority criticizes and holds up projects. Government responses to this vocal minority and projects don't happen. No project will be perfect but think about the silent majority that are waiting for the housing.

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## County Clerk

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**From:** Wallace Tom <wallyjt@hotmail.com>  
**Sent:** Wednesday, November 17, 2021 9:05 AM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

[You don't often get email from wallyjt@hotmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

To the Maui County Council,

This is to inform you that I am in support of Affordable/Workforce housing proposed for the Olowalu and Launiupoko areas. With the rising costs of housing today it has become unrealistic for the current and next generation to afford housing on Maui. Average families don't qualify or have the monies to pay for a home today. We can't afford to let "Mainland" or "international" buyers to continue to out-price our local Families, so once again, Please Support the proposed project.

Sincerely,

Wallace Tom  
879 Haunani Place  
Wailuku, HI 96793  
(808) 856-6994

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November 17, 2021

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COUNTY CLERK



Gerard C. Gibson  
President  
Hawaii Hotel Alliance

Maui County Council  
Kalana O Maui Building, 8th floor  
200 S. High Street  
Wailuku, Hawai'i 96793

**Re: Concerns Regarding West Maui Community Plan (CR 21-109)**

Dear Chair Lee and Councilmembers:

My name is Jerry Gibson, and I am the President of the Hawai'i Hotel Alliance ("HHA"). I write on behalf of the HHA to express our concerns regarding new policies in the West Maui Community Plan ("WMCP") that we believe will be detrimental to the community and our industry.

There are three policies in the WMCP that are particularly concerning. The first two—Policies 2.1.2 and 2.1.3—seek to adopt the Hawaii Sea Level Rise Exposure Area Viewer ("SLR-XA") and implement specific shoreline management measures through the community plan. On a broader level, these policies (and the WMCP) seek to implement the concept of managed retreat in response to sea level rise and climate change. However, while the WMCP outlines a plan for retreat—the "managed" portion of managed retreat is not clear and requires significant additional research and outreach before becoming County-wide policy. The third policy, Policy 2.4.2, seeks to add a 1-to-1 affordable housing requirement to the development of transient accommodation units. These policies face numerous legal issues, as well as many practical issues. I strongly urge the Council to consider the legal impediments facing the WMCP and the appropriateness of attempting to adopt a widespread policy of managed retreat through community plans.

Under the Maui County Charter, the Maui Planning Commission, not the Council, is given the authority to regulate the area embraced by SLR-XA. In practical terms, managed retreat can mean any combination of the methods of planned obsolescence, eminent domain, demolition, voluntary buyouts and relocation, and/or transferring development rights. Each of these methods presents its own practical and legal issues. Does managed retreat mean that affected owners have to tear down their property? Can they repair/rebuild if their property is damaged? Where do they retreat to? What if there is no good option for "retreating"? What happens and who is liable when properties succumb to sea level rise and/or coastal erosion if owners aren't allowed to protect their property?

What consideration has been given to managed retreat's impact on: (1) businesses in the SLR-XA; (2) the tax base for West Maui; (3) the ability to insure property in the SLR-XA; (4) the ability to obtain financing (e.g., a mortgage) on property in the SLR-XA? Implementing other strategies, such as adaption and protection, in addition to managed retreat, can address these indirect effects by balancing the

**HAWAII HOTEL**  
ALLIANCE

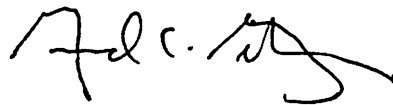
economic and practical impacts of addressing sea level rise and climate change, while also ensuring resiliency for the future. What consideration has been given to options of adaptation and protection?

Policy 2.4.2's 1-to-1 affordable housing requirement also has legal and practical issues. From a legal perspective, this requirement would appear to directly conflict with state law and may also violate federal law. As important as affordable housing is, Policy 2.4.2 is not an effective means of realizing that goal.

Given these concerns, I respectfully request the Council revise its draft of the West Maui Community Plan to (1) Remove Policy 2.1.2 requiring new development be landward of the SLR-XA for coastal erosion; (2) Revert Policy 2.1.3 to the language in the Maui Planning Commission's draft of the WMCP and remove subsections (c) and (d); and (3) revert Policy 2.4.2 to the language in the Maui Planning Commission's draft of the WMCP.

I appreciate the opportunity to provide testimony on WMCP and hope the Council will carefully consider these issues before voting on the final version of the plan.

Very truly yours,

A handwritten signature in black ink, appearing to read "Gerard C. Gibson", with a stylized flourish at the end.

Gerard C. Gibson  
President  
Hawai'i Hotel Alliance

**County Clerk**

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**From:** Cesar JW Cameron Center <cesar@jwcameroncenter.org>  
**Sent:** Wednesday, November 17, 2021 9:36 AM  
**To:** County Clerk  
**Subject:** West Maui Community Plan Testimony Supporting Housing

2021 NOV 17 AM 10: 01

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Dear County Clerk,

I am writing in support for the inclusion of single family housing, that is affordable housing, in the West Maui planning area of Olowalu and Launiupoko. Areas that are included in the Maui Island Plan designated for housing.

Getting rid of this these areas from housing allocation is a mistake and diminish the opportunity for single family homes that are affordable and it shows unfairness to West Maui planning area and against a solution to provide an opportunity for affordable housing.

The predicament in affordable housing for the community of Maui is, in part, the result of making policy decisions against those in need.

Cesar E. Gaxiola  
Executive Director  
J. Walter Cameron Center  
95 Mahalani Street  
Wailuku, HI 96793

(808) 244-5546 Office  
(808) 298-8428 Mobile

## County Clerk

RECEIVED

**From:** Peter Martin <Peter@westmauland.com>  
**Sent:** Wednesday, November 17, 2021 10:39 AM  
**To:** Debbie Arakaki; County Clerk  
**Subject:** Re: Public Hearing Nov. 18, 2021 WMCP CR 21-109

2021 NOV 17 AM 10:44

OFFICE OF THE  
COUNTY CLERK

 You don't often get email from peter@westmauland.com. [Learn why this is important](#)

Mahalo Debbie

Pete

---

**From:** Debbie Arakaki <debbie@debbiearakaki.com>  
**Date:** Wednesday, November 17, 2021 at 6:44 AM  
**To:** county.clerk@mauicounty.us <county.clerk@mauicounty.us>  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

To the WMCP committee,

Please do not allow the blocking of more affordable housing on our West Side community with this plan. Olowalu and Launiupoko are both great areas for families to live and be a part of our community in Lahaina. Our west side communities need more affordable housing for our children, our younger generation, and our hard working community members so they can actually afford a home here in West Maui.

Why would precluding building on these lower lands for 20 years possibly be a good thing for Maui? We are experiencing growth as is everywhere else in our state. With no new housing emerging, where would we expect our next generation to live or afford their homes? If the affordable housing only exists in Central or Upcountry, then it will always be a commute over the Pali.

As of today, 11/17/21, the lowest priced home in West Maui is \$995,000 and there is only one available. The Median home price is \$5,087,500. This paints a more accurate picture of what West sides have to deal with for their housing pricing.

Please do not allow this WMCP to pass, it will truly hurt the future of West Maui.

Mahalo,

**Debbie Arakaki**  
**808-283-7214**

**County Clerk****RECEIVED**

**From:** GT <gerald.tanaka@hawaii.rr.com>  
**Sent:** Wednesday, November 17, 2021 10:41 AM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

**2021 NOV 17 AM 10:44****OFFICE OF THE  
COUNTY CLERK**

 You don't often get email from gerald.tanaka@hawaii.rr.com. [Learn why this is important](#)

My name is Gerald Tanaka. I was born and raised on Maui, graduated from Baldwin High School, attended the University of Hawaii and now live and work on Oahu. I moved back to Maui for a few years but employment and housing opportunities on Oahu resulted in my having to move back here.

It is my hope that the West Maui Community Plan scheduled for public input shortly not be adopted. It is my belief that this proposed change to the 2012 Maui Island Plan, which included plans for housing in this area, will hurt families in Maui County and make the dream of homeownership impossible. This dream is already difficult throughout our State and Maui County is not immune. I currently have 3 grand children and remain hopeful that they too will have future opportunities to remain in Hawaii, similar to those families who want to remain on Maui. We need to help our residents by not making dreams more difficult or maybe impossible to achieve.

Appreciate the opportunity to submit this message. Mahalo.

Sent from [Mail](#) for Windows

## County Clerk

---

**From:** Tamara A. Paltin  
**Sent:** Wednesday, November 17, 2021 11:06 AM  
**To:** County Clerk  
**Subject:** Fwd: West Maui Community Plan Testimony Supporting Housing Requested

Get [Outlook for iOS](#)

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**From:** Peter Martin <Peter@westmauland.com>  
**Sent:** Tuesday, November 16, 2021 4:59:10 PM  
**To:** Peter Martin <Peter@westmauland.com>  
**Subject:** West Maui Community Plan Testimony Supporting Housing Requested

RECEIVED  
2021 NOV 17 AM 11:07  
OFFICE OF THE  
COUNTY CLERK

Aloha,

If you haven't already heard, the Maui County Council is having a public hearing on the West Maui Community Plan (WMCP) this Thursday, November 18<sup>th</sup> at 6:00 pm via BlueJeans. This is our last chance to let the County Council know that we want (affordable/workforce) housing in the areas of Olowalu and Launiupoko.

The Maui Island Plan, which took 6 years to complete, was finished in 2012. This plan prioritized housing, and included these areas for homes. For reasons I don't fully understand, the WMCP has designated these areas as "areas of stability," euphemism for no housing for our Maui families! See Maui Island Plan Figure 8-13 below with areas for future homes outlined in red (urban growth boundary, UGB) and blue (rural growth boundary, RGB).

It has been my goal for the last 25 years to try to get single family homes on these lands for our residents. I need your help. Our citizens and our children should be able to have homes with a yard for their families on this beautiful land. If the WMCP is adopted in the current form, there will be no housing for our families in the next 20 years on the lands of Olowalu and Launiupoko.

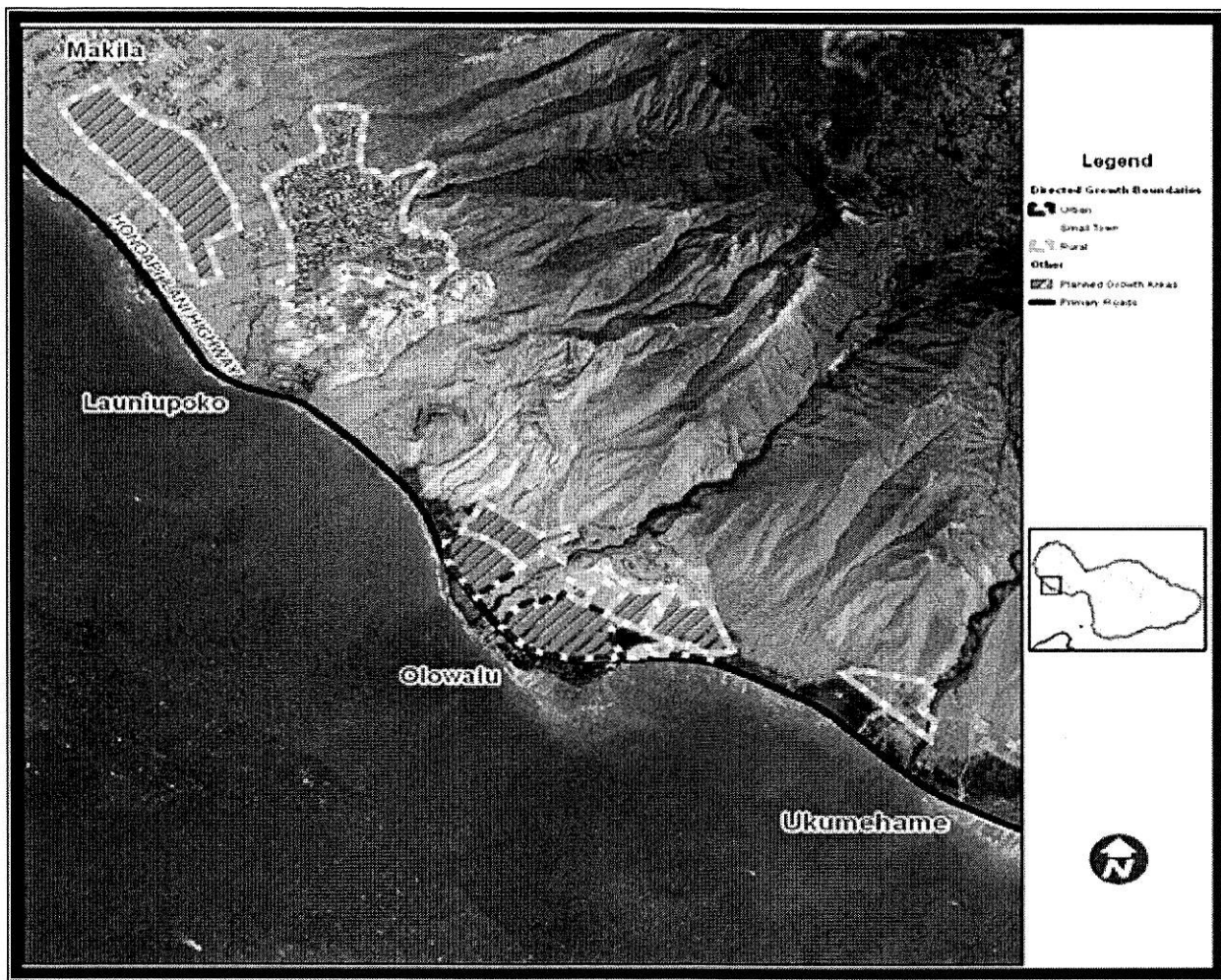
**THIS IS A CALL TO ACTION – WE NEED YOUR HELP!**

Let the County Council members know we, the residents of Maui want housing in these areas!

Please write a short message in support of housing in Olowalu and Launiupoko and email to: [county.clerk@mauicounty.us](mailto:county.clerk@mauicounty.us) with the subject "Public Hearing Nov. 18, 2021 WMCP CR 21-109".

Testimony may also be submitted via fax to 808-270-7171 or live (video conf) beginning at 6:00PM Thursday Nov. 18. Agenda and instructions to call in: <https://mauicounty.legistar.com/View.ashx?M=A&ID=904920&GUID=65501CFB-5D3B-4FE9-BA30-FCC5B5B82FD8>

If you have any questions, please contact me via email at [peter@westmauland.com](mailto:peter@westmauland.com), or my cell (808) 283-1273.



**Figure 8-13: Olowalu Town – Planned Growth Area.**



## County Clerk

---

**From:** Peter Longhi <peterlonghi@mac.com>  
**Sent:** Wednesday, November 17, 2021 11:07 AM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

RECEIVED

2021 NOV 17 AM 11:07

OFFICE OF THE  
COUNTY CLERK

[You don't often get email from peterlonghi@mac.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

I am writing in support of affordable/workforce housing in Olowalu, Launiopoko and the West side in general. The housing shortage on the west side is the worst I have ever seen. Asking rent for small a 3 bedroom house is \$5,000.00 a month or more. I don't know many working families can afford that. I just opened a new restaurant in Kaanapali and the labor shortage is critical forcing us to close certain days and shifts. Potential employees will not make the drive from the other side because of the traffic. If there were housing options on the west side employees can live close to work and the traffic from the other side would be lessened. Please approve more affordable/workforce housing for the west side if it is badly needed.

Peter Longhi

Donald R. Gerbig  
6 Tulip Place  
Lahaina, HI 96761-8322

November 17, 2021

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2021 NOV 17 AM 11:05

OFFICE OF THE  
COUNTY CLERK

Maui County Council  
Kalana O Maui Building, 8th floor  
200 S. High Street  
Wailuku, Hawai'i 96793

**TESTIMONY NO 2 - Legal Issues with the West Maui Community Plan (CR 21-109)**  
**THURSDAY – NOVEMBER 18, 2021 – 6:00 PM**  
**Couny.clerk@mauicounty.us**

Dear Chair Lee and Councilmembers:

I want to express my desire that the current WMCP includes housing in the Olowalu and Launiupoko areas. It is imperative that these areas be designated future housing. These areas are ideal low income housing areas. Please seriously consider it.

The WMCP should evaluate these areas for future housing on West Maui.

Very truly yours,

A handwritten signature in black ink, appearing to read "Don R. Gerbig", with a stylized flourish at the end.

Donald R. Gerbig  
Concerned Resident – West Maui

## County Clerk

---

**From:** Gordon Firestein <gfirestein@seapact.com>  
**Sent:** Wednesday, November 17, 2021 11:59 AM  
**To:** County Clerk  
**Subject:** West Maui Community Plan

RECEIVED

2021 NOV 17 PM 12: 04

[You don't often get email from gfirestein@seapact.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

OFFICE OF THE  
COUNTY CLERK

Aloha, Councilmembers,

I am delighted that the West Maui Community Plan is before you now for final approval.

This represents the culmination of countless hours of community meetings and official hearings. I participated in some of them, but the CPAC members attended all of them! What a fantastic contribution to the community. I am confident the plan represents the desires of the vast majority of West Maui residents, especially when it comes to the challenging issues of where to locate affordable housing and which areas should be protected from future development.

You can be sure that adopting the plan as presented is the right thing to do.

Sincerely,

Gordon Firestein  
Launiupoko



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2021 NOV 17 PM 1:02

OFFICE OF THE  
COUNTY CLERK

November 17, 2021

Maui County Council  
Kalana O Maui Building, 8th floor  
200 S. High Street  
Wailuku, Hawai'i 96793

**Re: Concerns Regarding West Maui Community Plan**

Dear Chair Lee and Councilmembers:

My name is Fred Findlen and I am the General Manager at the Hyatt Regency Maui Resort and Spa in Ka'anapali. I write to express my concerns regarding new policies in the West Maui Community Plan ("WMCP") that I believe will be detrimental to the community. Specifically, there are three policies within the WMCP that will negatively impact our resort, employees and guests.

First, Policy 2.1.2 incorporates the Sea Level Rise Exposure Area ("SLR-XA") model as shown on the Hawai'i Sea Level Rise Viewer ("Viewer"). Policy 2.1.2 provides that "new permanent structures must be located landward of the State-recognized SLR-XA for coastal erosion, except a minimum buildable area must be provided." This Policy is concerning because:

- Policy 2.1.2 is vague. One, the WMCP does not explain what "SLR-XA for coastal erosion" means. It appears that the SLR-XA and the coastal erosion models are distinct models on the Viewer. As a result, it is not clear which line new structures must be landward of. Two, the policy allows for a "minimum buildable area," but the WMCP does not define that term, explain when it will be available or how it will be administered. From a business perspective, the indefiniteness of the policy will make compliance difficult and expensive.
- Use of the SLR-XA and coastal erosion models to establish a shoreline setback for new permanent structures is inappropriate. The modeling was not developed to apply to Maui's coastlines. For example, the models use the same formula to project erosion regardless of whether the shoreline is all-sand or a rocky cliff. The Policy does not recognize the limitations of the modeling or make any exceptions where the projections are clearly wrong.

- The Policy conflicts with the current Shoreline Rules for Maui. If the WMCP is passed in its current form, there will be two different schemes that apply to development near the shoreline. What is permitted under the Shoreline Rules will not necessarily be allowed under the WMCP because, in effect, the Policy establishes a shoreline setback that is different than that established by the Shoreline Rules.
- Specific shoreline management policies belong in the Shoreline Rules. It is not the Council's role to develop shoreline management policy. The County has given that responsibility to the Maui Planning Commission. *See Maui County Charter § 8-8.4.* The Planning Department is already considering a change for the Shoreline Rules that will account for sea level rise. The Council should, consistent with the law, allow the Maui Planning Commission to carry out its duty and craft a uniform shoreline management policy that applies equally to all community plan areas.
- Policy 2.1.2 will inevitably take property and the County will have to pay just compensation for its taking.

Second, Policy 2.1.3 illegally requires developers to “make efforts” to waive the ability to seek protection of property or compensation for development or redevelopment. By contrast, under the current version of the Shoreline Rules, a property owner is only required to record a unilateral agreement not to seek shoreline hardening for a new structure within the shoreline setback area. Policy 2.1.3's requirement to agree to waive the right to protect structures, repair existing protective structures, develop new structures and obtain variances illegally imposes a prospective waiver in return for the exercise of present rights.

Third, Policy 2.4.2 requiring one new affordable housing unit for each new transient accommodation unit is unconstitutional. The Policy violates due process and equal protection, and constitutes an unconstitutional condition. Policy 2.4.2 is also problematic on a practical level. These days, high-spending visitors (*i.e.*, the “quality” visitors that “the visitor industry must focus on” under the WMCP) expect updated and modern accommodations. The high quality of our accommodations is what provides a consistent and reliable source of revenue that allows our Resort to be an economic resource for the West Maui community. Unduly restricting the ability to develop or redevelop accommodations will inhibit our ability to continue to be that resource and, ultimately, will negatively impact our workforce.

Given these concerns, I respectfully request the Council revise its draft of the West Maui Community Plan as follows:

**1. Remove Policy 2.1.2 requiring new development be landward of the SLR-XA for coastal erosion.**

There are a variety of issues with Policy 2.1.2 and, for that reason, the Policy should be removed from the WMCP. Removing Policy 2.1.2 will not have a detrimental effect on the community, nor will it leave shoreline property owners without proper guidance in the face of a changing climate. The Planning Department is currently working on proposed new Shoreline Rules for consideration by the Commission. If adopted, those rules will implement a significantly greater shoreline setback for the entire island that will take sea level rise and coastal erosion into account. Allowing the Commission to carry out their duties unimpeded by conflicting provisions from the Council will ensure there is a clear and equitable shoreline policy for those in West Maui.

**2. Revert Policy 2.1.3 to the language in the Maui Planning Commission's draft of the WMCP and remove subsections (c) and (d).**

Subsections (c) and (d) of Policy 2.1.3 requiring developers to "make efforts" to waive the ability to protect their properties and seek compensation are illegal. The Council should revert Policy 2.1.3 back to the language of the Maui Planning Commission's draft of the WMCP, which provides:

For redevelopment and new developments within the State-recognized Sea Level Rise Exposure Area, developers shall proactively:

a. Coordinate with the Maui County Planning Department and adjacent or near-by property owners to understand possible collective relocation of at-risk structures, and

b. Incorporate results of coordination into development plans by siting any new planned structures out of harm's way.

**3. Revert Policy 2.4.2 to the language in the Maui Planning Commission's draft of the WMCP.**

The Exaction is legally flawed and is not a proper use of the County's planning authority. The language of Policy 2.4.2 should be reverted to the language in the Maui Planning Commission's draft of the WMCP, which provides:

Additional Transient Accommodation units in the West Maui Community Plan area shall comply with the County's affordable housing requirements, and developers of Transient Accommodation units shall prioritize fulfillment of affordable housing obligations within the boundaries of the West Maui Community Plan.

I appreciate the opportunity to provide testimony on WMCP and hope the Council will carefully consider these issues before voting on the final version of the plan. I recognize the importance of The West Maui Community Plan and applaud the efforts to plan for our future.

Very truly yours,

A handwritten signature in black ink, appearing to read "Fred Findlen", written over a horizontal line.

Fred Findlen



RECEIVED

# HAWAII REGIONAL COUNCIL OF CARPENTERS

2021 NOV 17 PM 1:03  
OFFICE OF THE  
COUNTY CLERK

November 18, 2021

Council of the County of Maui  
Councilmember Alice Lee, Chair

**Statement of the Hawaii Regional Council of Carpenters – Comments for A BILL FOR AN ORDINANCE  
AMENDING SECTION 2.80B.070, MAUI COUNTY CODE, TO ADOPT THE UPDATED WEST MAUI  
COMMUNITY PLAN."**

Chair Lee, and members of the County Council,

The Hawaii Regional Council of Carpenters would like to offer their support comments regarding the West Maui Community Plan, and these are references to sections in the Plan that we feel should be changed.

**Section 2. Policy Framework**

Goal 2.2 – A complete, balanced and connected transportation network

Policy 2.2.8 | Require new development, redevelopment, and Chapter 201H, Hawai'i Revised Statutes, and Chapters 2.96 and 2.97, Maui County Code, housing projects to include facilities and programs that support connectivity, biking, walking, and public transit.  
(page 39)

Goal 2.3 – Responsible stewardship of resources, culture, and character

Design Polices for Lahaina Town

3. New Construction

c. New buildings must be limited to 30 feet in height. (page 47)

Goal 2.4 – Economic opportunity through innovation and collaboration

Policy 2.4.2 | No additional visitor units, except Bed and Breakfast Homes, will be permitted in

**STATE HEADQUARTERS & BUSINESS OFFICES**

OAHU: 1311 Houghtailing Street, Honolulu Hawaii 96817-2712 • Ph. (808) 847-5761 Fax (808) 440-9188  
HILO OFFICE: 525 Kilauea Avenue, Room 205, Hilo, Hawaii 96720-3050 • Ph. (808) 935-8575 Fax (808) 935-8576  
KONA OFFICE: 75-126 Lunapule Road, Kailua-Kona, Hawaii 96740-2106 • Ph. (808) 329-7355 Fax (808) 326-9376  
MAUI OFFICE: 330 Hookahi Street, Wailuku, Maui 96793-1449 • Ph. (808) 242-6891 Fax (808) 242-5961  
KAUAI OFFICE: Kuhio Medical Ctr Bldg, 3-3295 Kuhio Hwy, Suite 201, Lihue, Kauai 96766-1040 • Ph. (808) 245-8511 Fax (808) 245-8911



West Maui unless an equal number of workforce housing units are concurrently developed in the same subarea. Developers of transient accommodation units must comply with the County's affordable housing requirements and prioritize fulfillment of affordable housing obligations within the boundaries of the West Maui Community Plan Area. (page 52)

#### Goal 2.5 – Safe, healthy, livable communities for all

Policy 2.5.11 | Require affordable housing projects, including projects using the Chapter 201H, Hawai'i Revised Statutes, or Chapter 2.96 or Chapter 2.97, Maui County Code process, to be near jobs, schools, transit, and services, when possible. If not possible, projects should at least be near transit. Projects should include sidewalks, parks, bus stops and other infrastructure and pedestrian-oriented design elements that create walkable and livable communities for all. (page 58)

Policy 2.5.13 | Prioritize projects that provide housing for resident households earning 100 percent Area Median Income (AMI) and below, and support projects that provide housing for resident households earning between 100 and 140 percent AMI, according to the needs identified by the Department of Housing and Human Concerns, and that are consistent with other Community Plan policies. (page 58)

Policy 2.5.14 | Prioritize infrastructure for 100 percent affordable housing developments for resident households earning 100 percent AMI and below that are supported by the community and the Community Plan map and policies. (page 58)

### **Section 3. Growth Framework**

#### **Maps**

The land use maps (figures showing community plan designations) are of very poor quality, and very difficult to read. (Starting at page 85)

#### **For your information and review**

There are two (2) concrete batching plants in West Maui being leased by HC&D and Hawaiian Cement from the landowner (Kaanapali Land Management Corp.). Although the existing permits for these operations are until April 20, 2034 (for Hawaiian Cement) and August 4, 2032 (for HC&D), the landowner had requested that these sites be designated as "Industrial". The proposed West Maui Community Plan designates these sites as "Agriculture". The CPAC designated these sites as "Park and Open Space" and Maui Planning Commission left the CPAC's designation, due to insufficient time for a thorough discussion.

Designating these areas for other than "Industrial" use could jeopardize the approval of future special use permits for the continued use of the concrete batching plants beyond the expiration dates.

The concrete batching plants have been in operation for decades, for about 50 years.

The HC&D plant has the following land use designations:

State Land Use District – Agricultural  
Current WMCP – Agriculture (+/-80%) and Open Space (+/-20%)  
Maui Island Plan – Urban Growth Boundary-  
County Zoning – R-3 Residential (primarily) and Agriculture (small portion)

Surrounding uses:

North – Agricultural lands and Honokowai Stream  
East – Agricultural lands  
South – Lahaina Wastewater Treatment Facility; Agricultural lands  
West – Lahaina Wastewater Treatment Facility; County Department  
of Public Works Highways Division Baseyard; Honoapiilani Hwy.

The Hawaiian Cement plant has the following land use designations:

State Land Use District – Agricultural  
Current WMCP – Project District 3  
Maui Island Plan – Urban Growth Boundary  
County Zoning – R-3 Residential

Surrounding uses:

North – Agricultural lands  
East – Agricultural lands  
South - Agricultural lands  
West – Light and Heavy Industrial uses

*Reasons in Support of Industrial Designation:*

When mixing concrete, there are requirements that the product needs to meet in order to be used for construction. Ready-mix concrete is a perishable product by nature (90 minute set time) and requires the proximate location of the batching equipment to the intended pour sites.

The concrete batch plants are in a convenient location and allows for acceptable delivery time requirements to meet industry standards and customer specifications.

Having Batch plants in West Maui assures timely delivery of concrete for residential, commercial and government construction projects in West Maui.

The concrete batch plants operate responsibly in compliance with applicable State and County requirements.

Mahalo for your consideration.

**From:** Shalia Keahi <ShaliaKeahi@KingsCentral.net>  
**Sent:** Wednesday, November 17, 2021 1:17 PM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

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2021 NOV 17 PM 1: 22

OFFICE OF THE  
COUNTY CLERK

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

I am in support of being able to PURCHASE affordable HOMES in West Maui



Blessings, *Shalia Keahi*  
King's Cathedral and Chapels  
Finance Department



## County Clerk

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**From:** Mark Nigh <menigh@gmail.com>  
**Sent:** Wednesday, November 17, 2021 2:16 PM  
**To:** County Clerk  
**Subject:** Testimony for 11/18/21 Meeting re: West Maui Community Plan

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2021 NOV 17 PM 2: 40

OFFICE OF THE  
COUNTY CLERK

You don't often get email from menigh@gmail.com. [Learn why this is important](#)

Aloha Councilmembers,

I would like to thank all of the people who participated in creating the new West Maui Plan, especially the volunteer CPAC committee members. The committee put in lot of work and the plan is quite an accomplishment. I admire their passion and commitment to reviewing every aspect and to upholding key values that should serve us well in the future. The plan's focus toward locating new development near infrastructure, employment and services is great. I'm especially fond of the new "Areas of Stability".

Mark Nigh

Lahaina resident

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**From:** Lee Anne Wong <leeanne@papaainamaui.com>  
**Sent:** Wednesday, November 17, 2021 2:35 PM  
**To:** County Clerk  
**Subject:** CONCERNS REGARDING WEST MAUI COMMUNITY PLAN

2021 NOV 17 PM 2:40

OFFICE OF THE  
COUNTY CLERK

You don't often get email from leeanne@papaainamaui.com. [Learn why this is important](#)

November 17, 2021

Maui County Council  
Kalana O Maui Building, 8th floor  
200 S. High Street  
Wailuku, Hawai'i 96793

**RE: CONCERNS REGARDING WEST MAUI COMMUNITY PLAN (CR 21-109)**

Dear Chair Lee and Councilmembers:

My name is Lee Anne Wong, and I am the Executive Chef and Owner of Papa'aina located at the Pioneer Inn. I write to express my concerns regarding new policies in the West Maui Community Plan ("WMCP") that we believe will be detrimental to the community and businesses like mine.

If passed, the WMCP will adopt the Hawaii Sea Level Rise Exposure Area Viewer ("SLR-XA") and implement a policy of retreat from rising sea levels and climate change via Policies 2.1.2 and 2.1.3. My first issue with these aspects of the plan is that the policy of retreat isn't fully fleshed out. More work and outreach need to be done before adopting such an approach.

I've looked at the maps, like those attached to my testimony, that show the projected SLR-XA for Front Street and Lahaina—the areas that the WMCP would have us retreat from. If the retreat is supposed to be a managed retreat, I'm not clear on what the management plan is. What is the plan for business owners, like me, for retreat? Who pays the cost of moving away from where business and customers are? What happens to the employees of businesses that can't survive retreat? What happens if my business is damaged? How will retreat impact the market and local economy? Why aren't we taking a more comprehensive approach to living with the land and sea level rise, and doing things like adapting to the future environment instead of running from the problem and leaving local businesses and their employees to drown?

My second issue with the WMCP is that it singles out West Maui for retreat. Such a drastic change in policy should be for the whole Island, or even all of Maui County or the State. We can't adapt to sea level rise and climate change in a vacuum and the same applies to retreat. Varying and inconsistent policies across the Island can only lead to confusion, losses for business, and harm to the economy.

In light of these issues, I respectfully request that the Council remove Policies 2.1.2 and 2.1.3 from the WMCP until the “managed” portion of managed retreat is more developed. I appreciate the opportunity to provide testimony on WMCP and hope the Council will carefully consider these issues before voting on the final version of the plan.

Very truly yours,

Lee Anne Wong

Sent from my iPhone

RECEIVED  
*Fairmont*  
2021 NOV 17 PM 3:16

MICHAEL PYE

AREA GENERAL MANAGER, HAWAII AND GENERAL MANAGER, FAIRMONT KEA LANI

OFFICE OF THE  
COUNTY CLERK

Fairmont Kea Lani  
4100 Wailea Alanui  
Wailea, Maui  
Hawaii 96753  
T + 1 808 875 2256  
F + 1 800 875 2247

November 17, 2021

Maui County Council  
Kalana O Maui Building, 8th floor  
200 S. High Street  
Wailuku, Hawai'i 96793

**Re: Concerns Regarding West Maui Community Plan**

Dear Chair Lee and Council members:

My name is Michael Pye, and I am the General Manager at Fairmont Kea Lani in Wailea, Maui. I write on behalf of Fairmont Kea Lani to express our concerns regarding new policies in the West Maui Community Plan ("WMCP") that we believe will be detrimental to our community. The South Maui Community Plan ("SMCP") is currently in the early stages and will be moving into the draft planning and Community Plan Advisory Meetings in 2022. While the policies in the WMCP will not directly impact us in South Maui, we know that if passed, similar policies may make their way into the SMCP.

There are three policies in the WMCP that are particularly concerning. The first two—Policies 2.1.2 and 2.1.3—attempt to implement specific shoreline management measures through the community plan. Policy 2.1.2 incorporates the Sea Level Rise Exposure Area ("SLR-XA") model as shown on the Hawai'i Sea Level Rise Viewer ("Viewer") and provides that new permanent structures must be landward of that line. Policy 2.1.3 requires developers to "make efforts" to waive the ability to seek protection of property or compensation. Together, these Policies attempt to adopt a widespread policy of managed retreat.

It is our position that managed retreat is not the only option for addressing sea level rise and climate change, and it does not need to be implemented as the sole option. Yet, the WMCP does not discuss the other options of adaptation or protection. Integrating adaption and protection policies in addition to managed retreat will balance the economic and practical impacts of addressing sea level rise and climate change, while also ensuring resiliency for the future.

Managed retreat will have a number of indirect effects. More research is needed to understand the impact of managed retreat on: (1) businesses in the SLR-XA; (2) the tax base; (3)

November 17, 2021

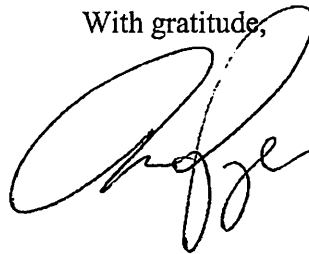
Page 2

Third, Policy 2.4.2 requires one new affordable housing unit for each new transient accommodation unit. There are clear legal issues with this Policy. The Policy is also problematic on a practical level. Visitors have come to expect updated and modern accommodations, which means hotels and resorts must be able to repair, maintain, redevelop and develop new and remodeled accommodations. The high quality of our accommodations is what provides a consistent and reliable source of revenue that allows our Fairmont Kea Lani to be an economic resource for the community. Limiting or restricting the ability to develop accommodations will detrimentally impact our ability to continue to be that resource.

Given these concerns, we respectfully request the Council revise its draft of the West Maui Community Plan to (1) remove Policy 2.1.2 requiring new development be landward of the SLR-XA for coastal erosion; (2) revert Policy 2.1.3 to the language in the Maui Planning Commission's draft of the WMCP and remove subsections (c) and (d); and (3) revert Policy 2.4.2 to the language in the Maui Planning Commission's draft of the WMCP.

I appreciate the opportunity to provide testimony on WMCP and hope the Council will carefully consider these issues before voting on the final version of the plan.

With gratitude,

A handwritten signature in black ink, appearing to be "R. J. Ze", written in a cursive style.





Kaanapali Land Management Corp.

275 Lahainaluna Road • Lahaina, Maui, HI 96761 • t: (808) 661-9652 • f: (808) 667-9658 • [www.KaanapaliLand.com](http://www.KaanapaliLand.com)

*Honoring our roots.  
Preserving our spirit.*

November 17, 2021

Council Chair Alice Lee  
Council of the County of Maui  
Office of Council Services  
200 South High Street  
Wailuku, HI 96793

RECEIVED  
2021 NOV 17 PM 3:24  
OFFICE OF THE  
COUNTY CLERK

Subject: Council of the County of Maui Public Hearing 11/18/2021  
Testimony by Chad Fukunaga, Kaanapali Land Management Corp.  
Re: Bill for an Ordinance Amending Section 2.80B.070

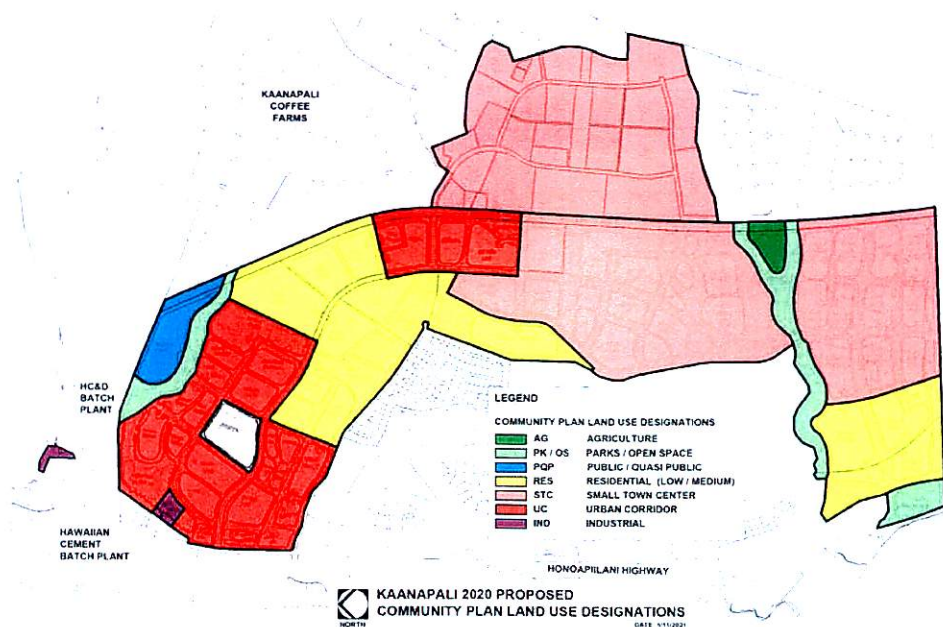
I'm providing testimony in support of the Kaanapali 2020 community master plan. I've been an active participant of the Kaanapali 2020 community planning for 16 years and have witnessed the dedication and time many citizens have also given to this process. But what better way for a landowner and concerned citizens to work together? This question bares thought because the Kaanapali 2020 community master plan is not properly represented by the currently drafted West Maui Community Plan.

The Kaanapali 2020 planning effort has always been an open and transparent process. All community members were/are invited to participate, regardless of their background or belief. The idea being the more voices with differing background and ideals will provoke more discussion and help create a model for a complete and well thought out community.

The planning effort has been collaborative and thorough. The Kaanapali 2020 community group reviewed resumes and selected a planning consultant and engineer to guide and advise them with the development of the master plan. They have also met with, and continue to meet with, various County and State agencies, and local politicians to understand infrastructure and regional factors.

The master plan incorporates many community benefits, such as medical facilities, transportation center, police substation, cultural center, veterans memorial park, community center & garden, tennis complex, intermixed parks and opens spaces, and more.

The Kaanapali 2020 community group recommends the Community Plan land use designations shown in the following exhibit. The suggested exhibit is consistent with the Kaanapali 2020 master plan and promotes separate and unique community centers. This same exhibit was shared with other community members, and I submit to you (attached) 324 signatures of support.



Do you believe landowners and concerned citizens should work together? If so, please honor the efforts of the Kaanapali 2020 community group and adopt the Community Plan land use designations shown above.

Sincerely,

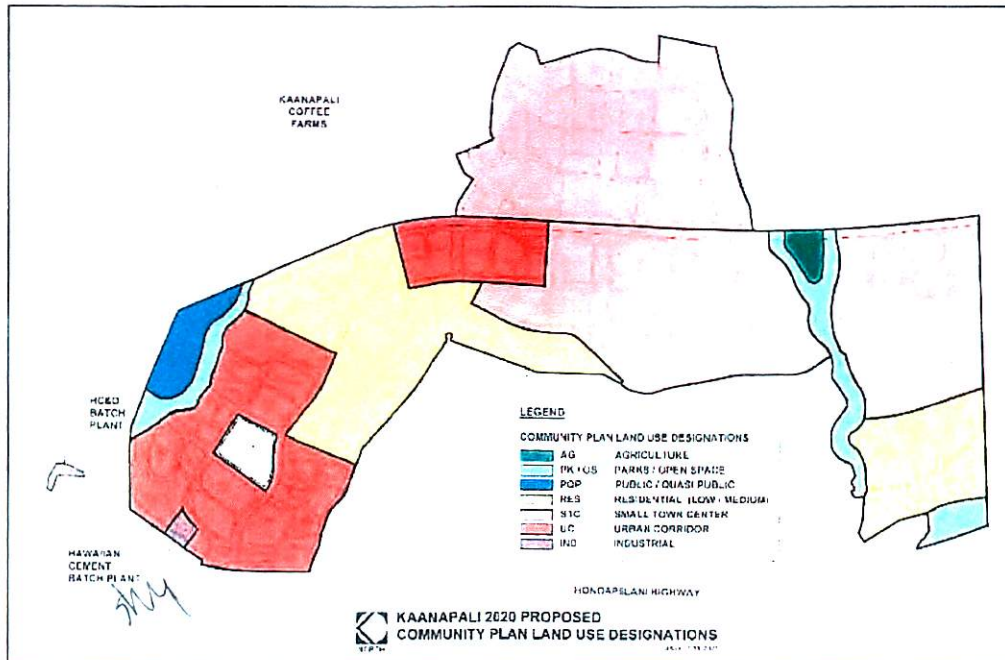
Chad Fukunaga  
Vice President  
Kaanapali Land Management Corp.

Attachments:  
324 Signatures of Support



2/14/21  
①

I support the Kā'anapali 2020 Master Plan that was developed over 20-years with widespread community support. Please respect the community's desires for Kā'anapali 2020 and adopt West Maui Community Plan land use designations shown in the map below.



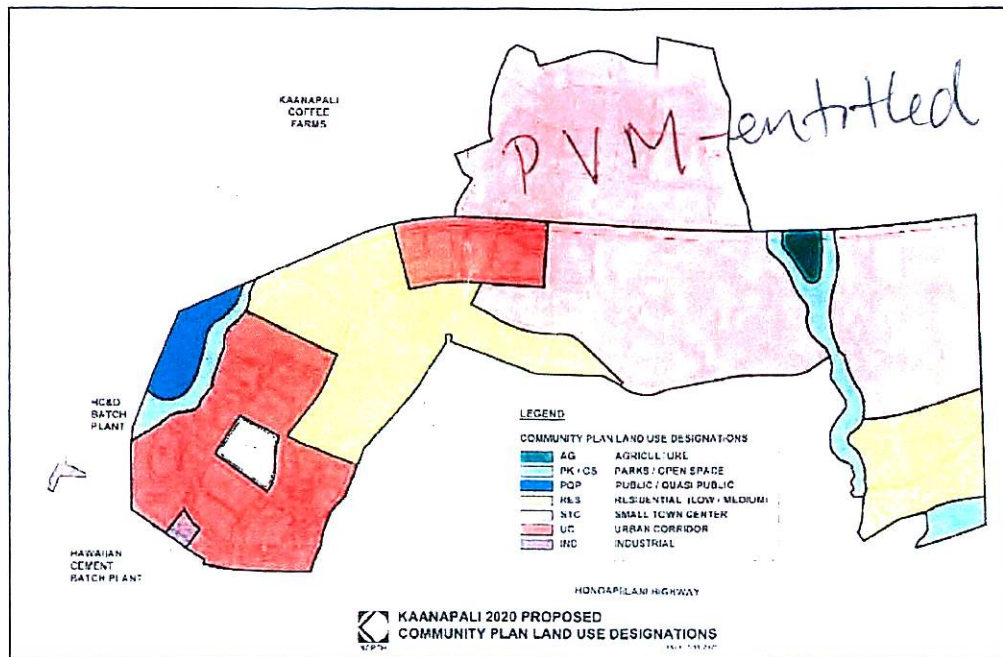
CMCA

Name	Signature	Address	Phone No.	Date
Elle Cochran	<i>Elle Cochran</i>	944 Keenalea Ln Lahaina HI 96761	808-281-7709	2/14/21
Kimo Kirkman	<i>Kimo Kirkman</i>	911 Kalia Place Lahaina HI 96761	808-285-6115	2/14/21
Steff Kirkman	<i>Steff Kirkman</i>	311 Kalia Place Lahaina HI 96761	808-930-7431	2-14-21
Myrna Anita	<i>Myrna Anita</i>	33 Waipuna Pl Lahaina HI 96761	808 264 0784	2/14/21
Abraham Anita	<i>Abraham Anita</i>	33 W Aipuni Lahaina HI 96761	808 661 3790	2/14/21
WAYNE COCHRAN	<i>Wayne Cochran</i>	1011A AKA DR 10A LAHAINA HI 96761	808 261 8415	2/14/21
Daniela Farnet	<i>Daniela Farnet</i>	518 Iukahi St. LAHAINA HI 96761	808 205 4509	2/16/21
JEFF DeRienz	<i>Jeff DeRienz</i>	5177D Hanalei St LAHAINA HI 96761	808(269-1622)	2/17/21
DAVID LUCILE	<i>David Lucile</i>	134B SHAW ST LAHAINA HI 96761	808 281-9237	2-19-21
Steve L. Bostick	<i>Steve L. Bostick</i>	134A SHAW ST LAHAINA HI 96761	808 281-9446	2/14/21
Kodiak Stephens	<i>Kodiak Stephens</i>	134A SHAW ST LAHAINA HI 96761	808 868 4232	2/15/21
Kimberly Anderson	<i>Kimberly Anderson</i>	134A SHAW ST LAHAINA HI 96761	949-939-6020	2/19/21





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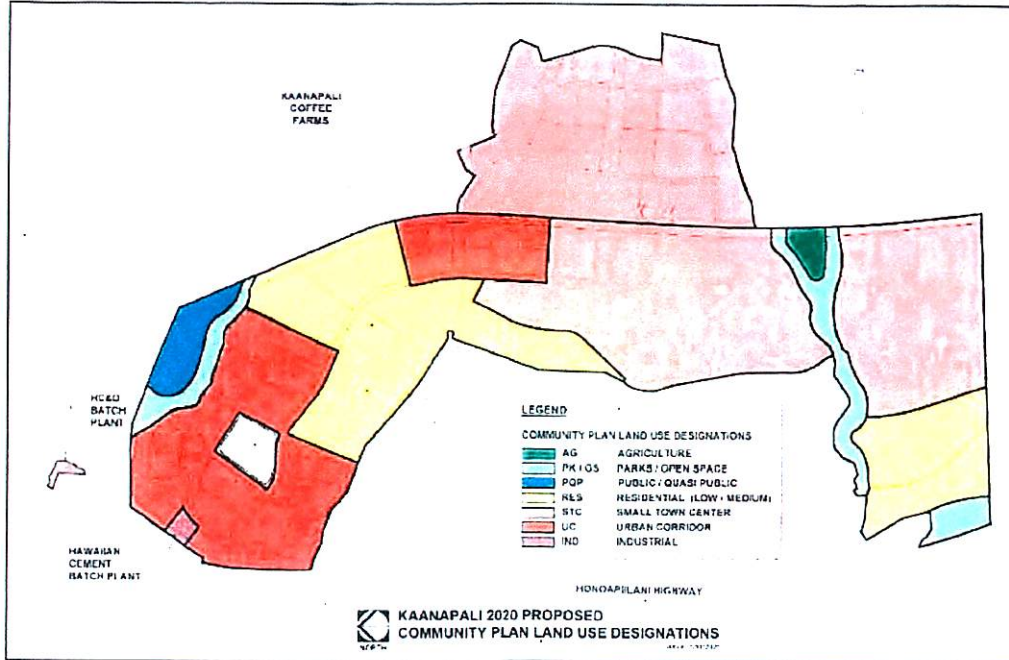


Name	Signature	Address	Phone No.	Date
Aranda Kahala	[Signature]	6 Ipuwai Lane #203 Lahaina HI 96761	808-866-6575	2/19/21
Don Mike Kahala	[Signature]	6 Ipuwai Lane #203 Lahaina HI 96761	"	2/19/21
Kevin Nancas	[Signature]	131 S. W. LAH 96761	661-5335	2-19-21
Mary B. Kujala	[Signature]	359 W. LUNA RD Lahaina, HI 96761	250-4998	2/20/21
John Flores	[Signature]	4955 HANAWAI ST #5201	205-4920	2/27/21
Charoy Nancas	[Signature]	" "	" "	04/2/21
Pat Sanchez	[Signature]	956 Kamekua Ln Lah. HI. 96761	NO Ph.	4/27/21
Ashley Towe	[Signature]	324 WINDHIA ST. LAHAI, HI 96753	205-7504	2/28/21
Jess Park	[Signature]	1500 Limahana Cir APT 201 LAHAI, HI 96761	(808) 551-4331	3/1/21
Rhonda Park	[Signature]	" "	"	"
Nancy Phleger	[Signature]	322 LAHAINA FRONT ST.	662-8642	3/4/21
Charles Phleger	[Signature]	"	"	"



3

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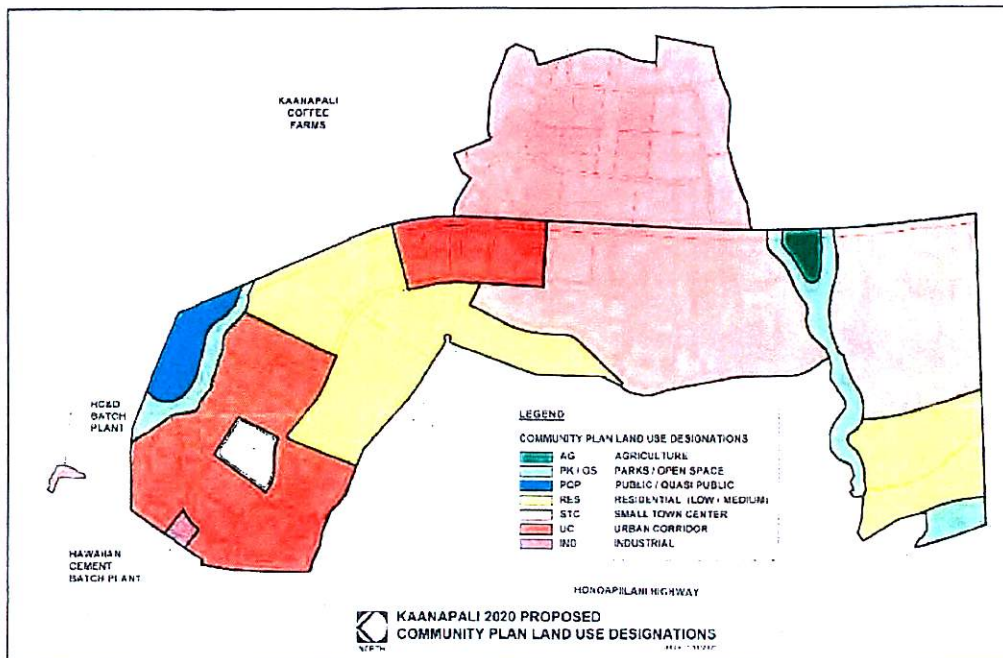


Name	Signature	Address	Phone No.	Date
North Benjamin	[Signature]	322 Front St.	425-2292	3/4/21
Christian Phleger	[Signature]	322 Front Street	808-226-8738	3/4/21
David Ichimura	[Signature]	774 Pouna Lohia	808-264-0387	3/5/21
Lisa Jaramillo	[Signature]	102 Kapunakua	808-764-852	3-5-21
Quintin Delagente	[Signature]	406 Kemi Cir	408-344-8120	
Ronald Baybado	[Signature]	950 Kana Kua Ln	808-276-4606	3/9/21
Carmen Malott	[Signature]	3660 Lower Honoapiʻilani Rd, Honolulu	808-646-1866	3-10-21
Morris Haole	[Signature]	160 Kealahou Ave	446-1606	3-11-21
Jenilyn Espinosa	[Signature]	864 Nihue St. Lah	(808) 440-5479	3/11/21
Thomas Cook	[Signature]	2718 Kihikihi, HI 96753	808-220-7205	3/13/21
Laura Blears	[Signature]	5126 L. Honoapiʻilani	808-264-0263	3/14/21

Please return this form to Chad Fukunaga via email at [chad@kaanapaliland.com](mailto:chad@kaanapaliland.com) or via USPS to Chad Fukunaga, Kā'anapali Land Management Corp., 275 Lahainaluna Road, Lahaina, HI 96761, You can also call (808) 661-9652 if you need further assistance.



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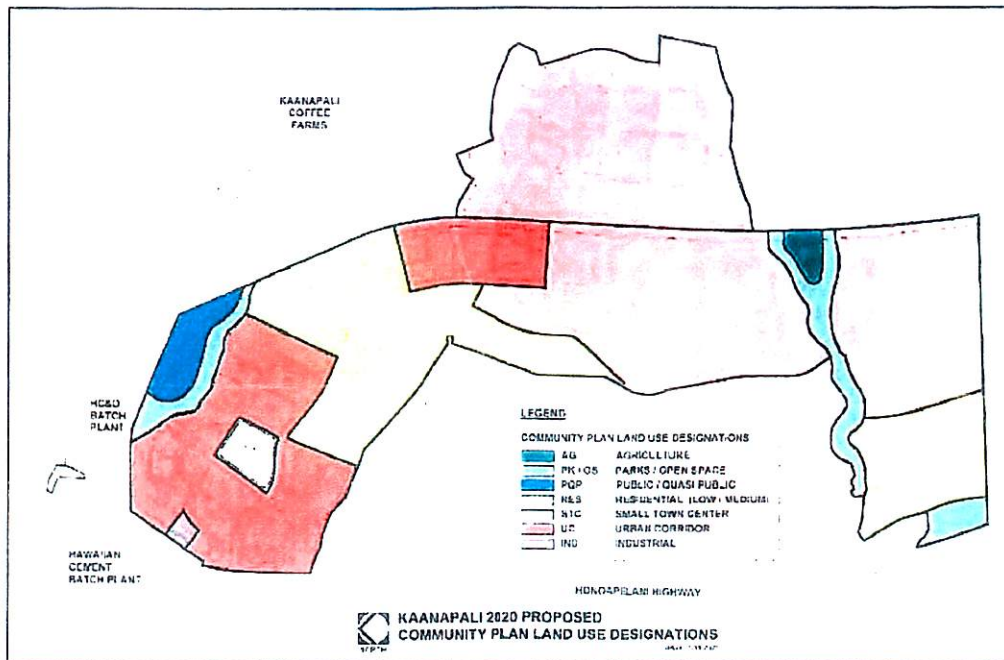


Name	Signature	Address	Phone No.	Date
Heather Sheridan	<i>Heather Sheridan</i>	145 Baker St., F-21	385-5499	3/27/21
Shirley Papagayo	<i>Shirley Papagayo</i>	348 Haulani St. Pukalani	344-3052	3/27/21
Sammy Papagayo	<i>Sammy Papagayo</i>	348 Haulani St. Pukalani	357-4457	3/27/21
MANELA CABANILLA	<i>Manela Cabanilla</i>	860 KOPIU ST. LAH	276-1065	3/27/21
Joyce Cabanilla	<i>Joyce Cabanilla</i>	" "	385-6737	3/27/21
JORDAN CABANILLA	<i>Jordan Cabanilla</i>	212 KONO MAI STREET	276-9509	3.27.21
ANA CABANILLA	<i>Ana Cabanilla</i>	" "	345-7446	3.27.21
Esmeralda Amiza	<i>Esmeralda Amiza</i>	810 S. Miihau Pl	276-5903	3/27/21
M. Tahiri	<i>M. Tahiri</i>	125 Ipuhula Way	276-8861	3/27/21
Clarence	<i>Clarence</i>	125 Ipuhula Way	298-1415	3/27/21
Lani Cabanilla	<i>Lani Cabanilla</i>	P.O. Box 1285 Lah	808-381-8555	3/27/21

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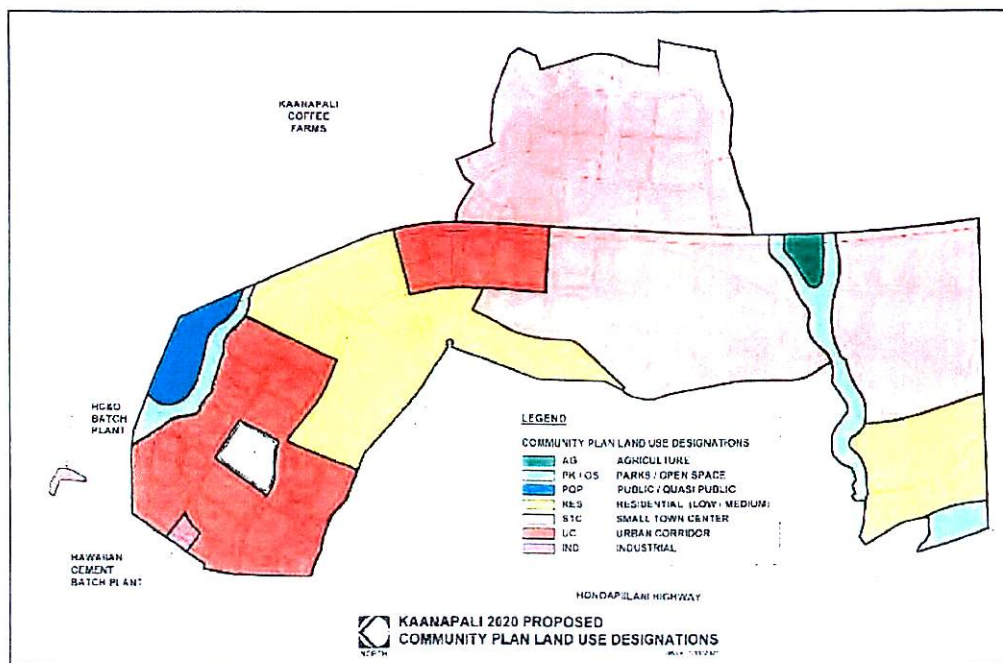
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Name	Signature	Address	Phone No.	Date
Dennis Sotoca	[Signature]	32 Hua Place, Lah	385-1960	3/17/21
Michelle Low	[Signature]	251 panacwapi, lah	626-201-7577	3/25/21
KATHLEEN / KATHLEEN / KATHLEEN	[Signature]	468 KAHU ROAD	808-285-2912	3/25/21
RIAN TAKESHA	[Signature]	31 Kahuna Ridge Pl	870-7151	3/15/21
Matthew Veilika	Matthew Kailihou	899 Kuku Pl.	205-9130	3/25/21
VINCENT FORMATO	[Signature]	1225 S. NAHALE PL	649-0163	4-2-21
Juanita Basco rd	[Signature]	1225 snahale Plahana	649 0163	4.3.21
Mireya Disher	[Signature]	724C Lupa Kuni St.	210-6224	4/27/21
SHARON K. FUNK	Sharon K. Funk	117 MALOLO PL LAHAINA	808-298-6386	5/3/21
James Vierra	[Signature]	945 Kanaka Lp	808-661-3442	5/03/21
Lesley Vierra	[Signature]	945 Kanaka Lp	(808) 661 3442	5/5/21
Raedene Bouchard	R Bouchard	82 Haku Pl	808 669-7885	5/3/21



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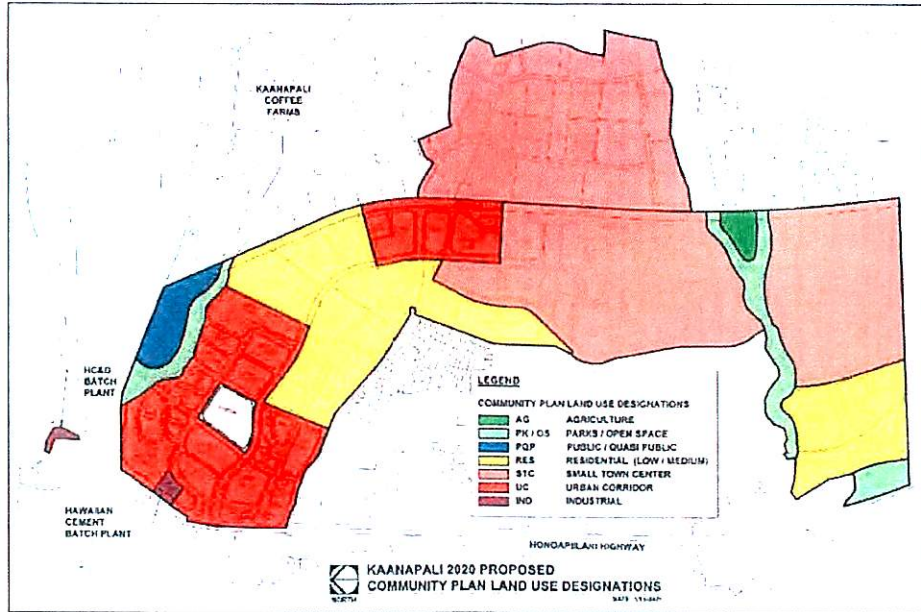


Name	Signature	Address	Phone No.	Date
B. Angelica Perez	B. Angelica Perez	4310 Lower Honoapiʻilani (808) 446-2603		5-8-21
Risa Pascal	Risa Pascal	1403 Front St Lhaina	808-281-1244	5-11-21
Apela Colorado	Apela Colorado	573 Waihee St.	808 661 3378	5/17/21
Keola Sequeira	Keola Sequeira	573 Waihee St	808 661 3378	5/17/21
Philip Link	Philip Link	1401 Komo hana Pl	808 283-5455	5/12/21

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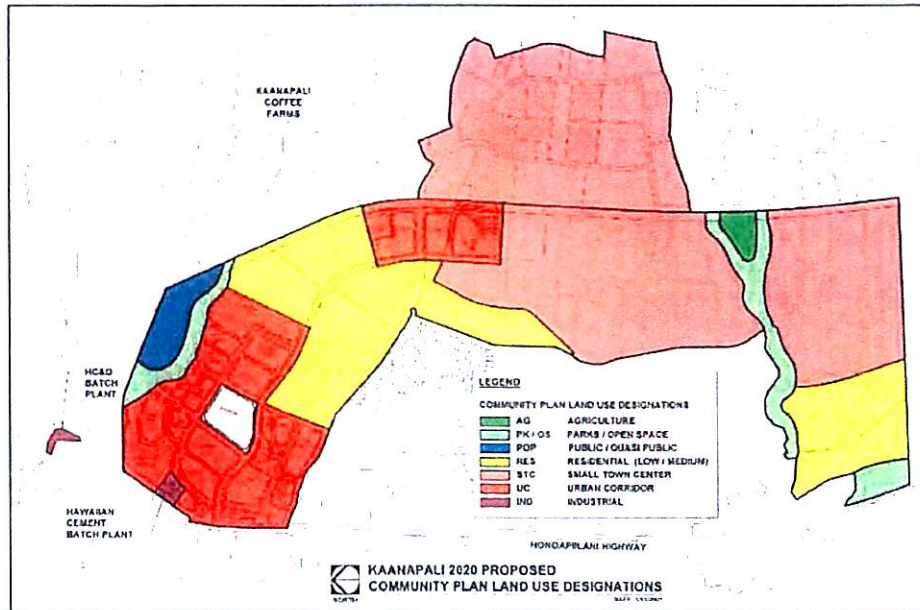
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Name	Signature	Address	Phone No.	Date
Rick W. Voller Jr		2694 ILLAWAY WAY, MAKAHAHA	870-6920	6/2/2021
GUSTAV KAMINA		988 MAKAHAHA ROAD	357-9114	6-2-21
Shari Terada		11 HAIPULE PL., KAHULUI	(808) 280-0992	6/02/2021
KARIN ABULON		1090 MAHAU ST, MAK.	870-4814	6/2/21
Kali Garcia		233 Koni P. Wailuku HI 96793	493-523	6/02/21

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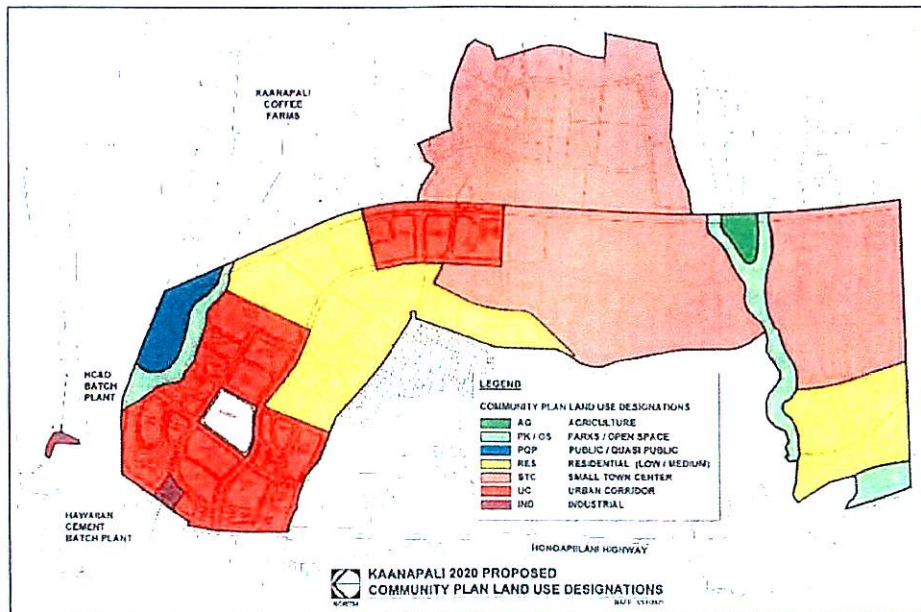


Name	Signature	Address	Phone No.	Date
Troy Cordon	<i>[Signature]</i>	852 Puniolo Pl	808 411-5788	6/2/21
PEN Ponce	<i>[Signature]</i>	2279 Anuwana Pl. Pihalehi	808 269-0498	6-2-21
KANAIKA PUNAROTTO	<i>[Signature]</i>	145 Mokuhi St	757-4585	4/2/21

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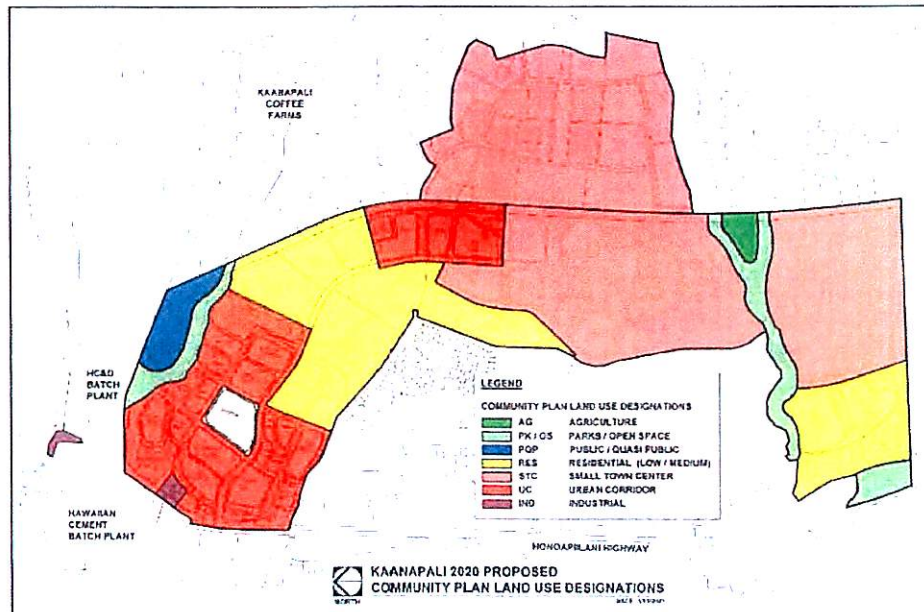
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Name	Signature	Address	Phone No.	Date
Kevin Fernandez	[Signature]	P.O. BOX 5 MAKAWAO	870-1855	6-2-21
STEPHEN Urayanaka	[Signature]	34 KAKAWAHE	244-3090	6/2/21
Debra Miguel	[Signature]	101 W. PAPA AVE	357-6724	6/2/21
Jared Victorino	[Signature]	131 MIKIDA ST.	281-9406	6-2-21
Edgar Somera	[Signature]	522 KULUW. DR.	357-7710	6/2/21
Shawn Tuare	[Signature]	894 PULEHIKI RD	285-9481	6-2-21
Jonathan Tavares	[Signature]	3299 KIHARAI PI	446-0155	6-2-21

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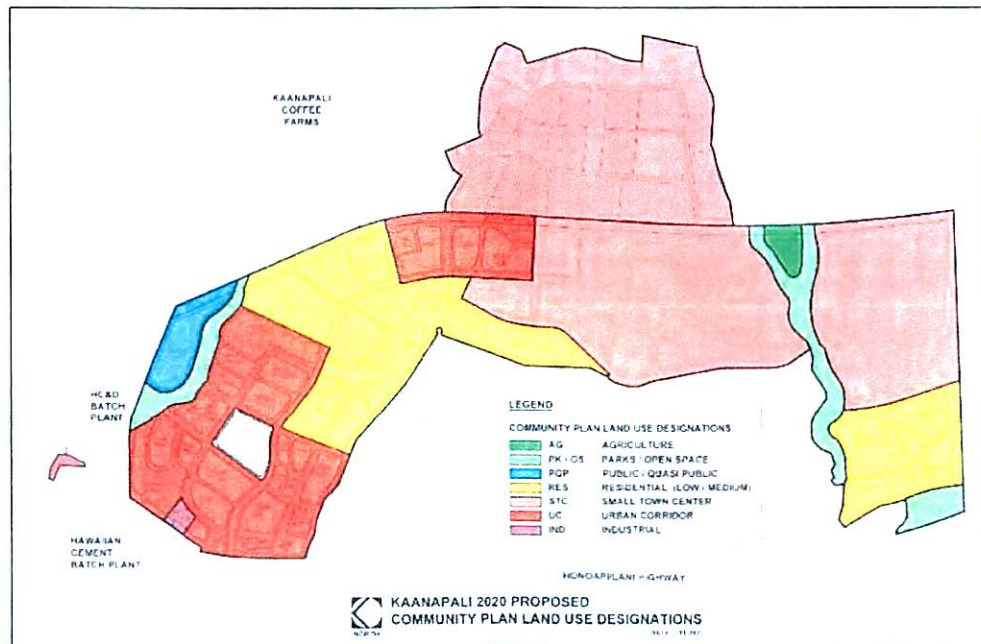
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[illegible]

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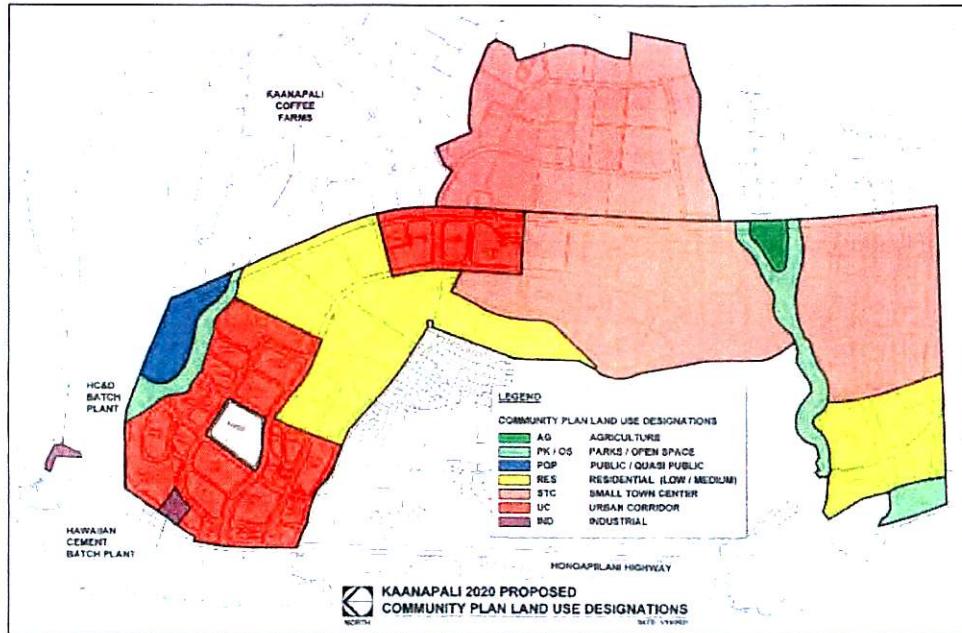


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[illegible]

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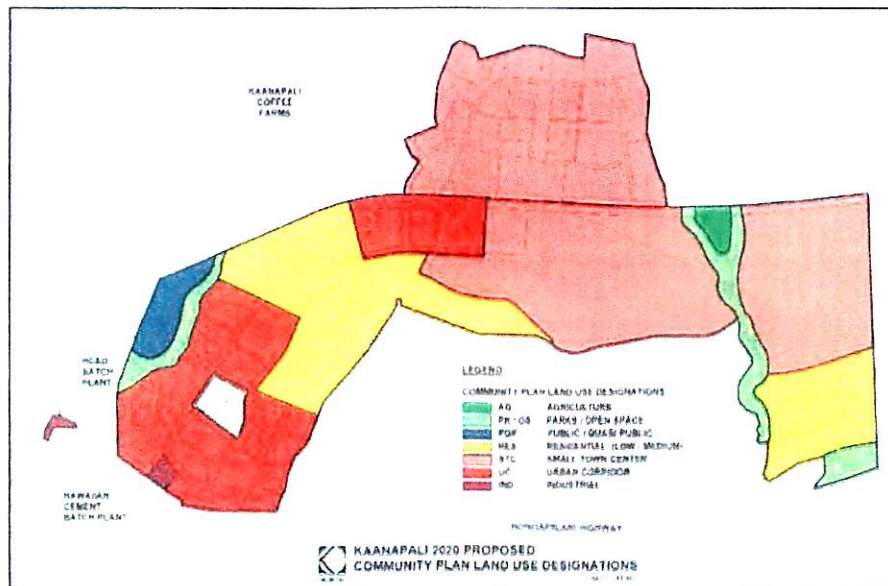


Name	Signature	Address	Phone No.	Date
Eric Matsuda		162 West Lanai St Kahului, HI 96732	808 385 7805	5/11/21
Richard Y. Santo		1013 Prospect St, Apt 1216 Honolulu, HI 96822	808.358.6245	5/11/21
Dayna Pacheco		761 Malaihi Road Wailuku, HI 96793	808 280 6615	5/11/21
Brooks Aoki		1273 Moohele Street Wailuku, HI 96793	808 357 4787	5/12/21
Jason Kuraoka		545 Kualau Street Wailuku, HI 96793	808 280 0334	5/13/21
Jason Springer		1032 S Kihei Rd B203 Kihei, HI 96753	808-868-9918	5/14/21

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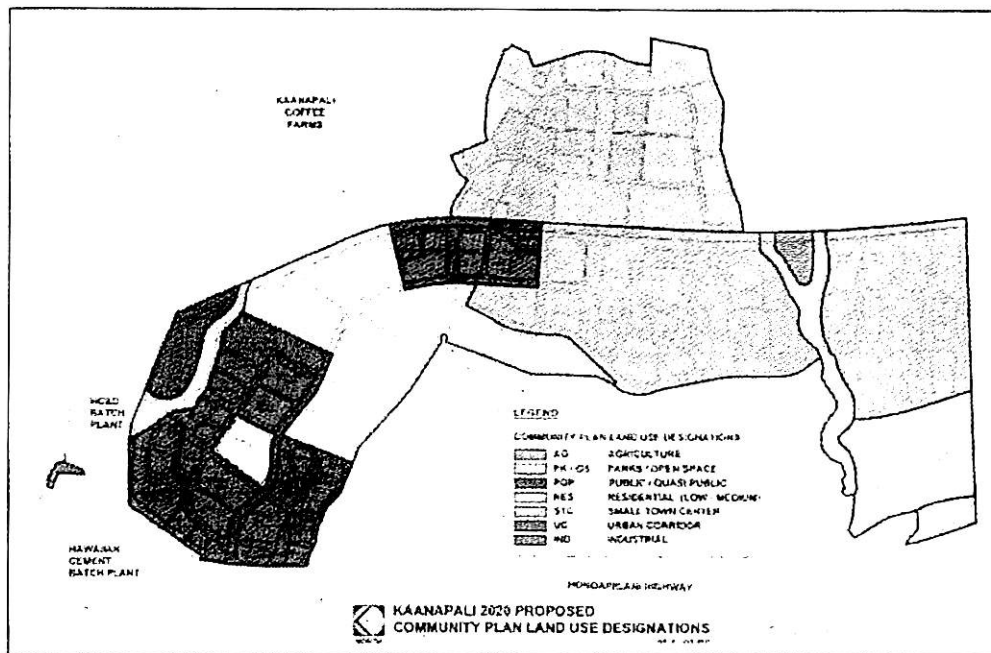
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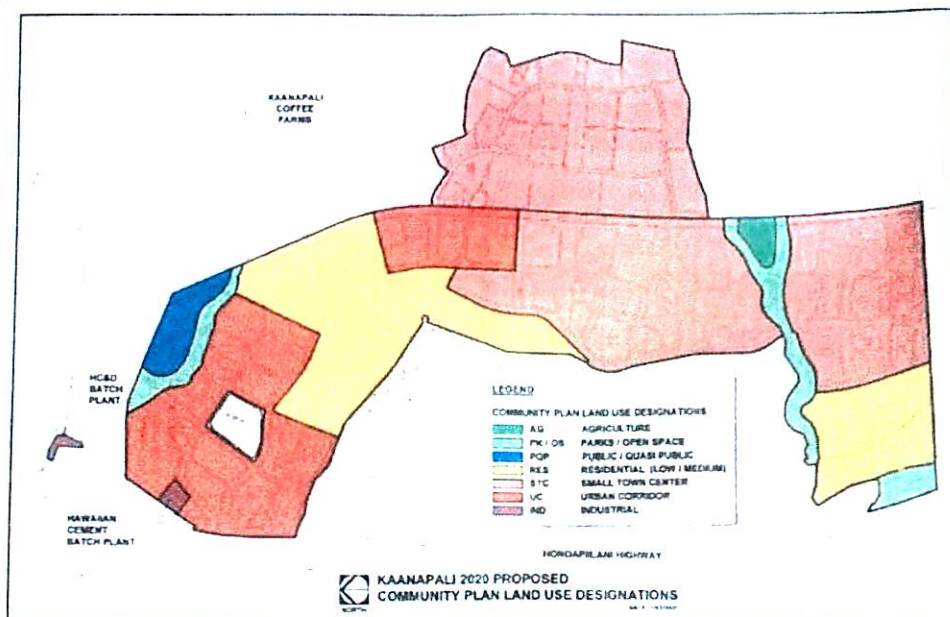
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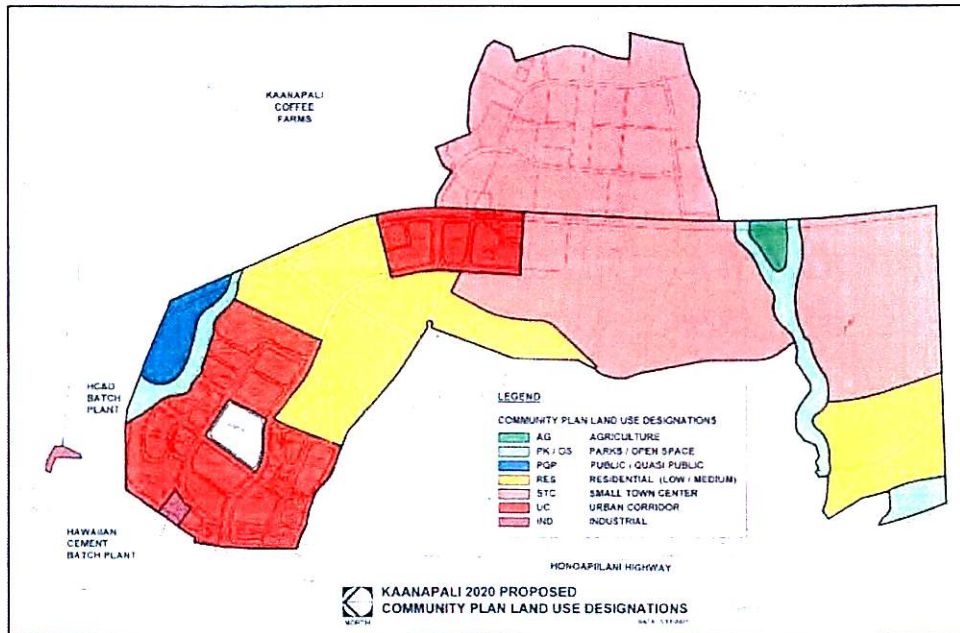
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[illegible]

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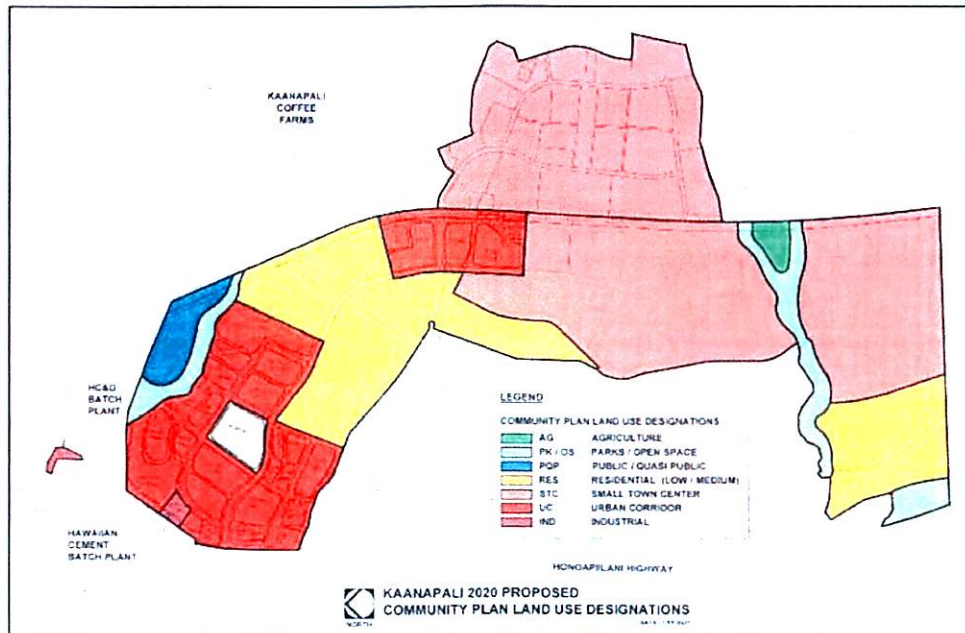
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Name	Signature	Address	Phone No.	Date
Debra M. Kanihiki	[Signature]	41 Hoku Pihikapaka St. Kalahele 96735	870 203	5/12/21
Kamealoha Kanihiki	[Signature]	1735 Hanohano St. Lah, 96761	808-250-8298	5/12/21
Pamela Kanihiki	[Signature]	" "	808-727-9741	5/12/21
Ryah Kanihiki	[Signature]	" "	808-495-3040	5/12/21
Keaton Hahn	[Signature]	1736 aa place	808 263-0000	5/12/21
Adri Hahn	[Signature]	1736 aa	808 264-1065	5/12/21
Liahona Kanihiki	[Signature]	1735 Hanohano St.		5/12/21
Darren Kanihiki	[Signature]	382 Adri St	808 419 0003	5/17/21

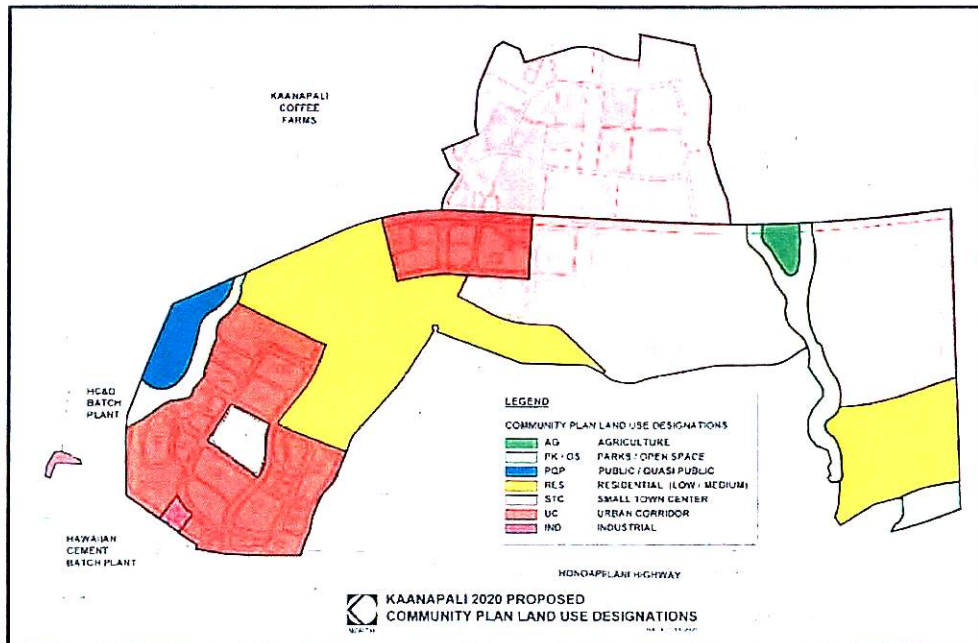


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Name	Signature	Address	Phone No.	Date
Michael Arakawa	<i>[Signature]</i>	481 Kauhī Pl. Lah.	667-5395	5/12/21
Kela Kouno'dha'o	<i>[Signature]</i>	695 Hoene St. Makawao, HI 96768	(808) 868-6907	05/12/2021
Lawrence N. Kaula	<i>[Signature]</i>	595 Hoene St. Makawao 96768	(808) 264-6885	05/12/21
Robert Watson	<i>[Signature]</i>	980 Lahaina Lane 96761 Rd	662-4000	05/12/21

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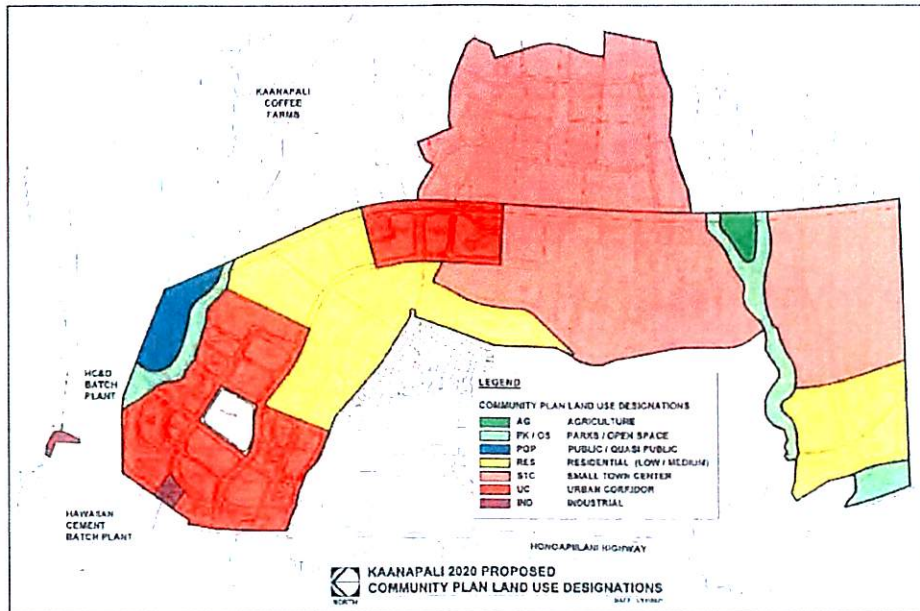


Name	Signature	Address	Phone No.	Date
Alvin T. Pelayo	<i>Alvin T. Pelayo</i>	1731 Ala Place	633-0289	4/13/2021
Clay Sutherland	<i>Clay Sutherland</i>	173 Koshana St.	249-2522	5/12/21
Don Muegge	<i>Don Muegge</i>	2591 AINA MAHI'A PL	662-0001	5/17/21

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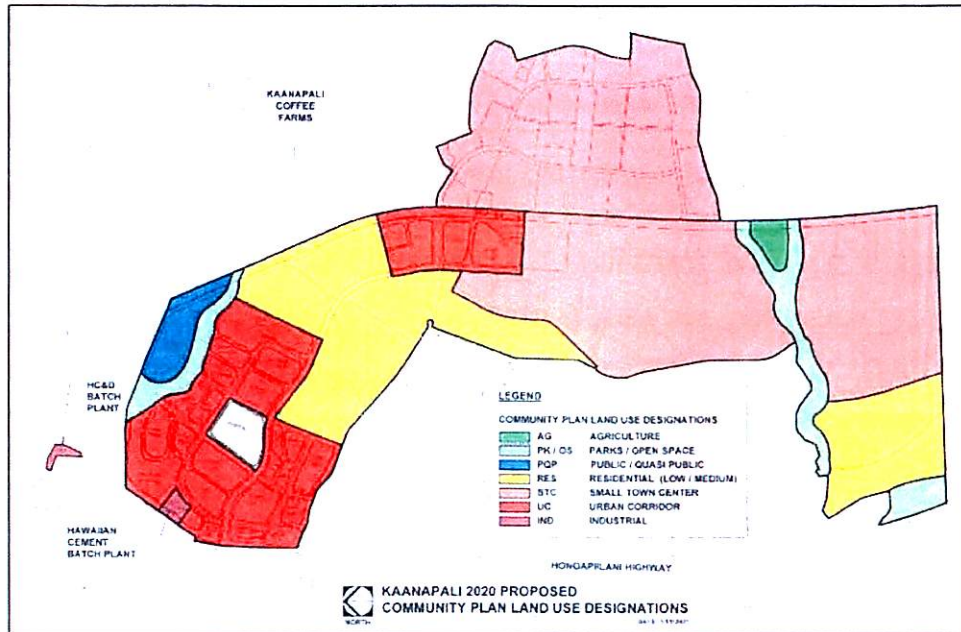
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Name	Signature	Address	Phone No.	Date
Randall Abren	<i>R. Abren</i>	319 Kulawann Cir	357-6211	6/2/21
Vicente Pololani	<i>V. Pololani</i>	344 Kapanui Waiuku	357-1621	6-2-21
Clayton Yogi	<i>C. Yogi</i>	P.O. Box 710	757-1107	6-2-21
Joseph H Fernandez Jr	<i>J. H. Fernandez Jr</i>	571 HAIBAMU PI	357-6222	6/2/21
Eric R Peters	<i>E. R. Peters</i>	25 Alca Pl.	572-4330	6/2/21
Ka Kekomu	<i>K. Kekomu</i>	632 Lalani Circle <sup>Kokoni</sup>	250-4459	6/2/21
Dave Karon	<i>D. Karon</i>	251 Holo Lani	357-4796	6/2/21
Robert Holder	<i>R. Holder</i>	140 Maui Kai Loa	268-6538	06/02/21
LINCOLN LINKEE	<i>L. Linkee</i>	P.O. Box 1155	205-4245	6/2/21
James A Wickham	<i>J. A. Wickham</i>	285 Maui R. d	572-7899	6-2-21

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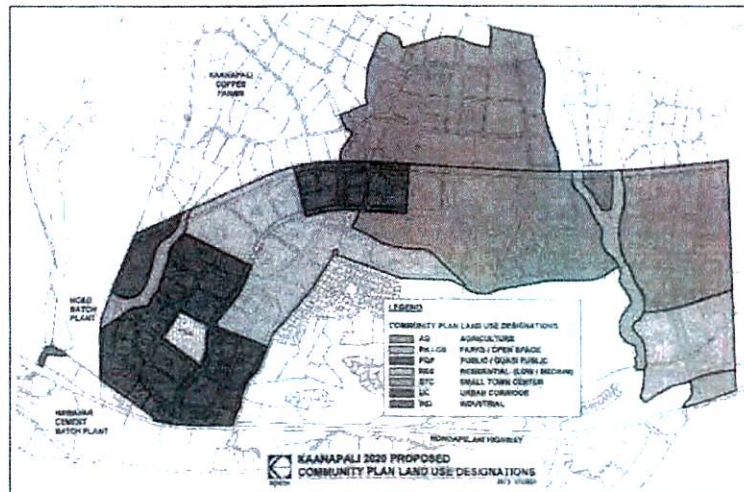
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Name	Signature	Address	Phone No.	Date
CAULIA MARSDEN	<i>Caulia Marsden</i>	1636 AA STREET	808-667-2061	5-12-21
WILSON PINGKIKU	<i>Wilson Pinkiku</i>	809 KALENA ST	808-667-2874	5-12-21
Romulo Ballesteros	<i>Romulo Ballesteros</i>	486 AKI ST	205-0247	5-12-21
ANTONIO FANTASIA	<i>Antonio Fantasia</i>	PO BOX 11598	357-8602	5-12-21
JUNE STEELE	<i>June Steele</i>	410 A. ALIO ST.	808-419-5183	5-12-21
Rogelio Cranny	<i>Rogelio Cranny</i>	34 Pyramis way	808-757-0046	5-12-21
ALVIN CASTRO	<i>Alvin Castro</i>	18 KEKAI RD	808-283-2418	5/12/2021
Vance Honda	<i>Vance Honda</i>	216 Malanai St	808-870-8870	5/12/2021
Mandy Honda	<i>Mandy Honda</i>	216 Malanai St	808-870-7012	5/12/2021
Bailey Honda	<i>Bailey Honda</i>	216 Malanai St	808-344-6471	5/12/21
Arleen Cockcroft	<i>Arleen Cockcroft</i>	1305 Hoapili St	808-268-2542	5/12/21



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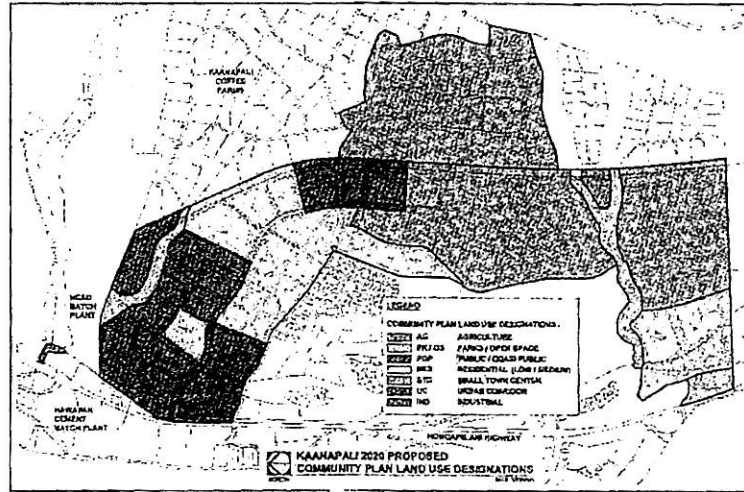


Name	Signature	Address	Phone No.	Date
Edwin Lwasey	[Signature]	3138 Front St Lahaina	276 5593	5/18/21
Fuanani Lindsey	[Signature]	10874 Poole Rd. Makawae	281-1873	5/19/2021
Jonathan K. Khoury	[Signature]	393 Front St Lahaina	250 4243	5/20/2021 (u)
Marie McCabe	[Signature]	5458 L. Honoapiʻilani Rd. LAHA, HI 96761	276-0828	5/20/21
Ken McLean	[Signature]	393 Front	280 6455	5-21-21
Liz Aguirre	[Signature]	3938 Front St	281 7728	5/21/21
LATELA CONSTANTINE	[Signature]	916 Makawae Hwy ST	376 942	5/22/21
Mark D.L.	[Signature]	1300 Lihouena Cir #301	808 757 5534	5/24/21
Susan Dils	[Signature]	1300 Lihouena Cir #301	808 757 8122	5/24/21
Pam Tse	[Signature]	4471 L. Honoapiʻilani Rd #210	415 906 4723	5/24/21
DAVID JENKINS	[Signature]	369 Kaimaloe Circle Kaimaloe	808 727 6963	5/29/21

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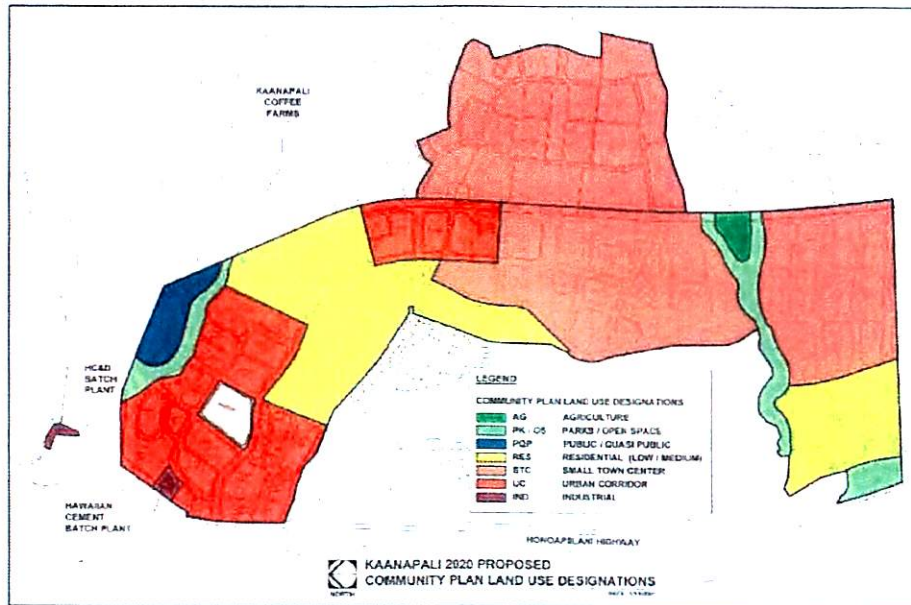
Name	Signature	Address	Phone No.	Date
Kenneth DiVittorio	<i>Kenneth DiVittorio</i>	4471 Lower Lahaina Rd Honopiihane Rd	808-344-8209	29 May 2021
William Oldham	<i>William Oldham</i>	334 Kūi Mahe P1 Kihikihi	510 917-0877	" "
Andy Taves	<i>Andy Taves</i>	29 Mahanui Pl Lah. HI 96761	808 665-5839	5/29/2021

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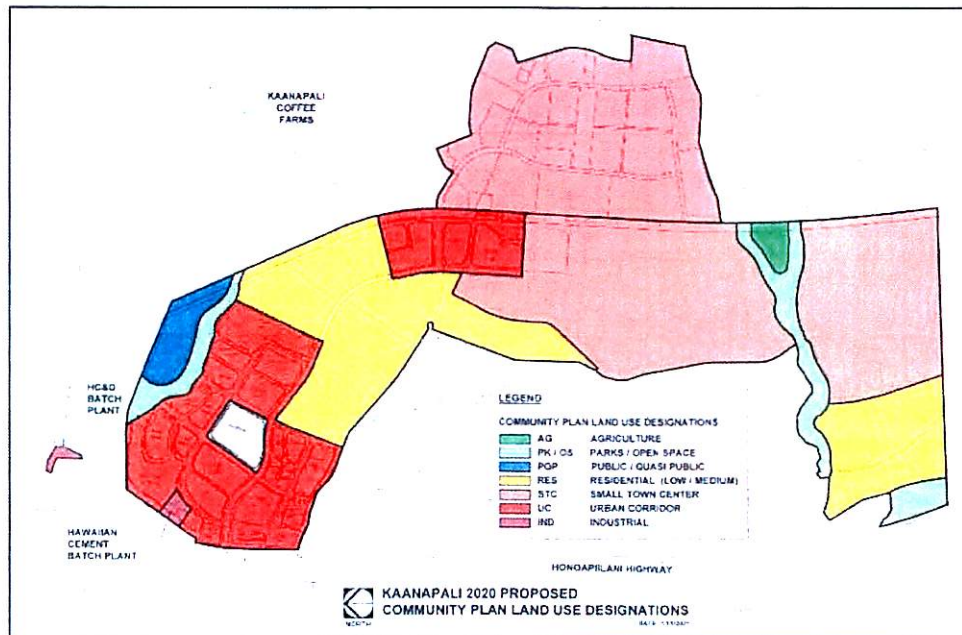
Name	Signature	Address	Phone No.	Date
DAVE SULLIVAN		200 Kama Koi Loop Kihei, HI 96753	808 757 2030	6/1/21
Kelly O'Kief		1405 Naalehu Rd. Kula, HI 96796	908 281-8446	6/1/21
Cameron Livingston		415 Pany Rd Suite E519 Kahului, HI 96732	808 359 0455	6/2/21
Holden WORTHEN			808 793 7551	6/2/21
LLOYD HORGWIST		167 AUHUNA RD Kihei, HI 96753	808 870-2244	6-2-21
Pete Sullivan		132 Hoolapa St Kihei, HI 96753	808-875-2833	6-2-21
Jennifer Sullivan		132 Hoolapa St Kihei, HI 96753	808 269 2698	6-2-21
Jacqueline Ode		18 Ohana Hana Pl. Wailuku, HI 96793	808 757 4297	6-2-21
Alicia Ralph		284 Ohina Place Kihei, HI 96753	808-283-9443	6/2/21
Jon I. Kynes		16862 Hakeka 1/4 Wailuku, HI 96793	808 269 1188	6/2/21
Mark Tachman		720 Hea St Wailuku, HI 96793	808-280-5592	6/2/21

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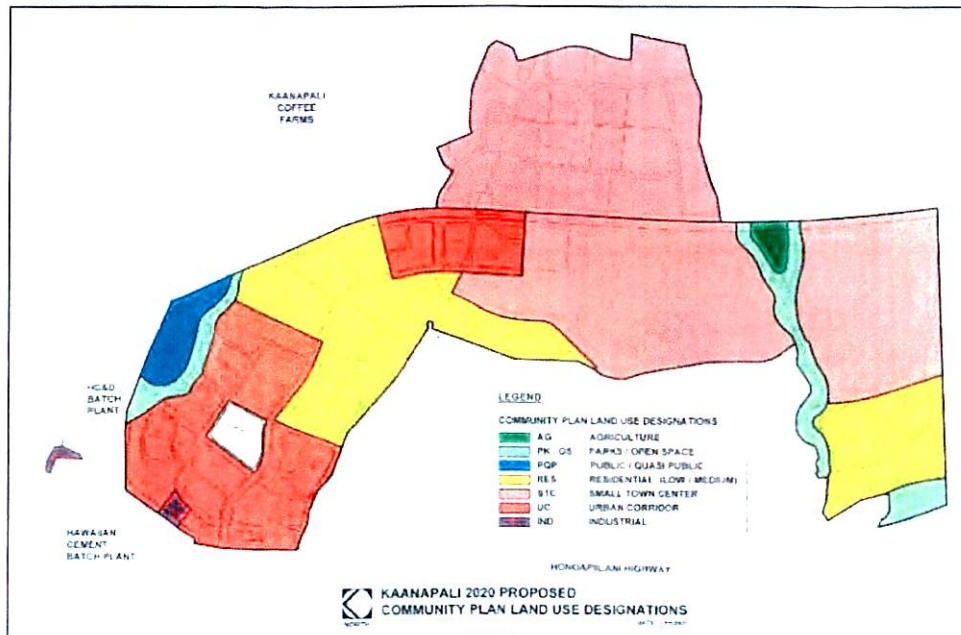
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Name	Signature	Address	Phone No.	Date
Amado Macapay	[Signature]	848 Kalena St.	808 276 860	5/12/21
Benito Lopez	Benito Castillo	P.O. Box 12031	808 298-5878	5/12/21
MARIONA DOCAZMAN	[Signature]	701 Kama Pl. Kah.	(808) 870-8728	5/12/21
ADRI FONTANES	[Signature]	404 PUNAHU PL LAHAINA 96761	808-274-0603	5/12/21
JULIO BRUNIAGA	[Signature]	LAHAINA LAHAINA 96761	808-274-7103	5/12/21
NICANOR TOMAS	Nicanor M. Tomas	97 S LEHUA ST. LAHAINA	808-205-4375	5/12/21
Manro Villanueva	Manro Villanueva	3676 L. Honoapiʻilani F. 103 Lahaina, HI 96761	(808) 750 2776	5/12/21
BENION DRES	[Signature]	487 HOPOE ST LAHAINA HI 96761	808-385-7878	5-12-21
REMIGIO SALVADOR	[Signature]	34 Puhuanui Place	808-740 8601	
DORIS CANO	[Signature]	43 MAIHA ST	808 462 9069	5/12/21
Ernie Pines	Cristian	43 Maiha St.	808-223 4952	5-12-21
Nelson Agbayani	[Signature]	762 HOOKAHUE PL.	359-8063	5-12-21



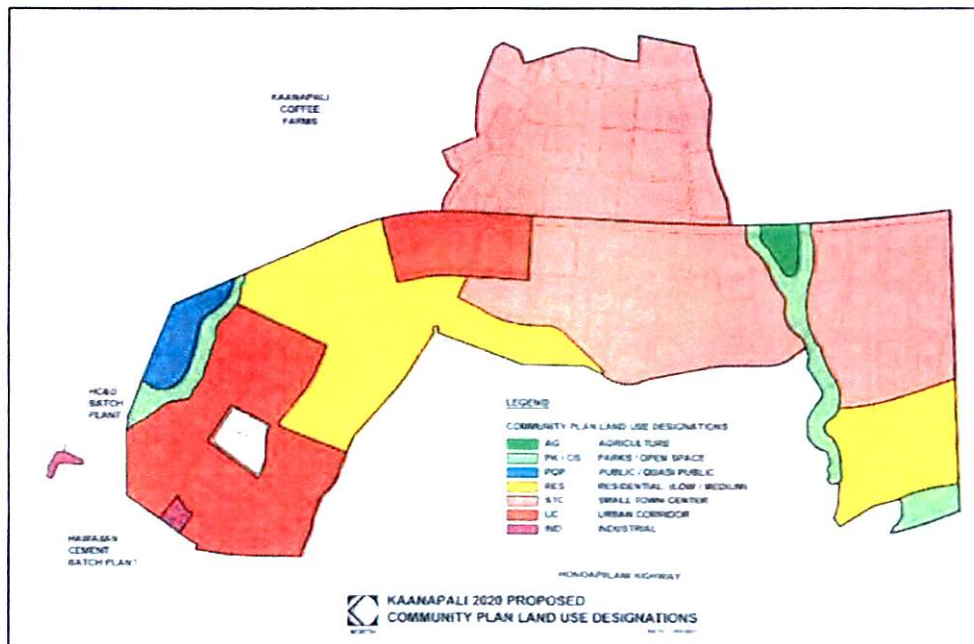
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Name	Signature	Address	Phone No.	Date
Mike Bunyard	[Signature]	P.O. Box 12945	661-0716	3/25/21
John Leonard	[Signature]	P.O. Box 11713	250-1357	3/25/21
Michael Clarkson	[Signature]	P.O. Box 10005	661-4372	3/31/21
Nenita Riley	[Signature]	109E Makahakaha wa. 610 Ala Rd	298-8490	3/31/21
Torren Scritchfield	[Signature]	Ward Ka HE 96793	757-3836	3/31/21
Josh Serrano	[Signature]	830 Kakaia Ct	808-781-7144	3/31/21
Judi Michel Bunyard	[Signature]	1724 Hooli St.	270 8850	3/31/21
Byre Jumbo	[Signature]	61 Loa Place	808 276614	3/31/21
Lanre Barry	[Signature]	61 Loa Place	503-803-3919	3/31/21
Cassre-Ann Tachikawa	[Signature]	597 Kahena St	205-8850	3/31/21
Leone Norma	[Signature]	61 Loa Place	808-715-0816	3/31/21

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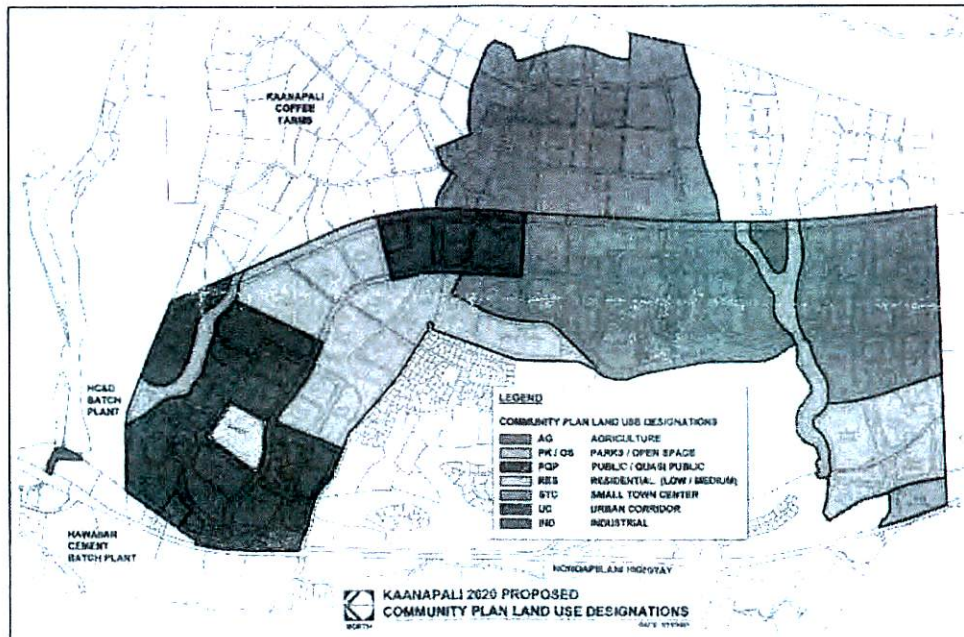


Name	Signature	Address	Phone No.	Date
Jenny Buehler	Jenny Buehler	2560 Kekaa B 201	510-468-6474	5/22/21
J.P. Buehler	J.P. Buehler	2560 Kekaa Dr B 201	510-648-5	5/26/21

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Name	Signature	Address	Phone No.	Date
Jandra Rogers	<i>Jandra Rogers</i>	1400 Limeshane D-101	662-8748 808-	5/30/21
Sally Ann Bryant	<i>Sally Ann Bryant</i>	475 Front St	808-280-3884	5/30/21

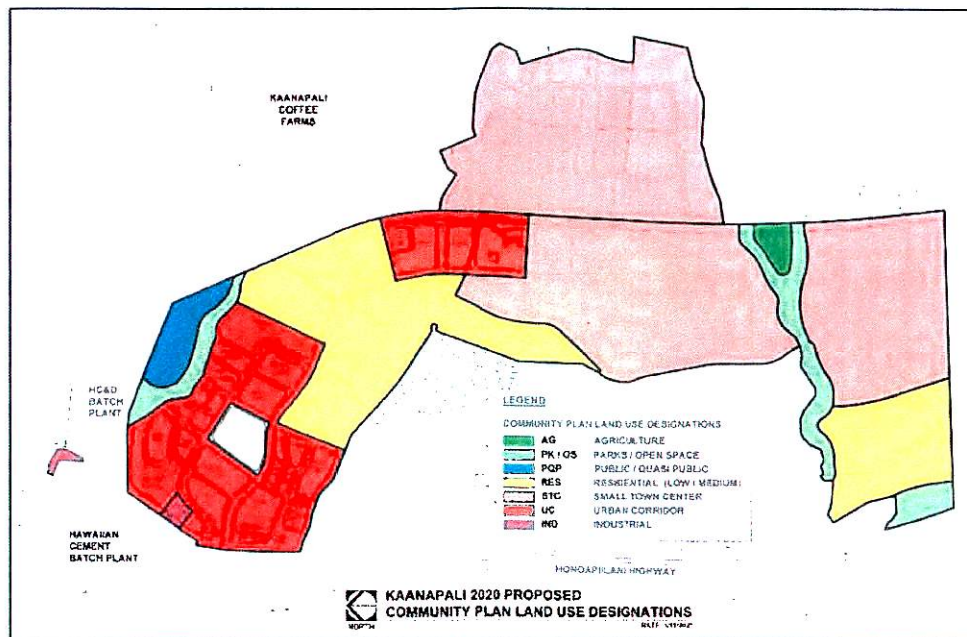
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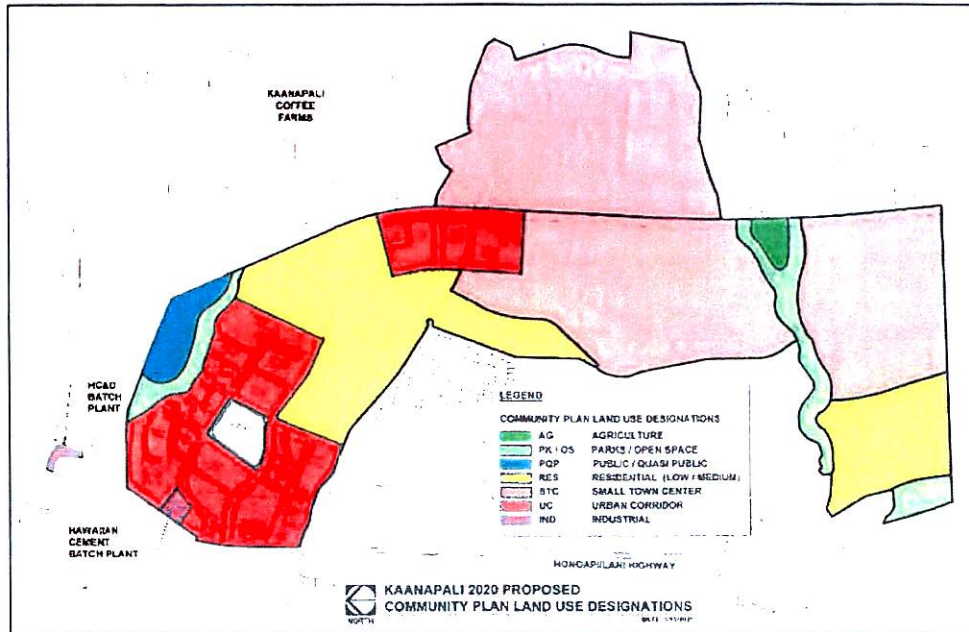
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Name	Signature	Address	Phone No.	Date
Cyris Koolani	[Signature]	900 N. Hapai Pl. Lah. HI 96761	(808) 667-7194	4/2
Elizabeth Takamanga	[Signature]	45 Kuaialua St. Lahaina HI 96761	808 244-9191	6/2/21
Althia Verno	[Signature]	824 Kuaialua St. Lahaina, HI 96761	808-661-8016	4/2/21
Fili Verno	[Signature]	824 Kuaialua St. Lahaina, HI 96761	808-661-8016	6/2/21
Bishop Faria	[Signature]	PO BOX 3062 Wailuku, HI 96793	(808) 264-6034	6/2/21
Patricia Engelman	[Signature]	4450 Waiha PL Hailuku HI 96793	808 592-7168	6/3/21
ELIZABETH MURDER	[Signature]	334 PAILLOL DR WAILUKU, HI	808 264-1885	6/3/21
FELIPE YADAO	[Signature]	426 WAINEE ST LAH. HI 96761	808-9198	6/3/21
BALTASAR RABEL	[Signature]	300 S. LEHUA ST. KAH. MAUI, HI.	276-5803	6/3/21
Lienne Skouyog	[Signature]	Wailuku HI 96793	856-5371	2/3/21
MARVENE RIVERA	[Signature]	245 NODDARI ST. WAILUKU, HI 96793	871-6674	6/3/21

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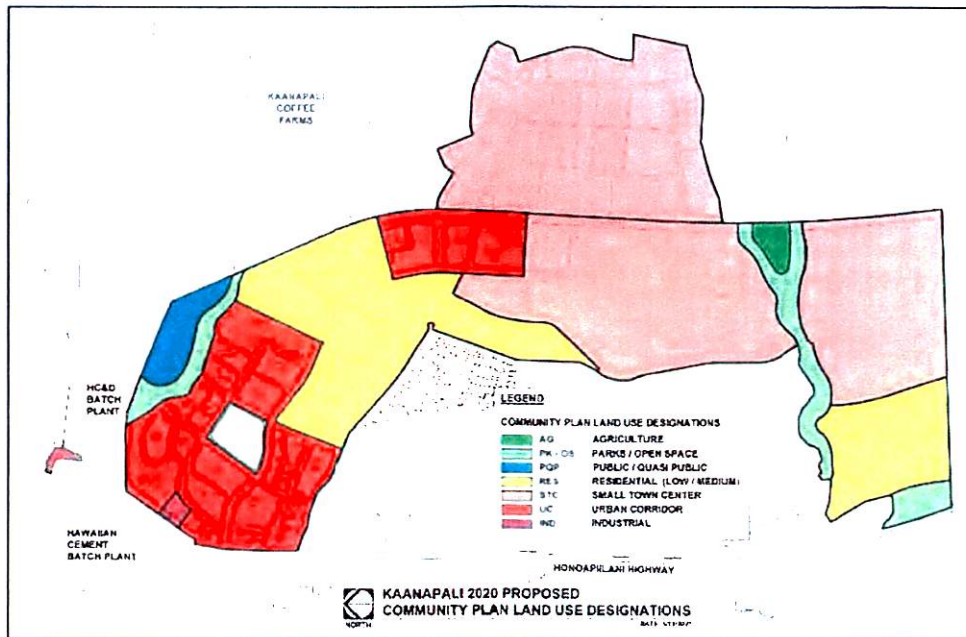


Name	Signature	Address	Phone No.	Date
VALLDYN SAKKI		37 E PAPA AVE	214 2567	6-3-21
Brya Bynne		1363 Kahuna st	231-4819	6-3-21

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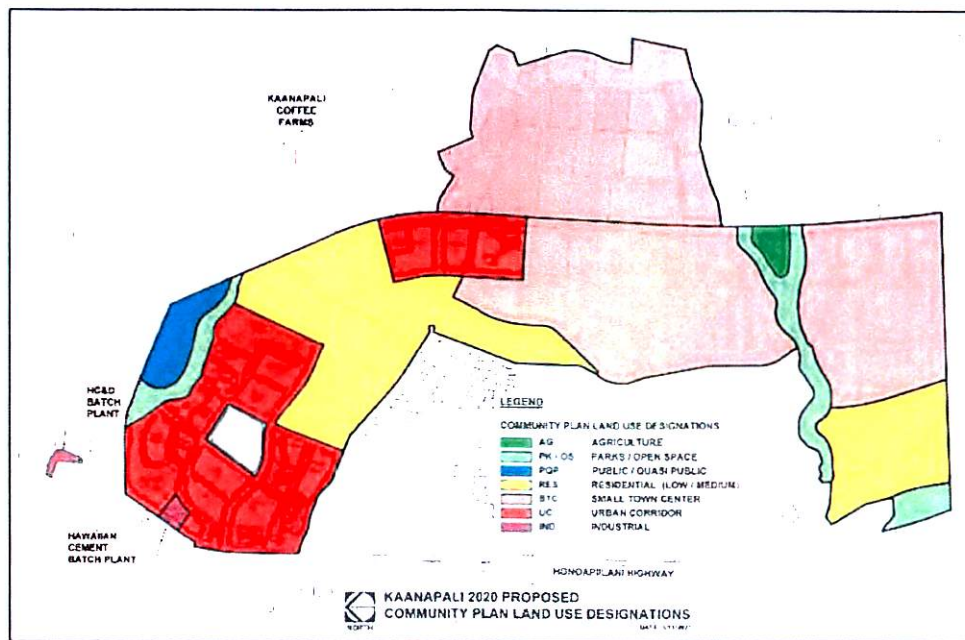


Name	Signature	Address	Phone No.	Date
HENRY Candasan	<i>Henry Candasan</i>	1015 Makaii Street Kahului HI 96732	808-871-5796	6/3/21
LIELI Candasan	<i>Liel Candasan</i>	1015 Makaii Street Kahului HI 96732	808-811-5796	6/3/21
SALVACION LAOLAO	<i>Salvacion Laolao</i>	1015 MAKAIi ST. KAHULUI HI 96732	808-419-0908	6/3/21
ALLAN LAOLAO	<i>Allan Laolao</i>	1015-MAKAIi ST KAHULUI HI 96732	808-280-1487	6/3/21
Felicitas Pelino	<i>Felicitas Pelino</i>	1415 Makaii St. Kahului HI 96732	808-214-6004	6/3/21
Remy Valdez	<i>RValdez</i>	3350 am rd. Kahului, Maui HI	808-250-5119	6/3/21
Del Valdez	<i>Del Valdez</i>	11	808-250-5711	6/3/21
LIGAYA PARILLA	<i>LParilla</i>	61 ALKALO place Keh. HI 96732	385-6782	6/3/21
Rick Parilla	<i>RParilla</i>	61 Alkali Place Keh HI 96732	344-452	6/3/21
Eulyn Valdez	<i>EValdez</i>	596 Molo Kai Kung Ka	8730578	6/3/21
Benedict Valdez	<i>BValdez</i>	596 Molo Kai Kung Ka	4422055	6/3/21

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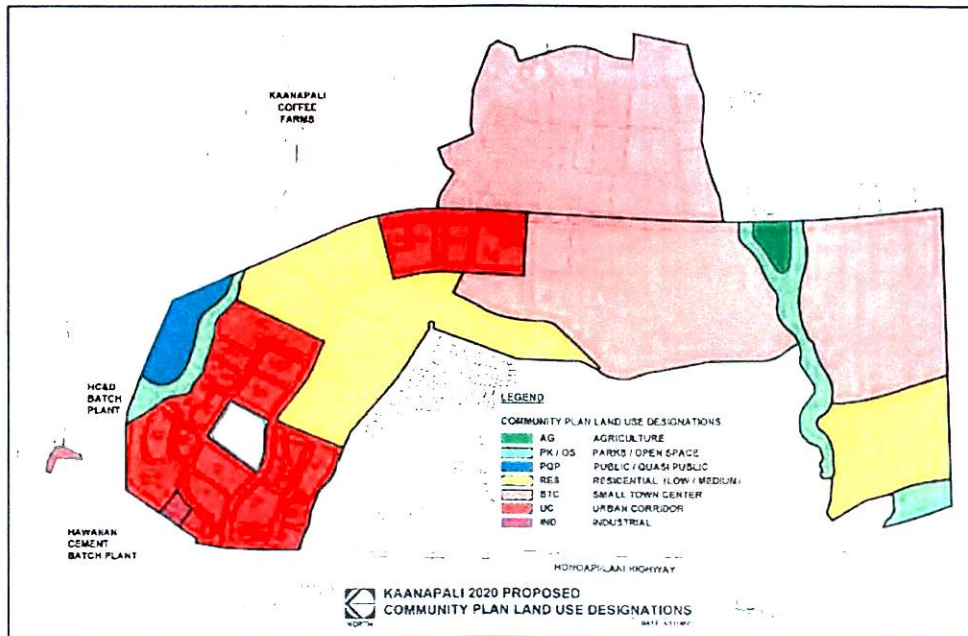


Name	Signature	Address	Phone No.	Date
VIOLETA XIATIVIDAD	V. Xatividad	233 Molokai Akau Kahului, HI	276-1155	6/3/21
Eliseo Xatividad	Eliseo Xatividad	233 Molokai Akau Kahului HI.	276-1155	6/3/21
Doracita de Cambra	Doracita de Cambra	406 'one St Kahului HI 96732	877-5650	6-3-21
Alvira Coloma	A. Coloma	406 'one St Kahu.	877-5650	6-3-21
Arick Primero	Arick Primero	44 Kono Plue Kahului	264-3487	6.3.21
Lauriane Maet	L. A	113 Lower Wailea Beach Road	250-4551	6.3.21
Genelyn Domingo	Genelyn Domingo	113 Lower Wailea Beach Road	250-455	6.3.21
Jimmy Domingo	J. Domingo	Same		6.3.21
Cristina Robino	C. R.	117 Lower Wailea Beach Road	280-5809	6.3.21
Felicidad Salas	Felicia Salas	198 Lower Wailea Beach Road	727-2434	6.3.21
Eunice Gabar	Eunice Gabar	117 Lower Wailea Beach Rd.	276-9998	6.3.21

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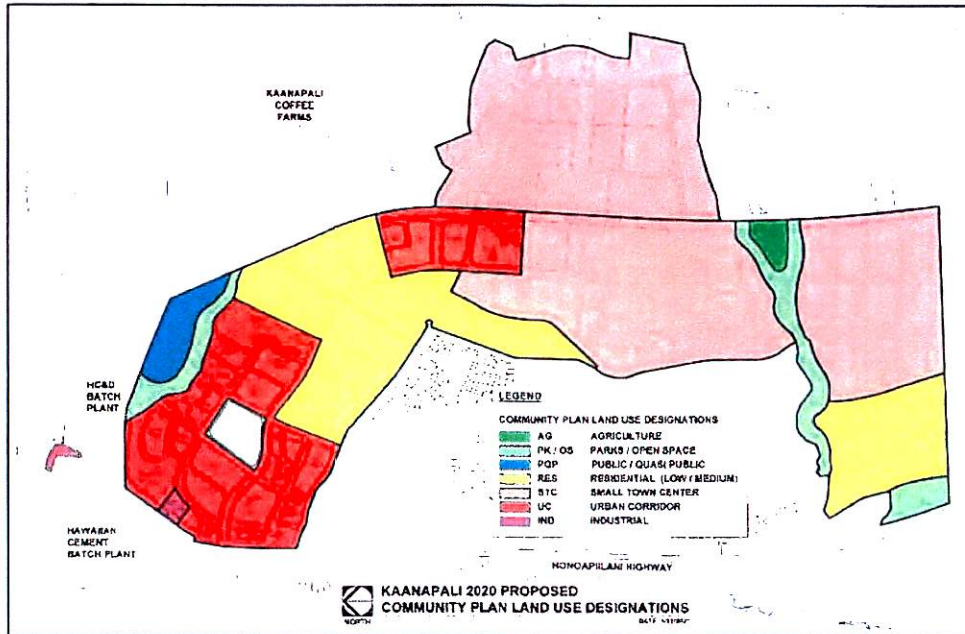


Name	Signature	Address	Phone No.	Date
Emmanuel A. Baltazar		1081 Makalii Street Kahului, HI.	563-0736	06/03/21
Darren Lopez		1081 Makalii Street Kahului HI	344-3514	06/03/21
Pely Rarnis		1954 North St Wailuku, HI. 96793	442-2908	6.3.21
Eliza Baltazar		1081 MAKALII ST. KAHULUI, HI. 96732	375-8757	6-3-21
Gemma Villon		302 Waihe'e Beach Rd. Wailuku, HI. 96793	268-2394	6-3-21
Iryneil Feig		1081 MAKALII ST. KAHULUI, HI. 96732	244-8567	6-3-21
Kristine Villon		302 Waihe'e Beach Rd. Wailuku, HI. 96793	269-1087	6-3-21
KIMBERLY TABISULA		96 S. Papa Avenue Kahului	280-9818	6.3.21
Albert Tabisula		96 S. Papa Avenue Kahului	280-9818	6-3-21
Zenaida Andaya		1114 Makalii Place Kahului	383-7464	6-3-21
Jesse Andaya		1114 Makalii Place Kahului	757-1315	6-3-21

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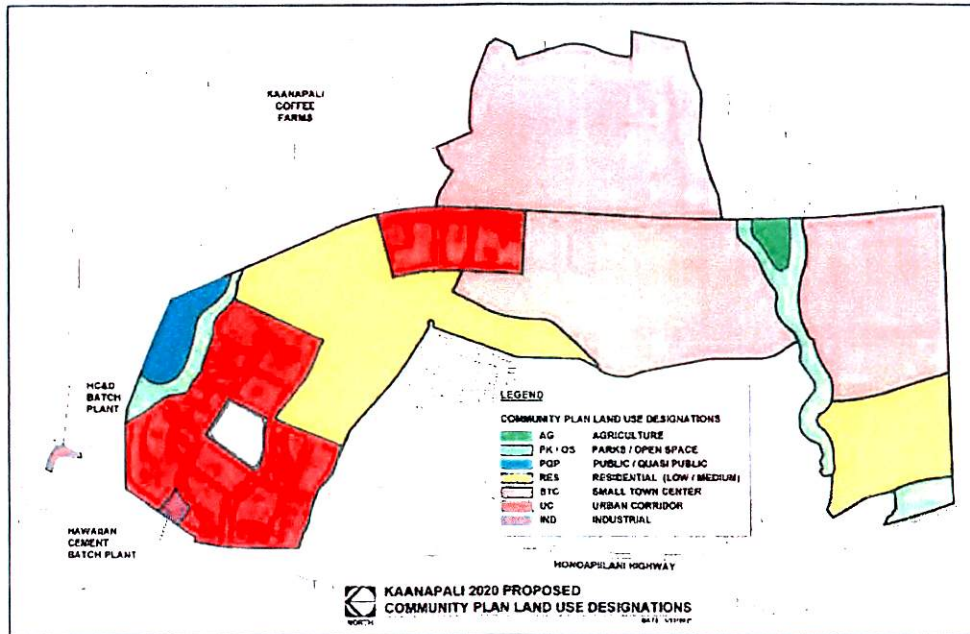


Name	Signature	Address	Phone No.	Date
DANAS VALUAK	[Signature]	2711 KAHALA DR WAIKANA	808 268-1444	6/3/21
YENNIKE Villanueva	[Signature]	41 EAST KAHALA KAHALA, HI 96761	661-1234	6/3/21
Patty Joy Kariko	[Signature]	1724 Hanalei St. Lahaina 96761	760-6093	6/3/21
JEFF ALANAXIE	[Signature]	P.O. BOX 11265	280-6937	6/3/21
Kellen Quinlan	[Signature]	115 Malama Pl. Kahului 96793	808-4344	6/3/21
DAN K. Thompson	[Signature]	P.O. BOX 352 Lahaina	298-4547	6/3/21
Michael Mulvihill	[Signature]	616 AKAKU ST WAILUKU		6/3/21
Mathias Curimao	[Signature]	41 Waiaka Lane Wailuku	262-723	6/3/21
Marlou Onate	[Signature]	27 Hooia place Lahaina	442 2112	6/3/21
OWEN KALAHANE	[Signature]	P.O. BOX 11265 LAHAINA HI 96761	808 280 6436	6/3/21
Joseph [Name]	[Signature]	P.O. BOX 11265 Lahaina HI 96761	808 280 7046	6/3/21

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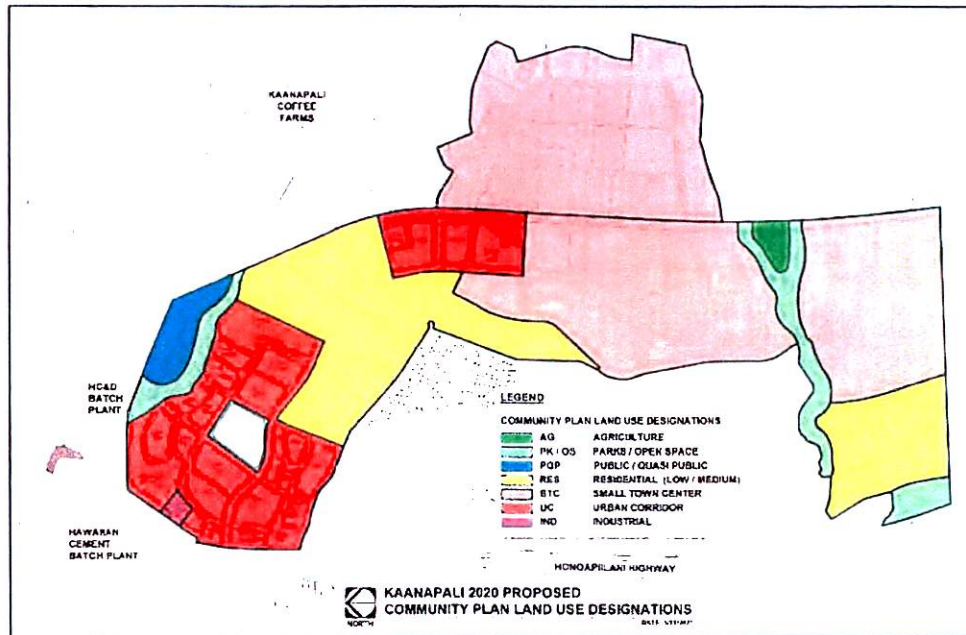


Name	Signature	Address	Phone No.	Date
Veronica Nova	<i>Veronica Nova</i>	124 Ceo/ao St. Lahaina	808 418 8484	5/13/21
Melody Thomas	<i>Melody Thomas</i>	1708 Hooli St, Lahaina	(808) 268-8857	5/13/21
Louder R. Rivera	<i>Louder R. Rivera</i>	1107 Makeala Dr. Waihi	(808) 281-3709	6/3/21
Jimmy Punn	<i>Jimmy Punn</i>	605 Maalo St.	808 276 9254	
Helen Parilla	<i>Helen Parilla</i>	172 Hoohoku St. Kahului	(808) 264-0279	6/3/21
Abel Corbo	<i>Abel Corbo</i>	210 Malorai St.	808/298-4074	6/3/21
Kenneth Comlang	<i>Kenneth Comlang</i>	352 Aulike St	808-205-4788	6/3/21
MAHARD RABINO	<i>MAHARD RABINO</i>	97 KANIAU Rd	(808) 264-4327	6/3/21
ELWYN, JAY & J	<i>ELWYN, JAY &amp; J</i>	1321 KERO St.	808 383 7891	11
Aristotele Abut	<i>Aristotele Abut</i>	579 Kahako St.	808-633-1064	6/03/21
GEORGE AGRAYNI	<i>GEORGE AGRAYNI</i>	762 Hookahua Pl.	808-264-7849	6/3/21

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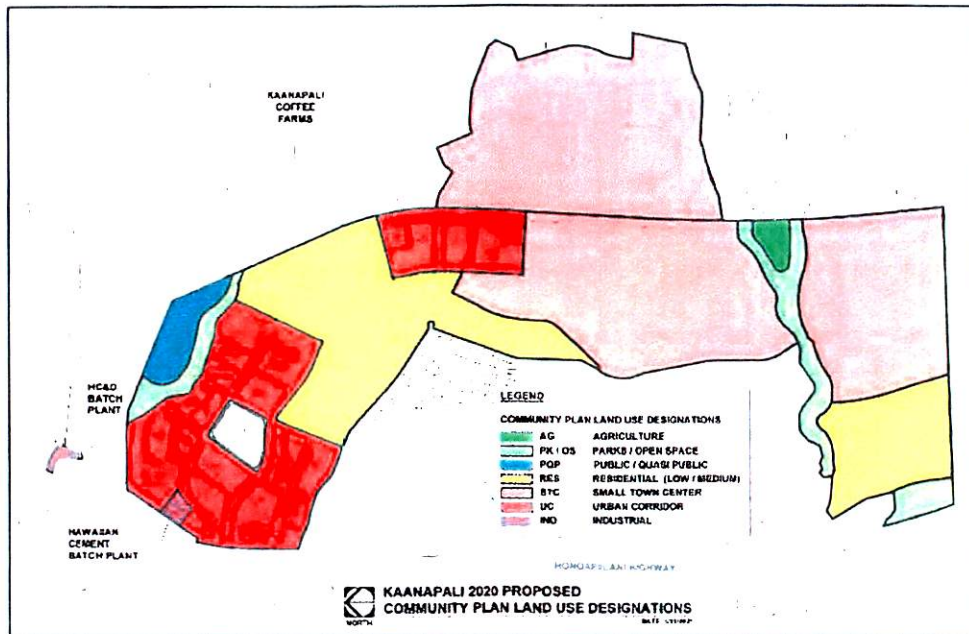
Name	Signature	Address	Phone No.	Date
Derrick Ribuean		5170 Hanalei St	669-6540	6/3/21
Ricardo Flores		1321 Kea O St	2803167	6/3/21
Walter Madsen		50 Lee Pl.	669-0196	6/3/21
Marie Pagan		66 Lerie St.	808-269-1233	6/3/21
Warlita Neri		328 Anahulu St	808-385-1941	6/3/21
Kat Wright		316 Maui Ct	808-280-3949	6/3/21
JOE A.		1060 Kaehe Dr. W.	264-8053	6/3/21
Jaye Nause		100 Moike St. Wailuku HI 96791	269-2285	6/3/21

Please return this form to Chad Fukunaga via email at [chad@kaanapaliland.com](mailto:chad@kaanapaliland.com) or via USPS to Chad Fukunaga, Kaanapali Land Management Corp., 275 Lahainaluna Road, Lahaina, HI 96761, You can also call (808) 661-9652 if you need further assistance.



*Jim*

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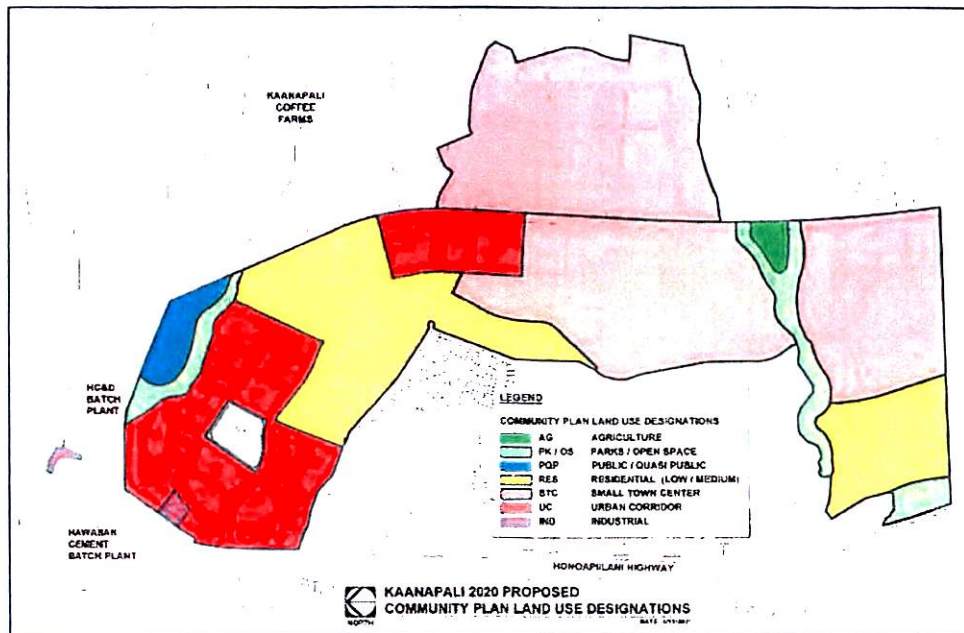


Name	Signature	Address	Phone No.	Date
Shantel Guzman	<i>[Signature]</i>	138 Hamau Place	808-319-2608	6/3/21
Renato Celario	<i>[Signature]</i>	221 MOLEHULEHU ST.	(808) 871-2866	06-03-21
MARK DE LOS PERES	<i>[Signature]</i>	583 KAAKOLU ST. LAHAINA	808-276-4327	6/3/2021
FRANCESCA DE LOS PERES	<i>[Signature]</i>	583 KAAKOLU ST. LAHAINA	808-387-0243	6/3/2021
Joane Rosal	<i>[Signature]</i>	178 Anamuli St. KAHULUI	808-205-2248	6/4/21
Joyce Rosal	<i>[Signature]</i>	178 Anamuli St. KAHULUI	808-281-4122	6/4/21
Alika Brown	<i>[Signature]</i>	178 Anamuli St. KAHULUI	808-895-1418	6/4/21
Grace B. Dumaran	Grace B. Dumaran	520 AKOLEA PLACE, WAILUKU	808-463-5465	6/4/21
Apolinar Rosal	<i>[Signature]</i>	178 Anamuli St. KAHULUI	808-205-2241	6/4/21
Roberto Rosal	<i>[Signature]</i>	178 ANAMULI ST. KAHULUI	808-205-2245	06/04/21

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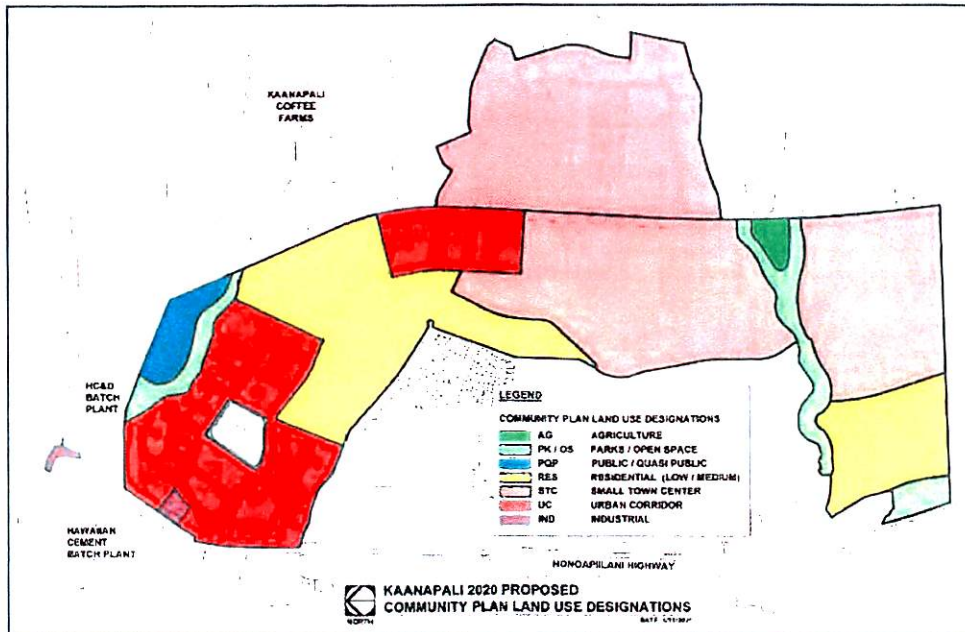


Name	Signature	Address	Phone No.	Date
JR Carrate	[Signature]	90 E Koaia	266-4444	6-4-21
Nena Donato	[Signature]	377 West Papa	808-877-7777	6-4-21
Nenita Tabilin	N. Tabilin	442 Kaulana St. Kah. Hi.	270-1151	6.4.21
Chahalehili	[Signature]	91 Poina Circle Kah. Hi.	249-8148	6-4-21
Wilke [Signature]	[Signature]	233 Mokuai Place Kah. Hi.	276-1155	6.4.21
Melicia Faa	Melicia Faa	199 Mokuai St Kah. Hi.	285-1140	6.4.21
Robyn [Signature]	[Signature]	158 Hoku Dr. Kah. Hi.	873-1230	6-4-21
Ella C. Matindad	[Signature]	233 Mokuai Place St Kah. Hi. 96732	268-5578	6-4-21
Zeny Gomes	Melika Akai S. Kah. Hi.	Zeny Gomes	858-1881	6/4/21
Alisa C. Kourt	[Signature]	S. Papa Ave Kah. Hi.	855-3346	6.4.21
John Matindad	[Signature]	233 Mokuai Place St Kah. Hi.	871-7466	6.4.21

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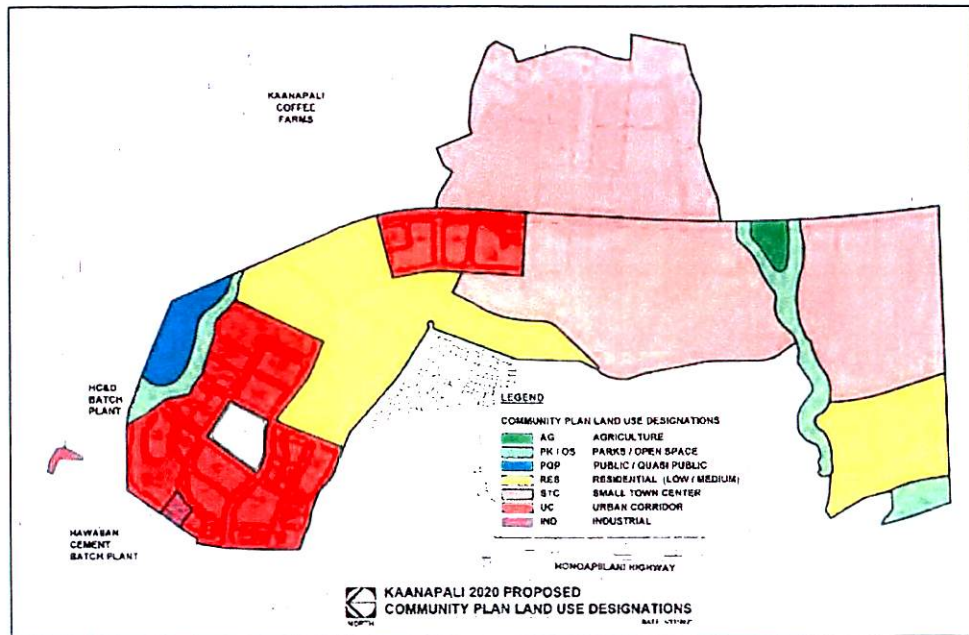


Name	Signature	Address	Phone No.	Date
Wmessa Kinnal	T. Amisq	515 Kama St. Kahului	808-5282	6/4/21
Perly Delgad	Chad B	233 Holoai Ave St. Kah.	442-2691	6-3-21
Castro Rivera	Castro Rivera	Molokai Ave St. Kah.	780-1168	6/3/21
Imelda Constantino	Imelda	404 KAHIKI ST. Kah.	808-2765308	6-4-21
Germana Fernandez	Germana	226 Molokai Ave St. Kahului HI 96732	707-4290	6/4/21
Antonio Fernandez	A. Fernandez	226 Molokai St. Kahului HI	808-707-4290	6/4/21
Perly Delgad	Perly	3133 Kama St. Kahului	808-2051000	6/4/21
Janita D. Lopez	Janita	1078 Ohaka St. Kahului HI 96732	808-244-015	6/4/21
Enrique Delgad	Enrique	708 Pona Wy. Kah.	808-871-077	6/4/21
Cesar Ventura	Cesar	" " "	" "	"
Chad Fukunaga	Chad	Kahului	873-8462	6/4/21

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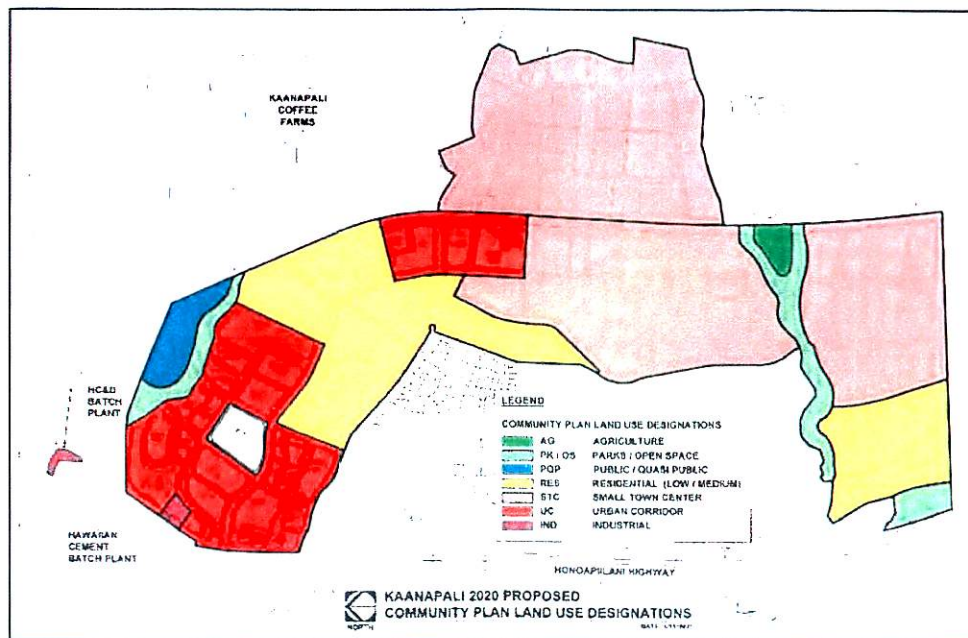


Name	Signature	Address	Phone No.	Date
Marlene Capuz	MCapuz	1073 Makalii St Kahului HI-96732	250-8961	6-3-21
Florestina Capuz	FS Capuz	581 Pohai St Kahului HI- 96732	250-4315	6-3-21
Rogelio Capuz	RT Capuz	581 Pohai St Kahului HI- 96732	463-2837	6-3-21
Rosalina Bonifacio	R Bonifacio	4108 Kipapa Place Kahului, Maui	873-8136	6-4-21
Ram Bonifacio	R Bonifacio	708 Kipapa Pl. Kahului, HI	873-8136	6-4-21
FELIPA CADAVIS	F Cadavis	440 Lono Ave. <sup>Kahului</sup> Kahului HI-96732	808-871-2443	6-4-21
Saturmino Calavie	S Calavie	440 Lono Ave Kahului HI-96732	808-871-2443	6-4-21
Janette Espinoza	J Espinoza	296 Kanaani Drive Pukalani, HI 96768	(808) 344-7397	6-4-21
TERESA FARLAND	T Farland	766 Palomae St. Wailuku, HI- 96793	808-276-0767	6-4-21
VILMA HAVONNE	V Havonne	875 S. Lono Place	280-9453	6-4-21
MURRAY KAMUAI	M Kamuai	5155 Kaimanani St. - Kahului	808-259-3201	6/4/21

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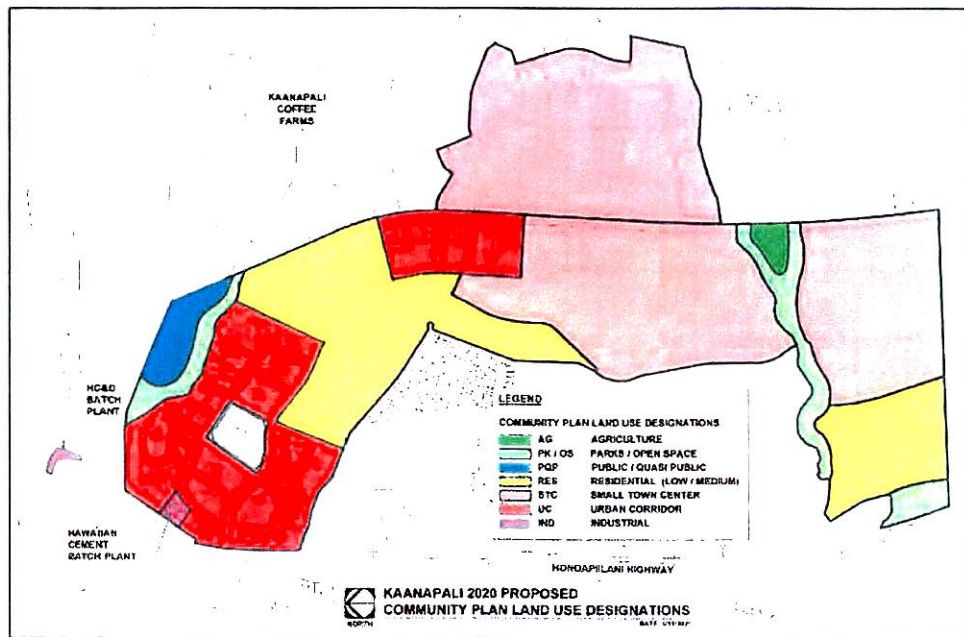


Name	Signature	Address	Phone No.	Date
VIRGINIA DOMINGO	<i>Virginia Domingo</i>	762 Pomakai St.	808 344-7023	6/3/21
Dolores Baclayon	<i>D. Baclayon</i>	762 Pomakai St.	748-8241	6/3/21
Betty Tapat	<i>Betty Tapat</i>	818 Apapuni Pl.	857-5578	6.3.21
Edna Catchapio	<i>Edna Catchapio</i>	1061 Makalii St.	276-1590	6-3-21
Letty Michaux	<i>Letty Michaux</i>	55 South Papa Ave.	268-9604	6/3/21
DOHRIE GASPAR	<i>Dohrie Gaspar</i>	192 Molokai Akau St. Lahului - 96732	808-276-5049	06/03/21
Krystal Dominguez	<i>Krystal Dominguez</i>	296 W Hawaii	808-344-7025	6/03/21
Brigida Feig	<i>Brigida Feig</i>	149 Kunia St	808-281-2343	6/3/21
Imelda Soto	<i>Imelda Soto</i>	1073 Makali	633-0882	6/3/21
Ligaya S. Abad	<i>Ligaya S. Abad</i>	1073 Makali St.	808 705-1200	6/3/21
Mark Baidos	<i>Mark Baidos</i>	296 W Hawaii	796-4540	6/3/21

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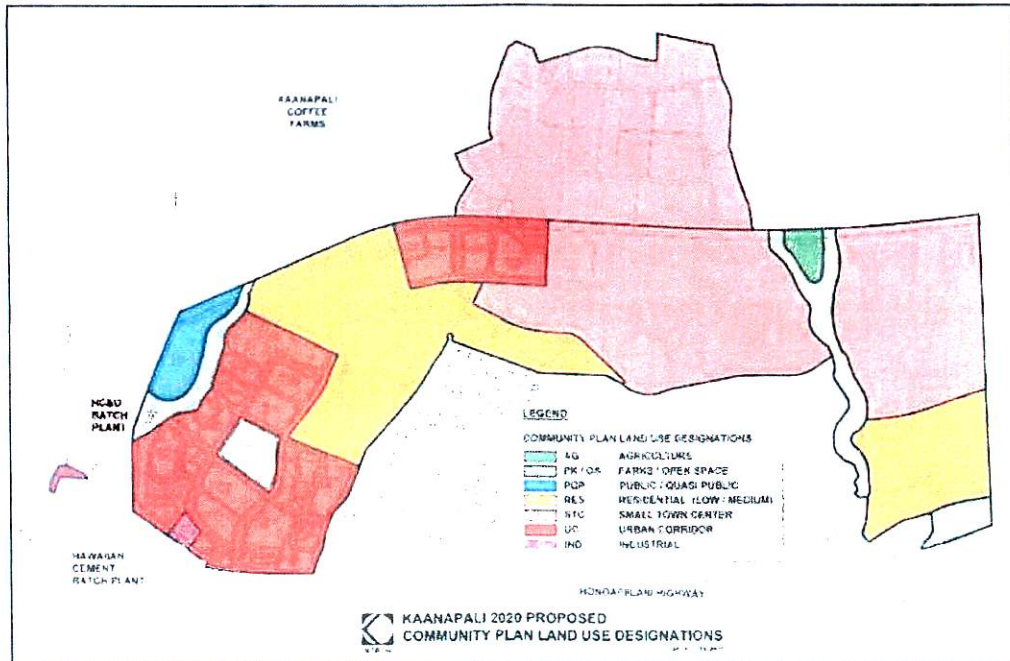
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Name	Signature	Address	Phone No.	Date
FLO CRADDICK	<i>[Signature]</i>	932 Hoosier St.	633-4408 283	6/4/21
VIRGIE GALAGAN	<i>[Signature]</i>	737 S ALU Rd, Wk 1	4205	6/4/21
COLETA DIEGO	<i>[Signature]</i>	605 South Oahu St.	408-250-7380	6.4.21
JONATHAN GARCIA	<i>[Signature]</i>	85 West Papa Ave.	808-727-0588	6/4/21
TARULA PIGAO	<i>[Signature]</i>	404 Kahiki St Kahului	808-835-4492	6/4/21
PEFRONILA GALINATO	<i>[Signature]</i>	8880 Koeha Place, Makawae HI	808-205-4482	6/4/21

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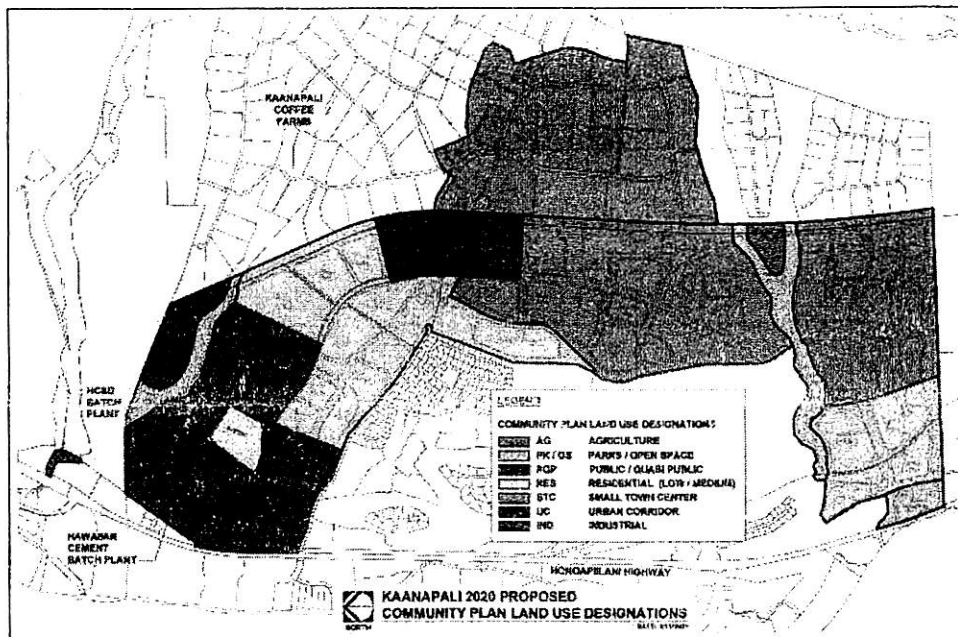
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Name	Signature	Address	Phone No.	Date
P. Davis Quandt	<i>P. Davis Quandt</i>	109 KUALAPA LAHA'INA HI 96761	808-457-0601	6/6/21
Wyndy Quandt	<i>Wyndy Quandt</i>	109 Kualapa Lahaina HI 96761	808-478-9911	6/6/21
Adam Quandt	<i>Adam Quandt</i>	109 Kualapa Lahaina HI 96761	808-419-0226	6/8/21

Please return this form to Chad Fukunaga via email at [chad@kaanapaliland.com](mailto:chad@kaanapaliland.com) or via USPS to Chad Fukunaga, Kaanapali Land Management Corp., 275 Lahainaluna Road, Lahaina, HI 96761, You can also call (808) 661-9652 if you need further assistance.

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[illegible]

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**From:** Jim Haynes <jimhaynes@mauienergy.com>  
**Sent:** Wednesday, November 17, 2021 3:17 PM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

2021 NOV 17 PM 3:24

OFFICE OF THE  
COUNTY CLERK

You don't often get email from jimhaynes@mauienergy.com. [Learn why this is important](#)

Maui council members,

I'm writing in support of zoning changes to allow affordable house in the Olowalu and Launiupoko districts. Home prices on Maui are the direct results of lack of supply and high demand. We need more supply. Please approve zoning to facilitate affordable housing in Olowalu and Launiupoko.

James Haynes

Sent from Mail for Windows

DAVID V. ICE  
GOVERNOR  
STATE OF HAWAII

JOSH GREEN  
LT. GOVERNOR  
STATE OF HAWAII



WILLIAM J. AILA, JR.  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

TYLER I. COMES  
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

P O BOX 1879  
HONOLULU HAWAII 96805

November 18, 2021

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OFFICE OF THE  
COUNTY CLERK  
Ref.: PO 21-35

Memorandum

To: Members of the Maui County Council

From: William J. Aila Jr., Chairman  
Hawaiian Homes Commission

Re: **DHHL Comments on County of Maui West Maui Community Development Plan**

The state Department of Hawaiian Homelands (DHHL) has approximately 777 acres in Honokōwai. Beginning in 2019 to present, DHHL has undertaken a master plan and HRS 343 environmental assessment process for a new homestead community on its lands in Honokōwai. The DHHL Honokōwai planning process is nearly complete and **DHHL is requesting that the County West Maui Community Development Plan (Subarea 2) be updated to reflect DHHL's Honokōwai Homestead Master Plan** development in order to better coordinate future collaboration with the County of Maui on critical County infrastructure and services that are needed to support the new Honokōwai Homestead Community.

As you know, per the Hawaiian Homes Commission Act, which has been incorporated into the State Constitution, the Hawaiian Homes Commission has exclusive land use authority over DHHL lands. As such, DHHL has created its own land use designation categories that reflect the Hawaiian Homes Commission's land use policies for DHHL lands. In order to help facilitate incorporation of DHHL's Honokōwai Homestead Community Master Plan into the County West Maui Community Development Plan, DHHL has identified the Maui County Community Plan Designations that are most applicable to DHHL's land use designations. These are reflected in Table 1. Exhibit A reflects the layout of these land uses on DHHL's Honokōwai lands in the DHHL Honokōwai Homestead Conceptual Master Plan.



DHHL would like “Subarea 2” of the West Maui Community Development Plan to be updated as follows:

**Table 1**

**Translating DHHL’s Honokōwai Land Use Designations to Community Plan Designations**

DHHL Honokōwai Master Plan Land Use Designation	Applicable Community Plan Designation	Approximate Acres
Subsistence Agriculture Homestead	Rural Residential	337
Residential Homestead Single-Family	Residential	70
Residential Multi-Family	Residential	35
Supplemental Agriculture	Agriculture	14
Community Commercial	Rural Village	24
Community Agriculture	Agriculture	16
Community Recreation	Public / Quasi Public	28
Industrial	Employment Center	16
Conservation	Open Space	146
Road & County Facilities	Public / Quasi Public	91

**DHHL Villages of Leali‘i**

We note that in Subarea 3 of the West Maui Community Development Plan, the plan accurately designates DHHL’s Leali‘i as “Residential” as DHHL plans to develop single-family residential homesteads on these lands.

We appreciate the County’s consideration of DHHL’s request to update Subarea 2 of the West Maui Community Development plan to reflect DHHL’s plans for its lands in Honokōwai. Should you have any additional comments, please contact the DHHL Planning Office at [dhhl.planning@hawaii.gov](mailto:dhhl.planning@hawaii.gov).

Enclosure -- Exhibit A

C: Hawaiian Homes Commissioner Randy Awo

Honokōwai Beneficiary Community Master Plan



---

**From:** Doris Lang <doelang@yahoo.com>  
**Sent:** Wednesday, November 17, 2021 3:38 PM  
**To:** County Clerk  
**Subject:** WEST MAUI COMMUNITY PLAN

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OFFICE OF THE  
COUNTY CLERK

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Aloha Council Members,

I am relieved that the Maui Community Plan before you has finally reached to final approval.

Too many people have worked hours upon hours behind the scenes, educating the community with townhouse meetings and in official hearings. I know because I have been to many public gatherings.

I truly believe this plan does represent the vast majority of West Maui residents. Especially when it comes to the most suited locations for affordable housing and future protection for development.

And I believe adopting the West Maui Community Plan before you is the right thing to do.

Mahalo,

Doris Lang  
Launiupoko

**From:** Nyla Nolan <nyla888@hotmail.com>  
**Sent:** Wednesday, November 17, 2021 3:41 PM  
**To:** County Clerk  
**Subject:** West Maui Community Plan dated October 2021; Policies Section 2.3.2 Gulches

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2021 NOV 17 PM 3:45

OFFICE OF THE  
COUNTY CLERK

[You don't often get email from nyla888@hotmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Dear Members of the County Council,

Hi my name is Nyla Nolan. I am a resident of Maui. I have the pleasure of calling Maui my home and growing up here.

I am writing this letter regarding the proposed West Maui Community Plan dated October 2021 relating to the policy 2.3.2 Gulches.

I think it is great that the Council is wanting to take action to protect the ocean and streams of West Maui, but the requirement to have a setback of 100 feet from the top of a gulch for any building doesn't really resolve the stewardship issue. It just makes a lot of people have unusable land or greatly diminishes the use of the land and its value. The original proposal dated January 19, 2021 with the now omitted language of, "unless low impact strategies are implemented to prevent storm water run-off" should be reincorporated. This language will ensure there is accountability and stewardship.

A setback of 100 feet with a sloping property towards the gulch will make no difference of the potential of runoff, but "strategies implemented to prevent storm water run-off" will make all the difference which I think is the purpose of this policy.

I believe most West Maui landowners are all for protecting the ocean and streams as it is the right thing to do and benefits everyone including the landowner.

Thank you for your time and consideration in this matter.

Sincerely,

Nyla Nolan





**Pitzer Built**  
Construction, LLC

2021 NOV 17 PM 3:45

Lic.#22463

OFFICE OF THE  
COUNTY CLERK

November 16, 2021

Fr: Douglas G. Pitzer  
142 Kupuohi St. F-4  
Lahaina, HI 96761

Re: Gulches

To: The Members of the County Council

Hello, my name is Doug Pitzer, owner of Pitzer Built Construction, LLC. I have had several businesses on Maui with my current company established in 1999. I am the Owner/RME for the corporation.

I am contacting you on behalf of the proposed changes to the West Maui Community plan dated 10/2021 related to new policies and referred to in section 2,3,2 Gulches

Pitzer Built Construction has several projects that are affected by this proposed amended law. There would be several law suits with the County of Maui if this goes through for pre-existing lots in approved sub-divisions. There has to be a condition set forth that it is only for new sub-divided lots. I don't know how this would be interpreted by the County of Maui.

West Maui reefs and oceans are so important to our Ohana, keiki and community. Better Management Practices need to be enforced on all projects. Other ways of green management need to be brought to the table and implemented. Save our reefs, but when we get 10" of rain in two (2) hours, the island sheds off all debris from valleys, highlands and gulches, we are all in God's hands at that point.

I implore the Members of the County Council to once again include the policy which was omitted, to allow for low impact development strategies to be implemented to prevent storm water run-off for existing property owners who in good faith purchased property in West Maui.

Sincerely



Douglas G. Pitzer

# CARLSMITH BALL LLP

A LIMITED LIABILITY LAW PARTNERSHIP

75-5722 KUAKINI HIGHWAY #208  
KAILUA-KONA, HAWAII 96740  
TELEPHONE 808.329.6464 FAX 808.329.9450  
WWW.CARLSMITH.COM

PWONG@CARLSMITH.COM

November 17, 2021

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2021 NOV 17 PM 4: 23

OFFICE OF THE  
COUNTY CLERK

Maui County Council  
Kalana O Maui Building, 8th floor  
200 S. High Street  
Wailuku, Hawai'i 96793

**Re: Substantial Flaws with the West Maui Community Plan**

Dear Council Chair Lee:

The Planning and Sustainable Land Use ("PSLU") has substantially revised the West Maui Community Plan ("WMCP") draft that was prepared by the Maui Planning Commission ("MPC"). Many policies in WMCP are contrary to law, are unconstitutional and, most concerning, contain statements and policies that illegally single out one person and their businesses for unfair treatment.

Throughout the last few years, the Council has affirmed and reaffirmed the island's dire need for affordable housing. In various places, the WMCP confirms this need and contains statements, policies and action items to promote affordable housing development. See, e.g., WMCP at 24 ("The shortage of affordable housing in West Maui clearly makes it challenging for employers to find and retain qualified workers . . ."); id. at 55 ("[A]ffordable housing for working families is almost impossible to find."). Indeed, the Committee Report transmitting the bill notes the goal of "Safe, Healthy, and Livable Communities for All includes several action items to expand long-term affordable housing opportunities for residents, with specific actions to promote farmworker housing and senior housing." CR 21-109 at 10.

Despite this pressing need, the Council has approved policies in the WMCP that are contrary to its stated goal of encouraging the development of affordable housing. The plan also singles out one landowner and seeks to impede the reasonable and beneficial use of land for residential purposes. Peter Martin wants to provide desirable, quality affordable homes for Maui residents in areas like Lāhainā Town South and Launiupoko. Ignoring the housing needs of its people, the Council's draft plan includes a number of policies to prevent the development of affordable housing and inhibit the ability to make productive use of property.

There are several legal issues with the policies and action items described in the plan. This testimony briefly describes those issues and calls for the Council to revise the WMCP.

**Policy 3.4.2 gives rise to claims under the Fair Housing Act.** The policy “discourages” the development of affordable housing projects under Hawai‘i Revised Statutes (“HRS”) Chapter 201H and Maui County Code (“MCC”) chapter 2.97 in the area North of Makāluapuna Point and South of Puamana. The Fair Housing Act (“FHA”) prohibits governmental policies that have a disparate impact on a protected class. See *Texas Dep’t of Hous. & Cmty. Affs. v. Inclusive Communities Project, Inc.*, 576 U.S. 519 (2015); 24 C.F.R. § 100.500. Discriminatory intent is not required. *Id.* To sustain a claim for disparate impact, the claimant need only show that a government policy has a disparate impact on a protected class. Even if the government shows that the policy has a legitimate purpose to achieve a public goal, the claimant may prevail by showing there are less burdensome means of achieving that goal. See 24 C.F.R. § 100.500(c).

Policy 3.4.2 is, quite literally, a governmental policy. Excluding the availability of affordable housing in large areas of West Maui will have a disparate impact on members of a protected class, such as those in certain racial groups. There is no rational or legitimate reason to exclude the development of affordable housing projects in an area designated for future growth in the general plan. See Maui Island Plan (“MIP”) Directed Growth Map W4. The policy should be removed to avoid violating the FHA and inviting challenge from developers, individuals and the federal government.

**The attempt to prohibit “lifestyle estates” conflicts with State law.** The WMCP prohibits what it calls “lifestyle estate-type projects” in the Agricultural designation and “discourages” the use in the area North of Makāluapuna Point and South of Puamana. See WMCP at 81; *id.* at 112. Oddly, the plan defines a “lifestyle estate” as “[p]roperty designated Agricultural that is used for luxury dwellings, such as second homes, where very little, if any, farming occurs.” WMCP at 166. To the extent the term is interpreted to prohibit “farm dwellings” in within the State Agricultural District, the prohibition may conflict with State law. See HRS § 205-4.5.

**Policy 3.4.2 fails to advance a legitimate state interest.** Substantive due process protects individuals from arbitrary acts of government and ensures that “the government does not exercise power without any reasonable justification in the service of a legitimate government objective.” *County of Sacramento v. Lewis*, 523 U.S. 833, 846 (1998); *cf. Richardson v. City & Cnty. of Honolulu*, 124 F.3d 1150, 1162 (9th Cir. 1997). A “regulation that fails to serve any legitimate governmental objective may be so arbitrary or irrational that it runs afoul of the Due Process Clause.” *Lingle v. Chevron U.S.A. Inc.*, 544 U.S. 528, 542 (2005); see also *id.* at 549.

Policy 3.4.2 fails to advance a legitimate state interest because it is contrary to the stated goal of “support[ing] construction of rental and ownership housing that is affordable and available to local employees and their families.” WMCP at 51. “Discouraging” the development of affordable housing within areas slated for growth in the general plan does not “support” constructing affordable rental and ownership housing for the residents of West Maui. On the contrary, Policy 3.4.2 affirmatively works against that goal by, in effect, prohibiting affordable housing projects under HRS Chapter 201H and MCC chapter 2.97 North of Makāluapuna Point and South of Puamana. No legitimate government interest is furthered by such a policy.

**The deletion of Lāhainā Town South as an Area of Change makes no sense.** In the MPC draft of the WMCP, 64 acres in Lāhainā Town South had been designated as Residential in anticipation of a new residential development, including affordable housing, planned for the area. During its consideration of the plan, the Council limited the designation to 20 acres with the remainder retaining its current community plan designation. This change goes against the proposal by Community Plan Advisory Committee (“CPAC”) and the acceptance of the proposal by the MPC.

**The WMCP violates Equal Protection.** A fundamental tenet of the U.S. and Hawai‘i State Constitutions is that all are entitled to equal protection under the law. Indeed, “[t]he purpose of the equal protection clause of the Fourteenth Amendment is to secure every person within the State’s jurisdiction against intentional and arbitrary discrimination, whether occasioned by express terms of a statute or by its improper execution through duly constituted agents.” *Vill. of Willowbrook v. Olech*, 528 U.S. 562, 564 (2000) (citing cases) (quotation marks omitted). A class of one violation arises where a plaintiff can “show that the discriminatory treatment was ‘intentionally directed just at him, as opposed . . . to being an accident or a random act.’” *Kamaole Pointe Dev. LP v. Cty. of Maui*, 573 F. Supp. 2d 1354, 1376 (D. Haw. 2008), on reconsideration in part (Sept. 9, 2008) (citing *Jackson v. Burke*, 256 F.3d 93, 96 (2d Cir.2001)).

Here, Martin and his companies have been singled out for discriminatory treatment by many of the policies and action items in the WMCP. Two items in the WMCP provide an example, though they are not exhaustive. First, Policy 3.4.2 is clearly aimed at preventing affordable housing developments South of Puamana, where Martin owns land and has proposed an affordable housing development in the past. Second, the elimination of Lāhainā Town South as an Area of Change and the rejection of the community’s proposed residential designation for 64 acres is also aimed at discouraging residential development. The decision to change the designation of 64 acres contained in the MPC’s draft of the WMCP was neither an accident nor a random act. This type of discriminatory action is precisely what the guarantee of equal protection seeks to prevent.

**The cultural overlay should not be included because the concept is materially incomplete.** The Council made substantial revisions to the MPC draft of the plan and created new policies and ideas not advanced by the CPAC or MPC. See generally CR 21-109. The cultural overlay is one such new “idea” added by the Council. This overlay, which seeks to impose strict monitoring and archaeological requirements on proposed development not found under State law, is materially incomplete. If the people agree that a cultural overlay is appropriate for certain historic areas in West Maui, the overlay should be omitted from the plan and passed as a separate ordinance or amendment to the community plan once the proper research, review and public process has been completed.

There are several other policies and action items in the plan that are problematic and should be revisited:

- **Policy 3.1.1: Conversion of Agricultural land within growth boundaries.** Policy 3.1.1 limits the conversion of agricultural land to urban or rural designations only when



(1) “Conversion is required to accommodate the population or employment projections for the region;” or (2) “Conversion will facilitate shoreline retreat . . .” WMCP at 65. Inexplicably, the provision of affordable housing is not noted as a permissible reason for conversion of the designation.

- **Policy 2.2.12: Ownership of Mill Street.** The policy provides: “**Upon determination of proper ownership of Mill Street**, consideration can be given to this being an alternative parallel road to Honoapiʻilani Highway and Lāhainā Bypass to help disperse traffic as Lāhainā Town develops.” WMCP at 39 (emphasis added). Mill Street is owned by Wainee Land & Homes and Hope Builders. The bolded clause appears to be a unilateral revision to the plan that was not discussed during any of the PSLU meetings. The language was not in the CPAC draft or the MPC draft of the WMCP.

- **Policy 2.3.2: Gulches.** The WMCP broadly identifies “gulches” as an “Area of Stability” and assigns those areas the Open Space community plan designation, with the stated purpose of “prohibiting development and impervious surfaces in these areas . . .” WMCP at 117. From what can be determined, it is evident that those designations are often inconsistent with the Urban and Rural growth designations in the MIP’s Directed Growth Maps. Compare MIP Directed Growth Maps (W1-W4), with WMCP Figure 3.16 at 116. While the goal of limiting the introduction of soil, debris and contaminants into the water that runs through the gulches is sound, there are other lawful mechanisms in place to address those concerns. The sweeping designation of all gulches as Areas of Stability with Open Space uses is patently overbroad as it fails to consider the existing surrounding area, including the extent of current development or planned development, the directives in the MIP and the impact of those designations on existing property rights.

- **Design Policies for Lāhainā Town.** The design policies for Lāhainā Town are overreaching and will make residential development considerably more expensive. For example, “Imitation or synthetic materials, such as vinyl siding and T 1-11 veneer are prohibited . . .” WMCP at 48. Disallowance of cost-effective building materials will further inhibit developers’ ability to provide housing at affordable prices.

As the above policies make clear, this draft of the WMCP is legally and practically flawed. Accordingly, the following revisions are proposed:

1. **Remove Policy 3.4.2 regarding restrictions on affordable housing developments and “lifestyle estates.”** The policy serves no legitimate purpose and inhibits the construction of affordable housing, a recognized need of the community.

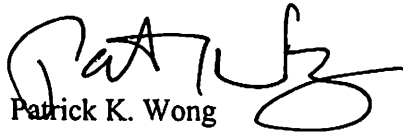
2. **Revert the designations in Lāhainā Town South to the MPC draft.** The community needs more affordable housing and embraced 64 acres in this area for residential development.

3. **Remove references to a “cultural overlay” in Policy 2.3.18, Policy 2.5.20, Action No. 3.08 and 3.27.** Such an overlay should only be implemented, if at all, after proper vetting, research and opportunity for public review.

4. **Remove restrictions on the use of affordable housing materials.** The Council should reconsider the design policies for Lāhainā Town to support the construction of affordable housing.

Though often the plan says the right things, the policies and actions the WMCP implements will make it even more difficult to obtain the necessary entitlements to develop affordable housing. Coupled with the restrictions on building materials and imposition of unnecessarily strict monitoring requirements, affordable housing will be more out of reach than ever if the WMCP is not revised. The revisions identified above are necessary to achieve County’s goal of providing affordable, desirable housing for the residents of West Maui.

Very truly yours,

  
Patrick K. Wong

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OFFICE OF THE  
COUNTY CLERK

November 17, 2021

Maui County Council  
Kalana O Maui Building, 8th floor  
200 S. High Street  
Wailuku, Hawai'i 96793

**Re: Concerns Regarding West Maui Community Plan**

Dear Chair Lee and Councilmembers:

My name is Karl Reul and I am the General Manager at the Kaanapali Golf Courses. I write to express my concerns regarding new policies in the West Maui Community Plan ("WMCP") that I believe will be detrimental to the community. Specifically, there are three policies within the WMCP that will negatively impact our ability to repair or add structures and continue to service our customers.

First, Policy 2.1.2 incorporates the Sea Level Rise Exposure Area ("SLR-XA") model as shown on the Hawai'i Sea Level Rise Viewer ("Viewer"). Policy 2.1.2 provides that "new permanent structures must be located landward of the State-recognized SLR-XA for coastal erosion, except a minimum buildable area must be provided." This Policy is concerning because of the following points:

- Policy 2.1.2 is vague. One, the WMCP does not explain what "SLR-XA for coastal erosion" means. It appears that the SLR-XA and the coastal erosion models are distinct models on the Viewer. As a result, it is not clear which line new structures must be landward of. Two, the policy allows for a "minimum buildable area," but the WMCP does not define that term, explain when it will be available or how it will be administered. From a business perspective, the indefiniteness of the policy will make compliance difficult and expensive.
- Use of the SLR-XA and coastal erosion models to establish a shoreline setback for new permanent structures is inappropriate. The modeling was not developed to apply to Maui's coastlines. For example, the models use the same formula to project erosion regardless of whether the shoreline is all-sand or a rocky cliff. The Policy does not recognize the limitations of the modeling or make any exceptions where the projections are clearly wrong.
- The Policy conflicts with the current Shoreline Rules for Maui. If the WMCP is passed in its current form, there will be two different schemes that apply to development near the shoreline. What is permitted under the Shoreline Rules will not

necessarily be allowed under the WMCP because, in effect, the Policy establishes a shoreline setback that is different than that established by the Shoreline Rules.

- Specific shoreline management policies belong in the Shoreline Rules. It is not the Council's role to develop shoreline management policy. The County has given that responsibility to the Maui Planning Commission. *See* Maui County Charter § 8-8.4. The Planning Department is already considering a change for the Shoreline Rules that will account for sea level rise. The Council should, consistent with the law, allow the Maui Planning Commission to carry out its duty and craft a uniform shoreline management policy that applies equally to all community plan areas.
- Policy 2.1.2 will inevitably take property and the County will have to pay just compensation for its taking.

Second, Policy 2.1.3 illegally requires developers to “make efforts” to waive the ability to seek protection of property or compensation for development or redevelopment. By contrast, under the current version of the Shoreline Rules, a property owner is only required to record a unilateral agreement not to seek shoreline hardening for a new structure within the shoreline setback area. Policy 2.1.3's requirement to agree to waive the right to protect structures, repair existing protective structures, develop new structures and obtain variances illegally imposes a prospective waiver in return for the exercise of present rights.

Third, Policy 2.4.2 requiring one new affordable housing unit for each new transient accommodation unit is unconstitutional. The Policy violates due process and equal protection, and constitutes an unconstitutional condition. Policy 2.4.2 is also problematic on a practical level. These days, high-spending visitors (*i.e.*, the “quality” visitors that “the visitor industry must focus on” under the WMCP) expect updated and modern accommodations. The high quality of our accommodations is what provides a consistent and reliable source of revenue that allows Kaanapali Golf Courses to be an economic resource for the West Maui community. Unduly restricting the ability to develop or redevelop accommodations will inhibit our ability to continue to be that resource and, ultimately, will negatively impact our workforce.

Given these concerns, I respectfully request the Council revise its draft of the West Maui Community Plan as follows:

- 1. Remove Policy 2.1.2 requiring new development be landward of the SLR-XA for coastal erosion.**

There are a variety of issues with Policy 2.1.2 and, for that reason, the Policy should be removed from the WMCP. Removing Policy 2.1.2 will not have a detrimental effect on the community, nor will it leave shoreline property owners without proper guidance in the face of a changing climate. The Planning Department is currently working on proposed new Shoreline Rules for consideration by the Commission. If adopted, those rules will implement a significantly greater shoreline setback for the entire island that will take sea level rise and coastal



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erosion into account. Allowing the Commission to carry out their duties unimpeded by conflicting provisions from the Council will ensure there is a clear and equitable shoreline policy for those in West Maui.

**2. Revert Policy 2.1.3 to the language in the Maui Planning Commission's draft of the WMCP and remove subsections (c) and (d).**

Subsections (c) and (d) of Policy 2.1.3 requiring developers to "make efforts" to waive the ability to protect their properties and seek compensation are illegal. The Council should revert Policy 2.1.3 back to the language of the Maui Planning Commission's draft of the WMCP, which provides:

For redevelopment and new developments within the State-recognized Sea Level Rise Exposure Area, developers shall proactively:

- a. Coordinate with the Maui County Planning Department and adjacent or near-by property owners to understand possible collective relocation of at-risk structures, and
- b. Incorporate results of coordination into development plans by siting any new planned structures out of harm's way.

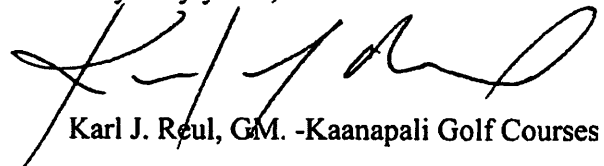
**3. Revert Policy 2.4.2 to the language in the Maui Planning Commission's draft of the WMCP.**

The Exaction is legally flawed and is not a proper use of the County's planning authority. The language of Policy 2.4.2 should be reverted to the language in the Maui Planning Commission's draft of the WMCP, which provides:

Additional Transient Accommodation units in the West Maui Community Plan area shall comply with the County's affordable housing requirements, and developers of Transient Accommodation units shall prioritize fulfillment of affordable housing obligations within the boundaries of the West Maui Community Plan.

I appreciate the opportunity to provide testimony on WMCP and hope the Council will carefully consider these issues before voting on the final version of the plan.

Very truly yours,

A handwritten signature in black ink, appearing to read 'K. Reul', is written over the typed name.

Karl J. Reul, GM. -Kaanapali Golf Courses

**County Clerk**

RECEIVED

**From:** Jade Chihara <jchihara@hawaii.edu>  
**Sent:** Wednesday, November 17, 2021 4:51 PM  
**To:** County Clerk  
**Subject:** Public hearing 11/18/2021 WMCP CR 21-109

2021 NOV 18 AM 8:34

OFFICE OF THE  
COUNTY CLERK

You don't often get email from jchihara@hawaii.edu. [Learn why this is important](#)

Aloha Council Members,

My name is Jade Chihara and I am born and raised in Lahaina. I do not support the development of homes in Olowalu or Launiupoko. The water and traffic infrastructure within this moku is in dire need of reconsideration before creating permanent change to the landscape of these historic and culturally important areas. The West Maui Community Plan should be revised and implemented after the Water Use Development Plan is approved in order to move forward from an informed stance of water availability and true community consent. Mahalo to each of you and your council staff for the hard work you folks do.

Jade Chihara

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December 7, 2020

Lawrence Carnicelli, Chair  
Maui Planning Commission  
VIA EMAIL: [planning@mauicounty.gov](mailto:planning@mauicounty.gov)

OFFICE OF THE  
COUNTY CLERK

SUBJECT: WEST MAUI COMMUNITY PLAN

I was a member of the West Maui Community Plan Advisory Committee (CPAC). I would ask that the Maui Planning Commission consider the following during your final review of the Plan.

First, the current version of the West Maui Community Plan (Plan) should be consistent with the Maui Island Plan (MIP). The MIP reflects several Urban and Rural Growth Areas, especially in Subarea 4 (Launiupoko to Ukumehame), while the current Plan leaves out the **community plan designations** that match the MIP growth areas. The current Plan shows only Park/Open Space and Agriculture designations in these growth areas. This would effectively eliminate any chance for working local families to have a home in this area. Most of the parcels in this area are larger than two acres and can no longer be subdivided. Therefore, what you see is what you get, meaning the potential for "gentlemen estates."

Second, the Plan doubles down on eliminating any chance for home ownership by working local families by including *Policy 3.7.2 Gentlemen's estate projects and projects following the State 201H or County 2.97 process shall not be approved within this Area of Stability*. In the Plan's current version, Subarea 4 falls within an Area of Stability. This Policy would then seemingly remove the opportunity for homes in this Subarea that would be affordable in a rural setting. I would remind the MPC that 201H and County 2.97 processes allow for public review and Council approval, thereby vetting the merits of a project.

Please consider adding the community plan designations to match the MIP and remove Policy 3.7.2.

Sincerely,  
Leilani Pulmano  
CPAC Member

December 3, 2020

Dear Chair Carnicelli and Members of the Maui Planning Commission,

Thank you for your efforts in reviewing the West Maui Community Plan draft that the CPAC transmitted. We know the tremendous commitment it takes to provide a comprehensive recommendation for the community.

We realize that we each may differ on the projects and areas which should be supported for development. The common ground we all have is the realization that an extraordinary number of affordable and workforce homes are warranted for the West Maui community.

Along those lines, we believe that landowners should not be prohibited from proposing housing developments south of Puamana or north of Kapalua. The CPAC never talked about not allowing 201H or other affordable housing projects in these areas. The Planning Department inserted that language without a specific discussion on the policy. We do not believe that the policy would have been supported if we discussed it.

We all recommend that the Maui Planning Commission delete the Areas of Stability policy as we need much more affordable housing in West Maui and we cannot be so restrictive on prospective housing development. To say the community absolutely does not support affordable housing in these areas is not true.

There are many tools required to solve our existing affordable housing crisis. The 201H process is just one of those tools and should not be eliminated. Please consider deleting the Areas of Stability policy that prohibits affordable housing opportunities and allow projects to be evaluated on their own merits.

Aloha,

*Don Gerbig*  
Don Gerbig  
FORMER RESIDENT OLOWAUA  
1976'S  
DEC 5, 2020

Dec. 5, 2020

*Hans F. Michel*  
Hans Michel

*John - Teri Dean*  
12/5/20

*Joseph PLUTA*  
JOSEPH PLUTA  
12/5/2020  
RESIDENT SINCE  
1979 CPAC  
MEMBER  
*Like*

Together, the above signed comprise a majority (seven out of the 13 members) of the West Maui CPAC.

AINA KOHLER 12/5/20



## County Clerk

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**From:** Judy Siracusa <lauleajudy@yahoo.com>  
**Sent:** Wednesday, November 17, 2021 5:00 PM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR21-109

2021 NOV 18 AM 8:34

OFFICE OF THE  
COUNTY CLERK

You don't often get email from lauleajudy@yahoo.com. [Learn why this is important](#)

To Maui County Clerk,

I am writing this email in TOTAL SUPPORT of the low cost housing project for local Maui families that West Maui Land proposes to develop in Olowalu and Laniopokuj!! The county and community has been begging for more affordable housing and here is a developer who is ready, willing and able to provide it. West Maui Land is a locally owned/operated company that has deep roots in the Maui community.

My husband and I have been residents of Maui since 1986. We are so indebted to the Hawaiian culture for what it has brought to our life and our children's lives that we are committed to giving back to this community in all the ways that we can. We believe that providing housing that local families can afford is incredibly important in maintaining and continuing the Hawaiian culture. Too many of our local families are moving away because they can no longer afford to live on Maui.

We urge you to approve these projects!!

Aloha,

Judy and Pete Siracusa

**Hilton**  
GRAND VACATIONS

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Hilton Grand Vacations  
5323 Millenia Lakes Boulevard, Suite 120  
Orlando, FL 32839

OFFICE OF THE  
COUNTY CLERK

November 17, 2021

Maui County Council  
Kalana O Maui Building, 8th floor  
200 S. High Street  
Wailuku, Hawai'i 96793

**Re: Concerns Regarding West Maui Community Plan (CR 21-109)**

Dear Chair Lee and Councilmembers:

Thank you for the opportunity to provide testimony concerning the above-referenced West Maui Community Plan ("WMCP"). My name is Derek Kanoa, and I am the Hawaii Senior Vice President, Sales for Hilton Grand Vacations ("HGV"). As members of the Council may know, HGV recently acquired the Kā'anapali Beach Club property in North Kā'anapali, as part of its acquisition of Diamond Resorts. We write to express our concern regarding new policies in the WMCP that we believe will be detrimental to the community and our industry.

The first of our concerns has to do with the WMCP seeking to adopt the Hawaii Sea Level Rise Exposure Area Viewer ("SLR-XA") and implement shoreline management measures, specifically through Policies 2.1.2 and 2.1.3. These policies and the WMCP seek to implement the concept of retreat in response to sea level rise and climate change. Although the WMCP lays out a plan for retreat, more work needs to be done to flesh out the "managed" portion of a managed retreat. Significant additional research and community outreach are needed before retreat can become County-wide policy. Moreover, the Council does not have the authority to regulate the area within the SLR-XA; that authority is given to the Planning Commission under the Maui County Charter.

To date, retreat has not been adopted as policy for the County, nor has it been adopted as policy for the State. Further, retreat is not the only tool to respond to sea level rise and climate change. All tools in our toolbox (*i.e.*, adaptation, protection, and retreat) need to be utilized in addressing sea level rise and climate change. Many practical issues also need to be addressed before a policy of retreat can be implemented. I've seen maps of the SLR-XA, like the one attached to this testimony. What does retreat mean for businesses and structures that are in the SLR-XA? What happens to our employees? Do we have to demolish in order to retreat? Can we repair or rebuild if the property is damaged? If we can't protect our property, who is liable for damage and environmental harm if properties succumb to sea level rise and/or coastal erosion?

Our next concern is Policy 2.4.2, which seeks to add a 1-to-1 affordable housing requirement to the development of transient accommodation units. Policy 2.4.2's 1-to-1 affordable housing requirement also has legal and practical issues. From a legal perspective, this requirement

November 17, 2021

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would appear to directly conflict with State law and the Maui County Code, and may also violate federal law. As important as affordable housing is, Policy 2.4.2 is not an effective means of realizing that goal.

We respectfully ask the Council to remove Policy 2.1.2 from the WMCP and use the Planning Commission's version of Policy 2.1.3 so that the County (and the State) can address important practical issues regarding retreat before such a policy is officially adopted. We further respectfully request the Council revert Policy 2.4.2 to the language in the Planning Commission's draft of the WMCP.

I appreciate the opportunity to provide testimony on WMCP and hope the Council will carefully consider these issues before voting on the final version of the plan.

Very truly yours,

A handwritten signature in black ink, appearing to read 'D. Kanoa', with a stylized flourish at the end.

Derek Kanoa



Maui Land & Pineapple Company, Inc.

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2021 NOV 18 AM 8:34

OFFICE OF THE  
COUNTY CLERK

November 17, 2021

Alice L. Lee, Council Chair,  
Maui County Council  
County of Maui  
200 S. High Street  
Wailuku, Hawai'i 96793  
county.clerk@mauicounty.us

**SUBJECT: TESTIMONY REGARDING THE UPDATED WEST MAUI COMMUNITY PLAN.**

Dear Chair Lee and Council Members:

Thank you for the opportunity to provide comments on the proposed Updated West Maui Community Plan.

Maui Land and Pineapple Company, Inc. (MLP) appreciates the countless hours of work the many community members, the Community Plan Advisory Committee (CPAC), the Planning Department, the Planning Commission, and the Planning and Sustainable Land Use Committee, put in to in the process of updating the West Maui Community Plan (Plan).

During the process MLP submitted written testimony to, and testified before, the Maui Planning Commission to express concerns regarding the elimination of Project District designations and replacement with community plan designations may not be consistent with current Project District zoning and ordinances. The Kapalua Resort includes two Project Districts:

1. Lahaina Project District 1 (Kapalua), related Project District ordinance codified as Maui County Code (MCC) Chapter 19.73
2. West Maui Project District 2 (Kapalua Mauka), related Project District ordinance codified as MCC Chapter 19.92

Through the Planning Commission hearings, and working with the Planning Department, the two undeveloped areas within Project District 1 were designated Small Town Center on the Plan. Wording was also added to clarify that for lands formerly designated as Project District, the boundaries between designations can be adjusted, provided the total acreage of each designation remains the same

MLP's understanding at the time was that the Small Town Center designation would permit all the uses permitted under Chapter 19.73, MCC which includes a list the specific permitted uses within





Maui Land & Pineapple Company, Inc.

Lahaina Project District 1. MLP also understood that the Plan designations for West Maui Project District 2 would permit all the uses permitted under MCC Chapter 19.92

Before the Plan is adopted MLP would like a clear, a definitive statement in the Plan that the uses permitted under Chapter 19.73, MCC and Chapter 19.92 MCC would still be permitted under the Plan designations without being required to seek a community plan amendment.

Thank you for your time and attention to this matter and the opportunity to provide comments.

Maui Land & Pineapple Company Inc.

Paul Subrata  
Vice President



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OFFICE OF THE  
COUNTY CLERK

November 18, 2021

Honorable Alice Lee, Chair  
Maui County Council  
200 S. High Street  
Wailuku, HI 96793

via [county.clerk@mauicounty.us](mailto:county.clerk@mauicounty.us)

Subject: Public Hearing Nov. 18, 2021 WMCP CR 21-109

Dear Chair Lee and Council Members:

Everyone agrees on the critical need for affordable housing for Maui's workforce. The State of Hawaii classifies lands as urban, rural and agriculture (and conservation.) Approximately 5% of land is available for development. This restriction on available land for residential development results in the high cost of housings, as the (low) supply and (high) demand for housing continue to escalate!

Housing and Land Enterprise of Maui, dba Nā Hale O Maui (NHOM) is a grassroots, membership-based Nonprofit 501 (c) 3 organization established *to secure and preserve a permanent supply of affordable housing alternatives for low- and moderate-income households in Maui County.* We strongly support affordable workforce housing in all its forms including for-sale single family homes and condominiums; and for rent apartments.

We understand that the Maui Island Plan, which took 6 years to complete, and was finished in 2012, prioritized housing and included the areas in Launiupoko and Olowalu in West Maui. The currently proposed West Maui Community Plan before the Maui County Council reverses this carefully crafted plan and designates the same area as "areas of stability."

We respectfully request that the Council consider the unintended consequences of further restricting housing: the reduction in currently available land available to create affordable workforce housing, accelerating the loss of our precious island families – our children, grandchildren, family and life-long friends – who find no workable ways to manage the high cost of living and/or opportunities to attain their dream of truly affordable housing.

Nā Hale O Maui strongly supports affordable and workforce housing initiatives and developments. The County is a crucial partner in the development of affordable and workforce housing in Maui. Let's continue to collaborate and work together as a community. This will lead to more homes for island households. Together we can make a real impact on the housing needs of our community.

Mahalo for your support of affordable workforce housing,

  
Cassandra Abdon  
Executive Director

**County Clerk****RECEIVED**

**From:** Mikey Burke <michaellyn.burke@gmail.com>  
**Sent:** Wednesday, November 17, 2021 8:23 PM  
**To:** County Clerk  
**Subject:** Public Hearing 11/18/21 WMCP CR 21-109

2021 NOV 18 AM 8:35

OFFICE OF THE  
COUNTY CLERK

[You don't often get email from michaellyn.burke@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Aloha mai kākou,

This email is for Public Hearing 11/18/21 WMCP CR 21-109. I would like to acknowledge all the hard work, long hours, brain power, tired eyes, and mental and emotional fatigue that went into the WMCP. The committee members, Planning Dept. personnel, and community members gave of themselves so willingly, for the sole purpose of developing a plan that most resembles the voice of the West Maui community.

While no Community Plan will be perfect, I believe that the final iteration in front of you is the result of the best efforts of the committee members, who listened and internalized the community's concerns. I support the WMCP in this iteration. I support the designations for each of the areas of West Maui. I support infill and not sprawl. I support affordable/workforce housing near existing infrastructure and economic centers.

I do not support large land owners trying to rally the troops in the 11th hour to go against the hard work and voices that went into the WMCP. The community has spoken. The WMCP is the literal documentation of the community's voice. Please do not turn your backs on the community's hard work and vision for our own backyard. Accept the WMCP as it has been diligently crafted.

Mahalo for your consideration,  
Michaellyn Burke  
Lahaina, Maui

Sent with aloha

RECEIVED

**TESTIMONY**

**TO THE COUNTY COUNCIL'S PUBLIC HEARING ON THE DRAFT WEST MAUI COMMUNITY PLAN**

November 18, 2021

From: **DAVID DELEON**, 335 Waiama Way, Haiku, Hi. 96708, [dpdeleon@hawaiiantel.net](mailto:dpdeleon@hawaiiantel.net) 808-575-9711

2021 NOV 18 AM 9:25  
COUNTY CLERK

This is testimony to request an amendment to draft West Maui Community Plan to follow the recommendations of the 2012 Planning Director, the 2012 County Council, and the Maui Island Plan, to change the land use planning for the Kapalua Plantations Estates to Rural-2 acre.

I support the proposal because:

- The proposal to change the Kapalua Plantations Estates neighborhood from agricultural classification to 2-acre rural classification, accurately reflects the community's actual current and historic use. After over two decades of occupation, this area is clearly not, and will never again be, farm land.
- Kapalua Plantations Estates actually matches the description of rural use found in state law – a non-urban development pattern characterized by low-density, scattered homesteads and occasional farms.
- Once the subdivision for these properties was approved, the property that composes the subdivision ceased being viable farm land: the lots are too small to be viable farms. That was the reason the Maui Farm Bureau actively supported this proposal during the Maui Island Plan process.
- Once rezoning to rural is accomplished, the wasteful cat-and-mouse game between these property owners and the County Planning Enforcement Division – in which a dozen papaya trees or three goats constitute a “farm” – can end.
- The impact of this change will only be seen on paper. The size and use of these properties will not change, and anyone who wishes to farm, can. The only functional change will be the state's odd requirement that people who occupy agricultural land must farm that land, will no longer apply. (Question: has anyone ever demanded that the grantees of 40-acre homesteads at Hoolehua, Molokai be required to farm?)
- The County Council created a spectrum of rural zoning classifications, from the traditional half-acre, to 1, 2, 5 and 10 acre lot scales. The purpose for creating this spectrum (2010) was so the County could accommodate exactly these types of Ag to Rural transitions. Kapalua Plantations Estates 2-acre lots can transition to rural 2-acre classification. There would be no change in the character of the community.
- The Department of Planning in 2012 supported and proposed this change in the Maui Island Plan. The then-director saw the wisdom of ending the unnecessary waste in attempting to force homeowners to conduct an economic activity they really have no intention of conducting.
- This Ag to Rural concept was actively debated and approved by the County Council for inclusion in the Maui Island Plan in 2012 – nine years ago.



The intent of the Maui Island Plan should weigh heavily on this question and indeed the decision making for all six Maui community plans, starting with the West Maui plan. Well over a million dollars and 15 years of effort went into the creation of the Maui Island Plan, with the intention of setting the planning parameters for the Maui community plans. Ignoring that now will amount to a mammoth waste of County resources and a serious insult to hundreds of Maui citizens who diligently participated in that effort just a decade ago, in good faith.

There is nothing sacred about state agricultural land use classification. When the LUC maps were created in the 1960s, there were only three classifications: urban, agricultural, and conservation. Any lands that were clearly not urban or conservation were lumped into the agricultural class. The rural classification was added long after the initial boundaries were set. As a result, many lands that should have been classified rural were not.

The problem facing agriculture in Hawaii is that it never successfully transitioned from industrialized plantation mono-crops to more mixed-crop farms. A 2015 State Department of Agriculture report said there were 200,000 acres of fallow farm land in Hawaii. The problem is finding enough farmers and the necessary capital to put those lands to good use. Whether the Kapalua Plantations neighborhood is classified rural will not impact those economic realities one iota.

It is my belief that this decision, proposed by this Council, really has nothing to do with preserving agricultural lands and everything to do with who these Kapalua Plantation Estates residents are. I make that statement based on decades of experience. When a decision this irrational and determined is made, without facts to back it up, its underlining rationale is personal.

RECEIVED

2021 NOV 18 AM 8:35



Saman Dias  
99 Kahana Nui Rd.  
Lahaina HI 96761

OFFICE OF THE  
COUNTY CLERK

Date: November 17, 2021

To: Council of the County of Maui  
From: Saman Dias Maui Bicycling League (MBL) / West Maui Greenway Alliance

Aloha Council members,

MBL has been advocating for West Maui Greenway for last 7 years. West Maui Greenway is not a new concept. It has been outlined in Hawaii Bike plan that was developed in 1994

<https://hidot.hawaii.gov/highways/files/2013/02/Bike-Plan-appendixg.pdf>

MBL very much like to accept the draft of West Maui community plan  
And requesting following additions:

The West Maui Community Plan states in. Section 4 | Implementation and Monitoring  
2.12 Complete the West Maui Greenway multi-use path to provide a safe, off-road path  
for walking and bicycling between parks, neighborhoods, and businesses.

Also, Section 2 requires landowners to evaluate and adjust proposed projects to fit the  
community's vision for the future. I feel clarifying wording is needed to avoid conflict in  
the future. I please ask you consider adding:

Require new development, redevelopment and Chapter 201H, HRS and Chapter  
2.97, MCC housing projects to incorporate the planned West Maui Greenway into  
their project and provide rights of way for the greenway if the alignment crosses  
the property."

The West Maui Greenway is a high priority in West Maui and this additional wording will  
help ensure that working together – the County, State and Community – we can make  
the West Maui Greenway a reality.

Mahalo for your time.

Saman Dias  
Chair Maui Bicycling League

**County Clerk**

RECEIVED

**From:** PSLU Committee  
**Sent:** Thursday, November 18, 2021 8:16 AM  
**To:** County Clerk  
**Subject:** FW: Wmcp Draft references to K2020

2021 NOV 18 AM 8:36

OFFICE OF THE  
COUNTY CLERK

**From:** Elle Cochran <cochranelle00@gmail.com>  
**Sent:** Wednesday, November 17, 2021 10:33 PM  
**To:** PSLU Committee <PSLU.Committee@mauicounty.us>  
**Subject:** Fwd: Wmcp Draft references to K2020

You don't often get email from [cochranelle00@gmail.com](mailto:cochranelle00@gmail.com). [Learn why this is important](#)

These comments were written on 2/23/21.

Please try to go through this. Things may have changed since this date but wanted to let you be aware of this.  
Mahalo,  
Elle

----- Forwarded message -----

**From:** Elle Cochran <[cochranelle00@gmail.com](mailto:cochranelle00@gmail.com)>  
**Date:** Wed, Nov 17, 2021 at 10:04 PM  
**Subject:** Wmcp Draft reference to K2020  
**To:** <[cochranelle00@gmail.com](mailto:cochranelle00@gmail.com)>

[https://www.icloud.com/notes/Oso7UBMc-Mi-iBvzutD3hg5IQ#WMCAP\\_Draft\\_Plan\\_Reference\\_to\\_K2020](https://www.icloud.com/notes/Oso7UBMc-Mi-iBvzutD3hg5IQ#WMCAP_Draft_Plan_Reference_to_K2020)



Kaanapali Land Management Corp.

275 Lahainaluna Road • Lahaina, Maui, HI 96761 • t: (808) 661-9652 • f: (808) 667-9658 • www.KaanapaliLand.com

*Honoring our roots.  
Preserving our spirit.*

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COUNTY CLERK

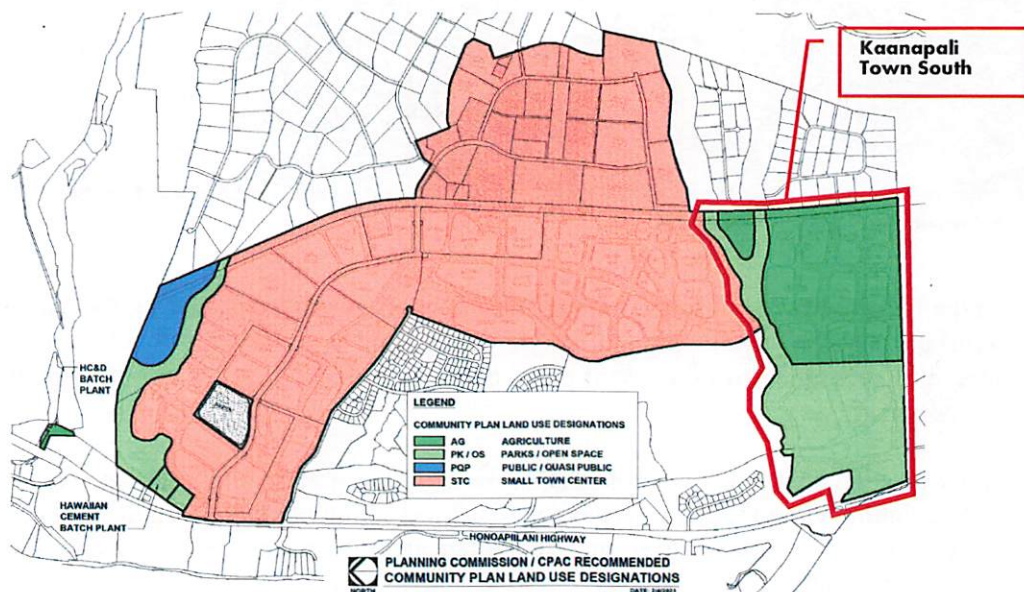
November 17, 2021

Council Chair Alice Lee  
Council of the County of Maui  
Office of Council Services  
200 South High Street  
Wailuku, HI 96793

Subject: Council of the County of Maui Public Hearing 11/18/2021  
Testimony by Mandy Saito, Kaanapali Land Management Corp.

Dear Council Chair Alice Lee,

I'm writing to ask the Council of the County of Maui to please reconsider the land use designation for the Kaanapali Town South noted in the current draft West Maui Community Plan. The current draft designates 200 acres of Kaanapali Town South's agricultural land to Parks/Open Space and Agriculture, which is not consistent with the Maui Island Plan. The map below shows the current draft West Maui Community Plan land use designations.





The Maui Island Plan identifies Kaanapali Town within the Urban Growth Boundary, indicating the area as an appropriate location for urban development. In the Maui Island Plan's Directed Growth Plan, the region identified as Kaanapali Town consist of three regions Kaanapali Town North, Kaanapali Town (central portion) and Kaanapali South and is also known as a portion of the Kaanapali 2020 Master Plan, a community-based planning effort. Thus, Kaanapali South is selected as a planned growth area. The map below is Directed Growth Plan from the Maui Island Plan.

### *Directed Growth Plan*

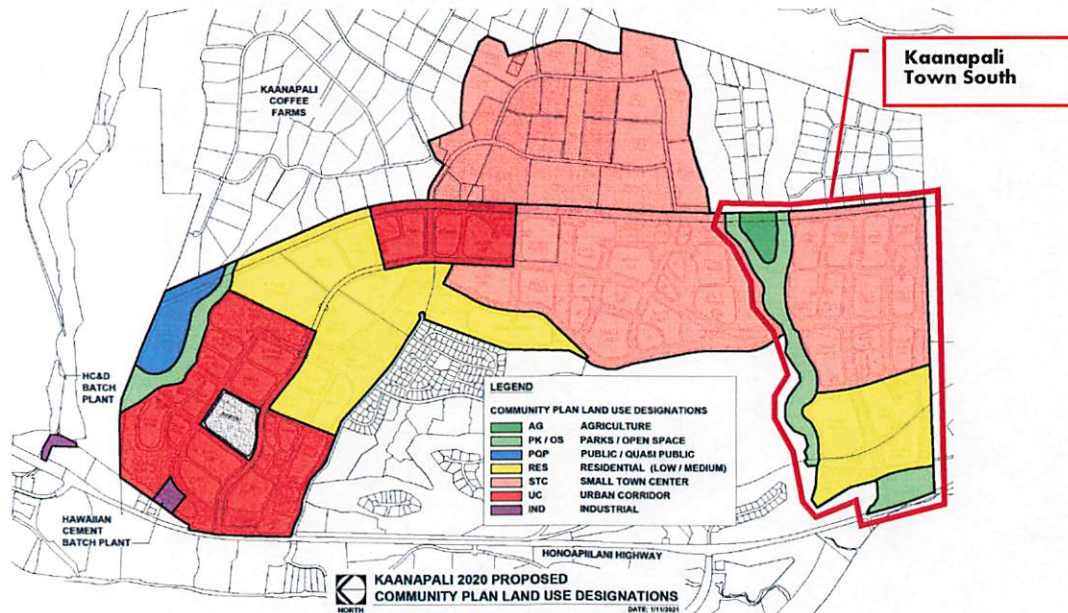


Figure 8 - 11: Kā'anapali Town – Planned Growth Area.

Regions within the Directed Growth Boundaries are described as “intended to be a self-sufficient community with a relatively even split of single-family and multifamily dwelling units, commercial uses, an interconnected network of parks and open spaces, schools and other public facilities”. See Exhibit A.

“Urban” is characterized in the Maui Island Plan as follows: “Urban areas contain a greater variety of land use types, including various housing types and densities, commercial, retail, industrial uses, and resort destination areas. Infrastructure is more complete and reflects the need to serve higher-density land uses.” See Exhibit B.

The Kaanapali 2020 community-based planning group participated in the General Plan process to update the Maui Island Plan and incorporate the group's vision. The map shown below reflects the Kaanapali 2020 Master Plan's vision with the respective land use designations. See Exhibit C.



The Maui Island Plan serves as the foundation for the Community Plans. The Maui County Code 2.80B.070 states "Community plans shall implement the general plan's vision, principals, goals, and policies."

The current draft community plan is not consistent with the characterization of Urban Growth Boundaries, and not compliant with the Maui Island Plan and Maui County Code 2.80B.070. Please reconsider the land use designations for the Kaanapali Town South and select more appropriate land use designations that align with the Kaanapali 2020 Master Plan and the intended characteristics of the Urban Growth Boundaries defined by the Maui Island Plan. If the Council of the County of Maui is not able to change the land use designations for productive use, please at the very least keep the existing designation of Agriculture for future consideration.

Sincerely,

*Mandy Saito*

Mandy Saito, PE, LS, LEED AP  
Project Engineer  
Kaanapali Land Management Corp.

Attachments:

Exhibit-A

Exhibit-B

Exhibit-C 324 Signatures of Support





Figure 8 - 11: Kā'anapali Town – Planned Growth Area.

Except as otherwise provided for this region, it is not the intent of the RGBs for agricultural subdivisions to rezone lands within the boundary to higher densities than is already permitted, but to apply a County Rural zoning district (2-, 5-, 10-acre minimum lot sizes) that reflects existing conditions or that is directed by the Community Plan. The Community Plan shall determine the appropriate densities and standards to apply within the West Maui RGBs. Any restrictions on agricultural activity are prohibited.

### ***Kā'anapali Town***

Located on the mauka side of the Kā'anapali Resort and Golf Course, Kā'anapali Town consists of the Kā'anapali 2020 planned development located between the Lahaina Civic Center at the south end of the planned growth area and the Honokōwai Gulch on the north end of the planned growth area. The growth area follows the proposed West Maui Highway Realignment transit corridor on the mauka slope up to the Pu'uukoli'i Village area and Kā'anapali Coffee Farms.

### **Planned Growth Area Rationale**

Kā'anapali Town consists of three distinct pieces: lower North Honokōwai, lower East Honokōwai, and lower South Honokōwai. The Kā'anapali Town planned growth area is 840 acres. Kā'anapali Town is intended to be a self-sufficient community with a relatively even split of single-family and multifamily dwelling units, commercial uses, an interconnected network of parks and open spaces, schools and other



## Directed Growth Plan

public facilities. A network of trails and bikeways will integrate Kā'anapali Town with Kā'anapali Resort and the Pu'ukoli'i Village community. The north piece may contain an acute-care facility. The northern portion has a proposed veterans' memorial cemetery. The project is intended to provide an opportunity for more resident housing in close proximity to employment at Kā'anapali Resort. Due to existing traffic congestion in West Maui, improvements to the regional highway system are needed to accommodate the population at Kā'anapali Town. The existing highway and implementation of the proposed Lahaina Bypass will provide transportation connectivity and hard edges to contain the planned growth area. Table 8-23 provides planning standards and guidelines for this planned growth area.

The Kā'anapali Town planned growth area is depicted on Figure 8-11 and on Directed Growth Map #W2.

Table 8-23 provides a summary of the planned growth area:

**Table 8 - 23: Kā'anapali Town Planned Growth Area**

<b>Background Information:</b>			
Project Name:	Kā'anapali Town	Directed Growth Map #:	W2
Type of Growth:	Urban Expansion	Gross Site Acreage:	840 Acres
<b>Planning Guidelines:</b>			
Dwelling Unit Count:	Approximately 1,800 Units <sup>33</sup>	Residential Product Mix:	Balance of SF and MF units
Net Residential Density:	6-9 du/acre	Parks and Open Space <sup>34</sup> :	≥ 25%
		Commercial:	Convenience Shopping; Region Serving

### **Lahaina Town North**

Lahaina Town North is a portion of the master planned project known as "Villages of Leiali'i". Lahaina Town North is a moderate-sized urban expansion located north of Lahaina Town. It is a Hawai'i Housing Finance Development Corporation (HHFDC) project. The planned growth area is intended to be compact, and contain a mix of uses, and have a relatively even split of single-family and multifamily housing units.

### **Planned Growth Area Rationale**

Lahaina Town North is a logical expansion of the existing Lahaina community. Being an HHFDC project with a mix of housing types and moderate single-family lot sizes, the project will address the need for additional affordable resident housing in West Maui in close proximity to Lahaina's employment opportunities. The project should include a mix of land uses, park land, and open space, and will be proximate to public facilities such as the Lahaina Civic Center. Thus, the project is intended to evolve into a livable community based on sustainable land use planning. The Lahaina Town North planned growth area is depicted on Figure 8-12, and on Directed Growth Map #W2 and W3. Table 8-24 provides a summary of the planned growth area:

**Table 8-24: Lahaina Town North**

<sup>33</sup> Additional units may be permitted through a transfer of development rights program or to provide affordable housing in excess of what is required by law. Unit counts may be further defined through the entitlement process in response to infrastructure and environmental constraints.

<sup>34</sup> The distinct boundaries of the parks and open space, specific location of the recreational uses, and the precise amenities will be further defined during the West Maui Community Plan update and the project review and approval process.



## Directed Growth Plan

Table 8 - 2: Growth Boundaries and Protected Area Types

GROWTH BOUNDARIES (See Maps C-1 to C-5, S-1 to S-3, U-1 to U-4, N-1 to N-2, W-1 to W-4, E-1 to E-2)		CHARACTERISTICS	PURPOSE	IMPLEMENTATION STRATEGY
GROWTH BOUNDARY TYPES	Urban	Urban areas contain a greater variety of land use types, including various housing types and densities, commercial, retail, industrial uses, and resort destination areas. Infrastructure is more complete and reflects the need to serve higher-density land uses.	Ensure that future development occurs in an orderly fashion; allows in-fill and revitalization opportunities and encourages "new urbanism" and "neo-traditional design" techniques.	Protect separation between communities through the use of Urban Growth Boundaries. Require community-based design processes and require design guidelines for future major development. Identify and promote redevelopment and in-fill opportunities. Encourage a mix of housing types and higher-density residential development to encourage resident housing opportunities.
	Small Town	Small Towns are less intensely developed than urban areas with fewer services and a lower level of infrastructure. They may be more self-sufficient than Rural Villages. Primary employment opportunities are usually in nearby urban areas.	Protect the integrity, unique sense of place, and economic viability of Maui's traditional small towns.	Protect separation between communities through the use of Small Town Boundaries. Allow for expansion where appropriate. Utilize design guidelines and rural infrastructure standards to protect Small Town character.
	Rural	Rural Areas contain a mixture of agricultural activities, low-density residential areas, and small villages.  Rural Villages may contain limited amounts of State and County urban designated lands including residential and small clusters of businesses and civic uses mostly to support surrounding rural residential uses and agricultural activities. Level of government services is generally limited and many essential goods and services are located in a larger town. The level of infrastructure may be lower than Small Towns. Employment is generally a function of nearby Urban Areas or Small Towns.  Rural Residential Areas are primarily a residential development pattern with lower residential densities (0.5 to 10 ACRE/du), agricultural activities, and few services or employment opportunities. Limited commercial and civic uses (churches, schools) may be allowed in accordance with applicable community plan and zoning.	Provide a transition between Urban Areas and Small Towns and those areas in need of protection, including agricultural lands.  Contain the spread of residential uses into prime agricultural lands and provide a tool for designing villages with a mix of lots and lifestyle choices.	Minimize expansion of infrastructure that could lead to urbanization. Define areas appropriate for additional rural development patterns. Promote an equitable tax/water rate structure that reflects actual land use. Adopt appropriate infrastructure and subdivision standards to protect rural character. Maintain the separation of communities through the use of boundaries. Allow for Rural Villages where appropriate. Utilize rural design guidelines and appropriate infrastructure and subdivision standards to protect rural character.
PROTECTED AREA TYPES (See Diagrams NW-1, WC-1, S-1, N-1, NE-1, E-1, SE-1)				
PROTECTED AREA TYPES	Preservation	Areas with significant natural and environmental resources, scenic, open space, and recreational resources, historic resources and other important assets that warrant additional protection. Preservation areas may include accessory structures such as public restrooms, structures related to a cultural or historical resource, and other structures and ancillary uses consistent with the purpose and intent of the preservation area.	Permanent protection of areas on the island that have significant environmental, ecological, cultural and recreational value and the degradation of the resource would result in an irretrievable loss.	Protection using regulation, easements, Transfer of Development Rights (TDR) program or fee-simple purchase in cooperation with land trusts, environmental organizations, the County of Maui, State of Hawai'i and the Federal government. The appropriate community plan designation for this protected area type is park or open space as determined during a community plan update or the entitlement process.
	Park	Land areas devoted to passive (picnic facilities and gathering areas) and/or active (including, but not limited to, bike paths, hiking trails, ball fields, and tennis courts) uses that serve recreational needs.	Ensure that recreational and open space needs keep pace with future growth and are appropriately located consistent with the Maui Island Plan's Directed Growth Plan.	Acquisition, Transfer of Development Rights (TDR) program, and/or cooperative efforts with the development community during the design, project review and approval process. The appropriate community plan designation for this protected area type is park or open space as determined during a community plan update or the entitlement process.
	Greenbelt	Extensive area of largely undeveloped or sparsely occupied land established along natural corridors to protect environmental resources and to separate distinct communities. Greenbelts may include accessory structures and ancillary uses consistent with the purpose and intent of the greenbelt area.	Ensure natural and undisturbed separation between communities and protect environmentally sensitive lands.	Acquisition, Transfer of Development Rights (TDR) program, and/or cooperative efforts with the development community during the design, project review and approval process. Also implemented through the subdivision review process. The appropriate community plan designation for this protected area type is park or open space as determined during a community plan update or the entitlement process.
	Greenway	Typically a long, narrow piece of land, often times used for recreation, pedestrian, and bicycle traffic. Greenways can include community gardens and can be used to link community amenities (e.g. parks, shoreline). Greenways may include accessory structures and ancillary uses consistent with the purpose and intent of the greenway area.	Provide opportunities to inter-connect communities, ensure adequate recreational amenities, protect scenic resources, and link residential projects with service areas. Greenways may be improved to accommodate pedestrian, bicycle, equestrian and other similar uses.	Acquisition, Transfer of Development Rights (TDR) program, and/or cooperative efforts with the development community during the design, project review and approval process. Also implemented through the subdivision review process. The appropriate community plan designation for this protected area type is park or open space as determined during a community plan update or the entitlement process.
	Sensitive Land	Lands that contain development constraints including steep slopes greater than 35 percent, floodplains, significant drainage features, and adjacent intact forested areas.	Protect areas with significant development constraints and ensure sensitive areas are taken into consideration during site design.	An area that may require site design review and approval to ensure that areas with significant development constraints are avoided or appropriate mitigation measures are incorporated into projects.

EXHIBIT-B

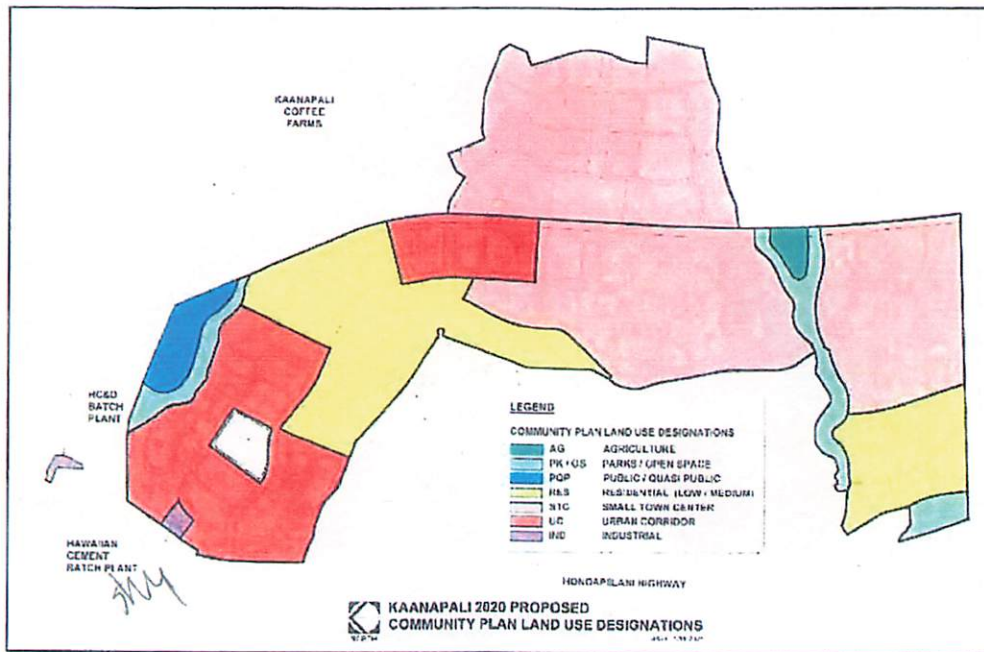


# EXHIBIT C - 324 SIGNATURES OF SUPPORT

2/14/21

1

I support the Kā'anapali 2020 Master Plan that was developed over 20-years with widespread community support. Please respect the community's desires for Kā'anapali 2020 and adopt West Maui Community Plan land use designations shown in the map below.

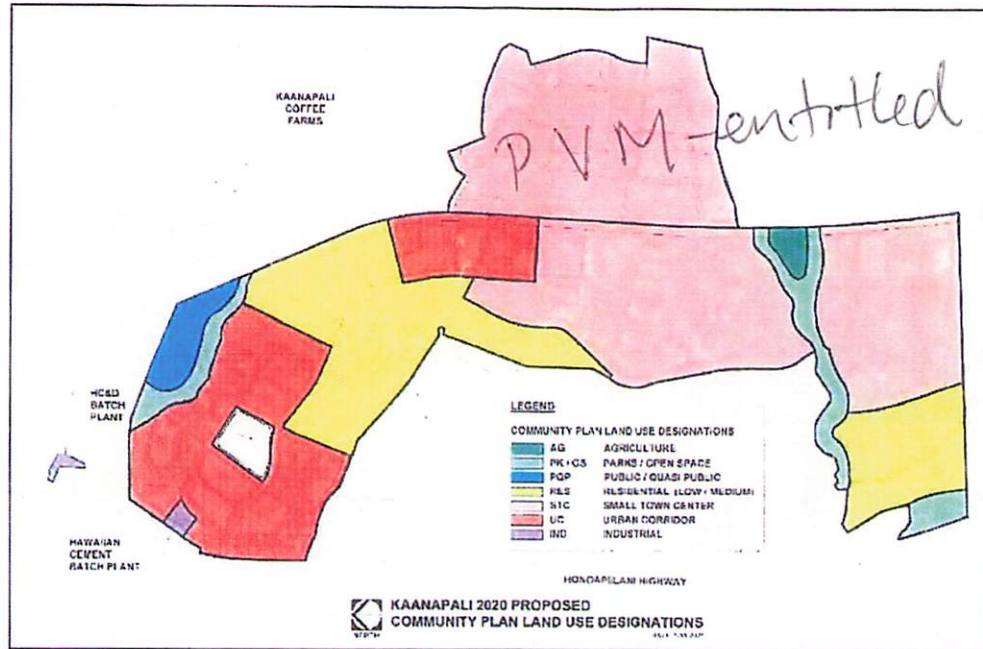


umci

Name	Signature	Address	Phone No.	Date
Elle Cochran	Elle Cochran	944 Keenalea Ln Lahaina HI 96761	808-281-7709	2/14/21
Kimo Kirkman	Kimo Kirkman	911 Kaili Place Lahaina HI 96761	808-280-6115	2/14/21
Steff Kirkman	Steff Kirkman	911 Kaili Place Lahaina HI 96761	808-930-7431	2-14-21
Myrna An Hee	Myrna An Hee	33 Waiapu Pl Lahaina HI 96761	808 264 0784	2/14/21
Abraham An Hee	Abraham An Hee	33 W Aipuni Lahaina HI 96761	808 661 3790	2/14/21
WAYNE COCHRAN	Wayne Cochran	10112 LAWA DR 104-1 LAHAINA HI 96761	808 264 2648	2/14/21
Janida Farnia	Janida Farnia	518 Iukahi St. Lahaina HI 96761	808 205 4509	2/16/21
Jeff DeRienzo	Jeff DeRienzo	5177D Hanalei St Lahaina HI 96761	808(269-1622)	2/17/21
DAVID LUCILE	David Lucile	134B SHAW ST LAHAINA HI 96761	808 281-5237	2-19-21
Met L. Dostick	Met L. Dostick	134A SHAW ST Lahaina HI 96761	808 1944	2/19/21
Godia K. St...	Godia K. St...	134A SHAW ST Lahaina HI 96761	808 8684232	2/19/21
...	...	134A SHAW ST Lahaina HI 96761	944-939 (0270)	2/19/21



I support the Kā'anapali 2020 Master Plan that was developed over 20-years with widespread community support. Please respect the community's desires for Kā'anapali 2020 and adopt West Maui Community Plan land use designations shown in the map below.

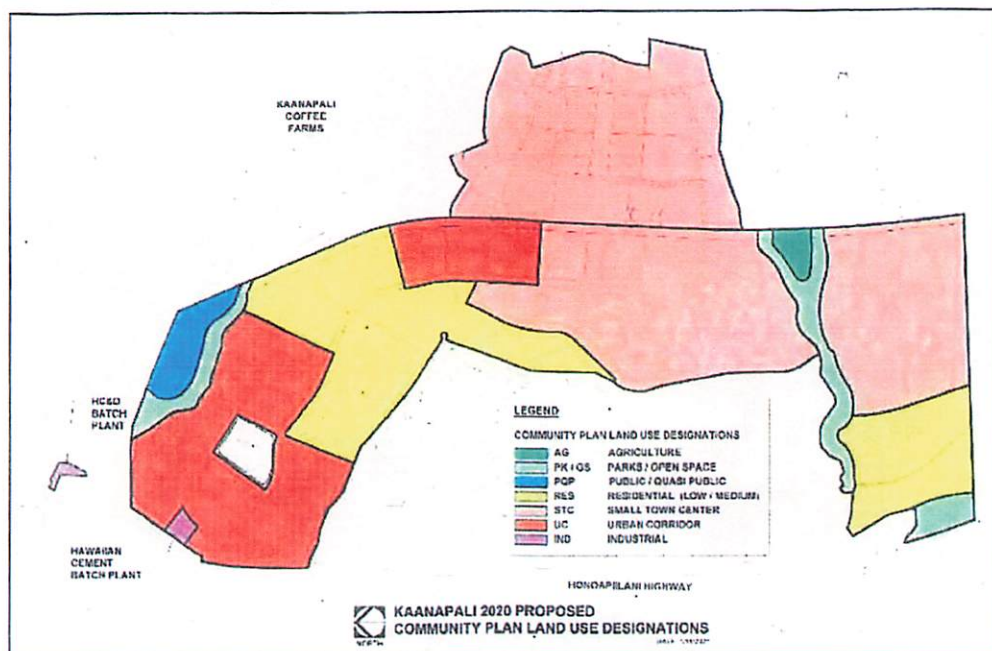


Name	Signature	Address	Phone No.	Date
Aranda Kakaiahi	[Signature]	6 Ipu mai lane #203 <sup>96761</sup>	808-866-6575	2/19/21
Don Mike Kakaiahi	[Signature]	6 Ipu mai lane #203 <sup>96761</sup>	11	2/19/21
Kevin Nansen	[Signature]	131 S. W. LAH 96761	661-5335	2-19-21
Mary B. Kujala	[Signature]	359 W. L. L. Rd Lahaina, HI 96761	250-4998	2/20/21
John Flores	[Signature]	4955 HANAWAI ST #5201	205-4920	2/27/21
Charoy Nansen	[Signature]	" "	" "	04/2/21
Pat Sanchez	[Signature]	956 Kanaelea Ln Lah. HI 96761	NO Ph.	4/27/21
Ashley TONE	[Signature]	324 W. WINDHIA ST. LAHAI HI 96753	205-7504	2/28/21
Jess Park	[Signature]	1500 Limahana Cir APT 201 LAHAINA, HI 96761	(808) 551-4551	3/1/21
Rhonda Park	[Signature]	" "	" "	" "
Nancy Phleger	[Signature]	322 LAHAINA FRONT ST.	662-8642	3/4/21
Charles Phleger	[Signature]	" "	" "	" "



3

I support the Kā'anapali 2020 Master Plan that was developed over 20-years with widespread community support. Please respect the community's desires for Kā'anapali 2020 and adopt West Maui Community Plan land use designations shown in the map below.

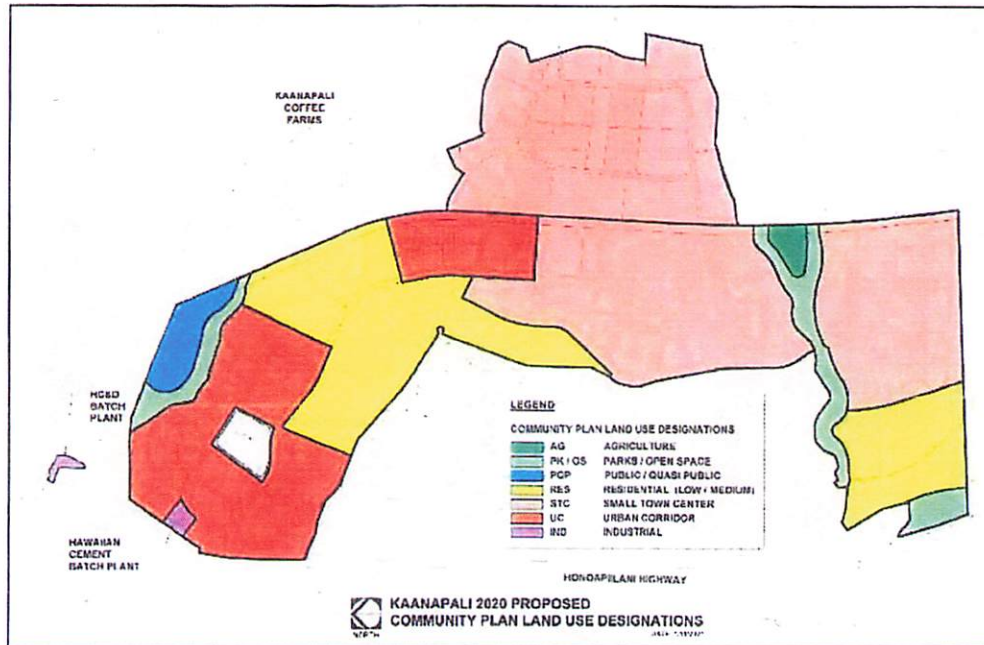


Name	Signature	Address	Phone No.	Date
Noah Benjamin	<i>Noah Benjamin</i>	322 Front St.	425-2292	3/4/21
Christian Phlegers	<i>Christian Phlegers</i>	322 Front Street	808-226-8738	3/4/21
David Ichimura	<i>David Ichimura</i>	774 Pounaue Lohia	808-264-0387	3/5/21
Lisa Jaramillo	<i>Lisa Jaramillo</i>	102 Kapunakua St	808-276-4552	3-5-21
Quintin Delagente	<i>Quintin Delagente</i>	406 Kemi Cir	408-344-8120	
Ronald Baybado	<i>Ronald Baybado</i>	950 Kana Kana Yp	808-276-4106	3/9/21
Carmen Malott	<i>Carmen Malott</i>	3060 Lower Honoapiʻilani Rd, Honoapiʻilani, Hawaii	808-646-1866	3-10-21
Morris Haole	<i>Morris Haole</i>	160 Kealahou Ave	446-1606	3-11-21
Jenilyn Espinosa	<i>Jenilyn Espinosa</i>	804 Nihue St. Lah	(808) 440-5479	3/11/21
Thomas Cook	<i>Thomas Cook</i>	2718 POU HOLOA ST Kihuna HI 96751	870-7205	3/13/21
Laura Blears	<i>Laura Blears</i>	5126 L. Honoapiʻilani	808-264-0263	3/14/21

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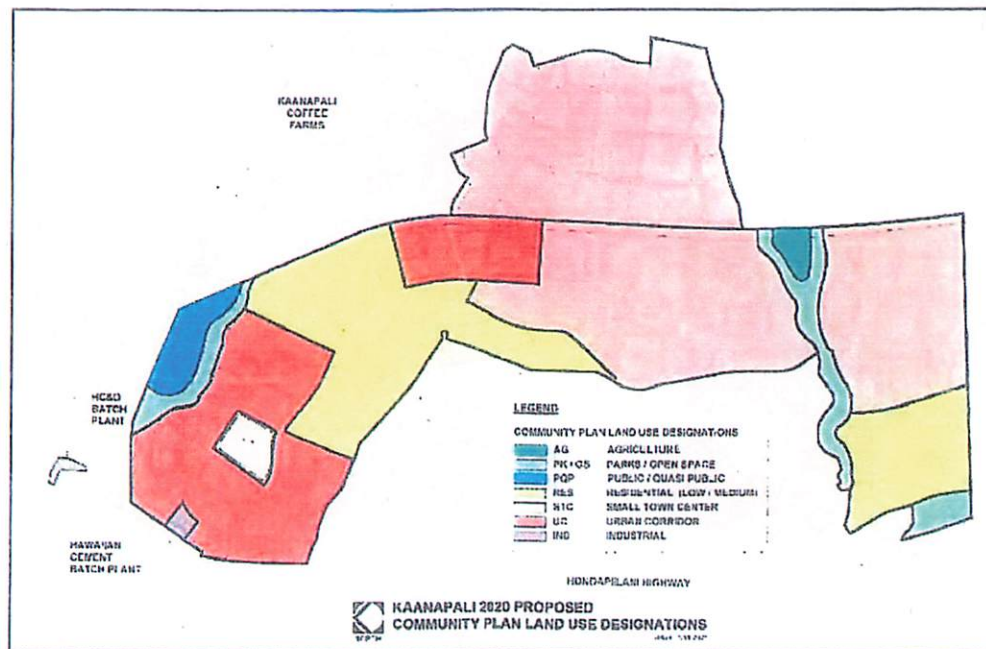


Name	Signature	Address	Phone No.	Date
Heather Sheridan	<i>Heather Sheridan</i>	145 Baker St., F-21	385-5499	3/27/21
Sharilynn Papagayo	<i>Sharilynn Papagayo</i>	348 Haulani St. Pukalani	344-3052	3/27/21
Sammy Papagayo	<i>Sammy Papagayo</i>	348 Haulani St. Pukalani	357-4457	3/27/21
ANELA CABANILLA	<i>Anela Cabanilla</i>	810 KOPIU ST. LAH	276-1005	3/27/21
Jordan Cabanilla	<i>Jordan Cabanilla</i>	212 KONO MAI STREET	276-9509	3.27.21
ANA CABANILLA	<i>Ana Cabanilla</i>	"	305-7040	3.27.21
Esmeralda Amizua	<i>Esmeralda Amizua</i>	810 S. Kihuna Pl	276-5903	3/27/21
M. Tahira	<i>M. Tahira</i>	125 Iputula Way	276-8861	3/27/21
Clara	<i>Clara</i>	125 Iputula Way	298-1415	3/27/21
Lani Cabanilla	<i>Lani Cabanilla</i>	P.O. Box 1285 Lah	808-381-8555	3/27/21

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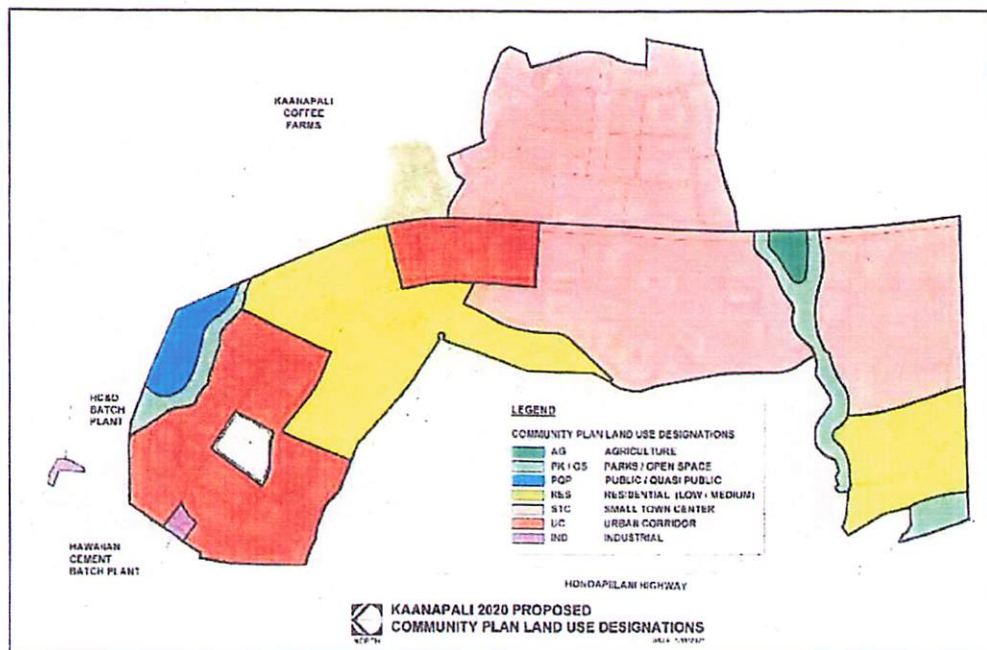
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Name	Signature	Address	Phone No.	Date
Deanna Soares	[Signature]	32 Kua Place, Lah.	305-1960	3/17/21
Michelle Low	[Signature]	251 Panache Pl. Lah.	626-201-7577	3/25/21
KATHIE LAKE / KATHIE LAKE	[Signature]	468 KAHAE ROAD	808-291-2323	3/25/21
RIAN TAKESHAW	[Signature]	31 Kahuna Ridge Pl	870-7151	3/15/21
Matthew Venilika	Matthew Kailihou	899 Kulu Pl.	205-9130	3/25/21
VINCENT FORMANO	[Signature]	1225 S. NAHALE PL	649-0163	4-2-21
Juanita Basco rd	[Signature]	1225 Snahale Pl Lahaina	649-0163	4.3.21
Mireya Disler	[Signature]	724 L. Lupa Kuni St.	206-6224	4/27/21
SHARON K. FUNK	Sharon K. Funk	117 MALOLO PL LAHAINE	808-298-6386	5/03/21
James Vierra	[Signature]	945 Kanaka Lp	808-661-3442	5/03/21
Lesley Vierra	[Signature]	945 Kanaka Lp	(808) 661-3442	5/5/21
Baedenc Bouchard	R Bouchard	82 Haku Pl	808 669-7885	5/3/21



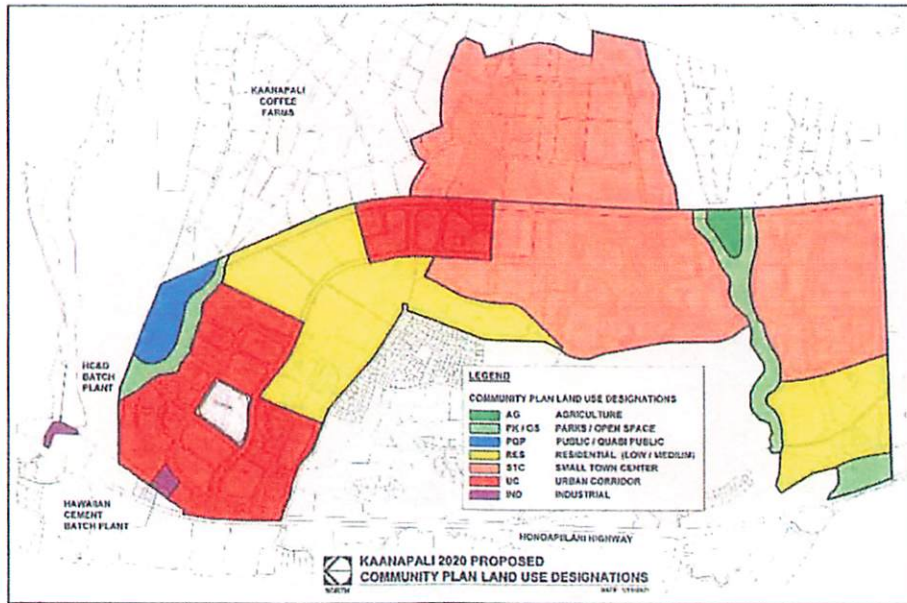
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Name	Signature	Address	Phone No.	Date
B. Angelica Perez	B. Angelica Perez	4310 Lower Honoapiʻilani (808) 446-2605		5-8-21
Risa Pascal	Risa Pascal	1403 Front St Lahaina	808-281-1214	5-11-21
Apela Goloras Apela Colorado	→	573 Waihee St.	808 661 3378	5/17/21
Keola Sequencia	Keola Sequencia	573 Waihee St	808 661 3378	5/17/21
Philip Link	Philip Link	1401 Komo hana Pl	808 283-5455	5/17/21

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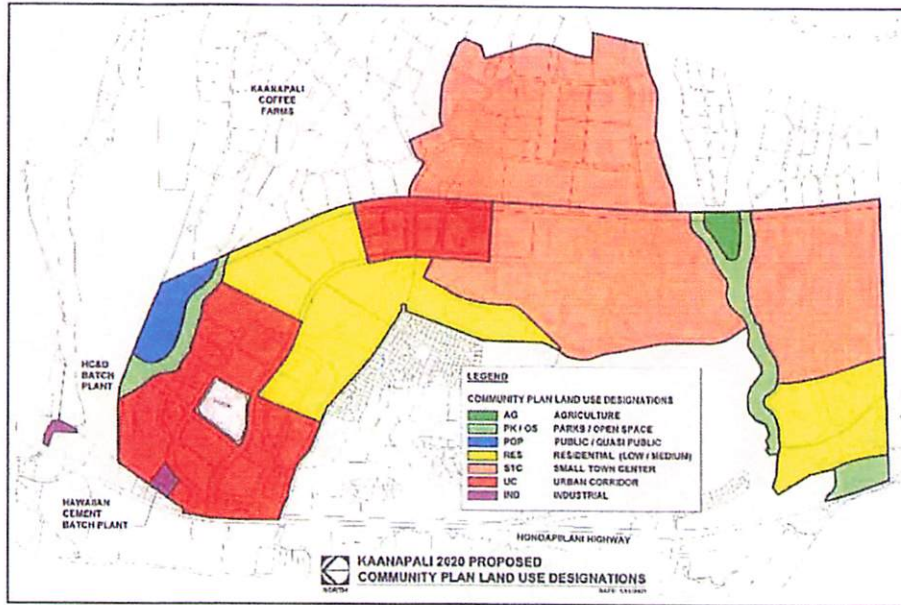


Name	Signature	Address	Phone No.	Date
Rick W. Vowler Jr		2694 ILEWAI WAY, MAKAUO	870-6920	6/2/2021
GLENDA KAMAYA		980 MAKAUO PL, MAKAUO	357-9114	6-2-21
Shari Terada		11 Haipule Pl., Kahului	(808) 280-0992	6/02/2021
KEVIN ABULON		1090 MAKAUO ST, MAK.	870-4814	6/2/21
Kelli Garcia		277 Koni Pl. Wailuku HI 96793	493-5123	6/02/21

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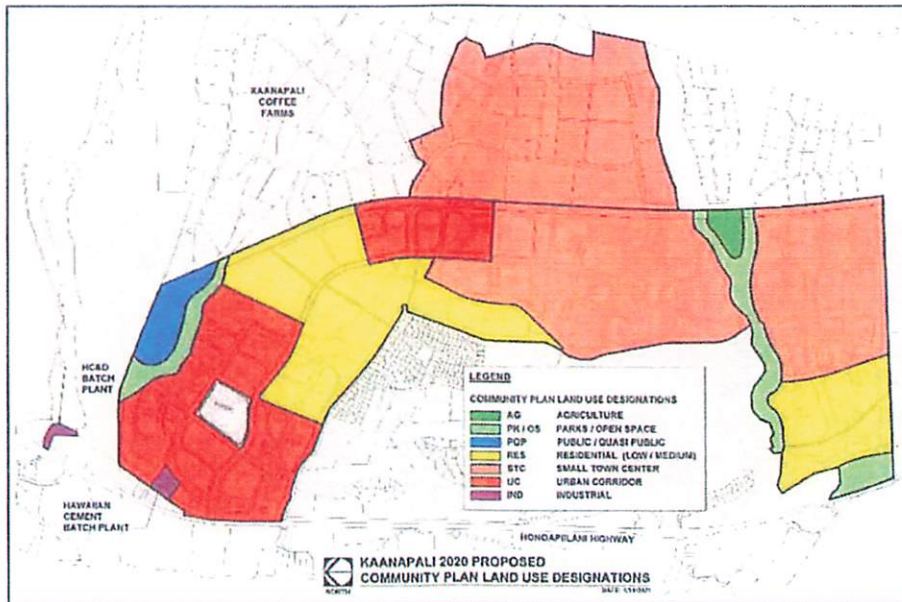
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Name	Signature	Address	Phone No.	Date
Troy Corden	<i>Troy Corden</i>	852 Puniolo Pl	808 411-5788	6/2/21
Ben Ponce	<i>Ben Ponce</i>	2279 Anuwannu Pl. Pihalehu	808-269-0498	6-2-21
Kamuela Pinao	<i>Kamuela Pinao</i>	145 Mokua St	757-4585	4/2/21

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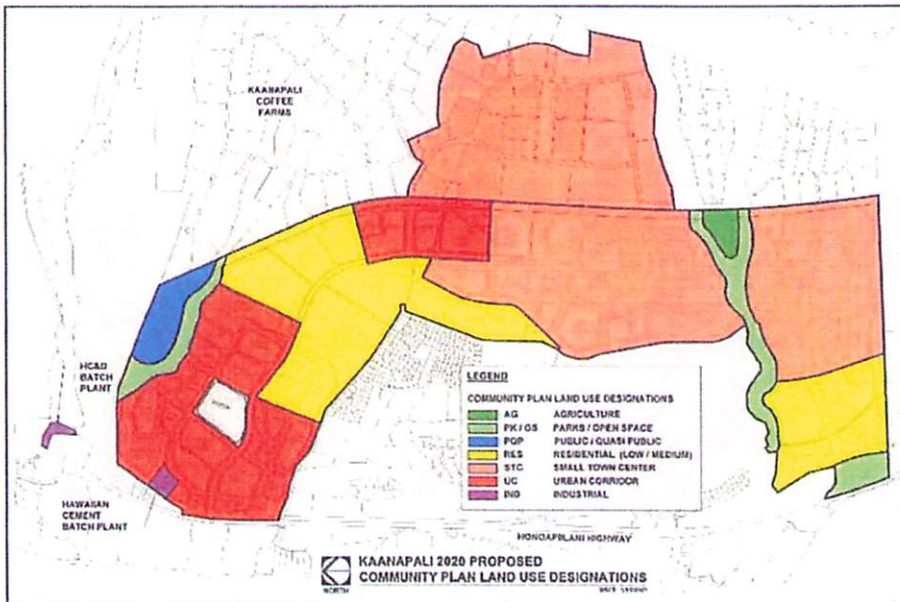


Name	Signature	Address	Phone No.	Date
Kevin Fernandez	[Signature]	P.O. Box 5 Makawao	870-1855	6-2-21
Stephen Hanyan	[Signature]	34 Kakaʻawālie	244-3090	6/2/21
Delaine Miguel	[Signature]	101 W. Papa Ave	351-6724	6/2/21
Jared Velez	[Signature]	131 Mikiyda St.	281-9406	6-2-21
[Name]	[Signature]	20 Kūhōhōa	446-0390	6/2/21
Edgar Somera	[Signature]	522 Kūhōhōa Dr.	357-7710	6/2/21
Shawn Tavares	[Signature]	894 Pulehiki Rd	285-9481	6-2-21
Jonathan Tavares	[Signature]	3299 Kihapai Pl	446-0155	6-2-21

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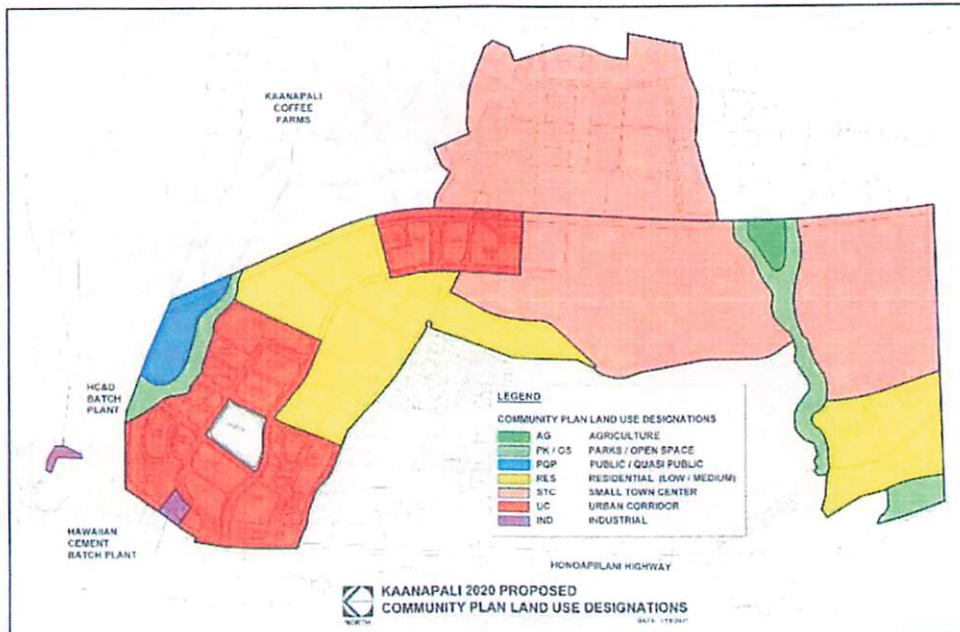
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Name	Signature	Address	Phone No.	Date
ARIEL DE LEON	<i>ariel</i>	573 WAIKANA LAH.	205-8274	6-2-24

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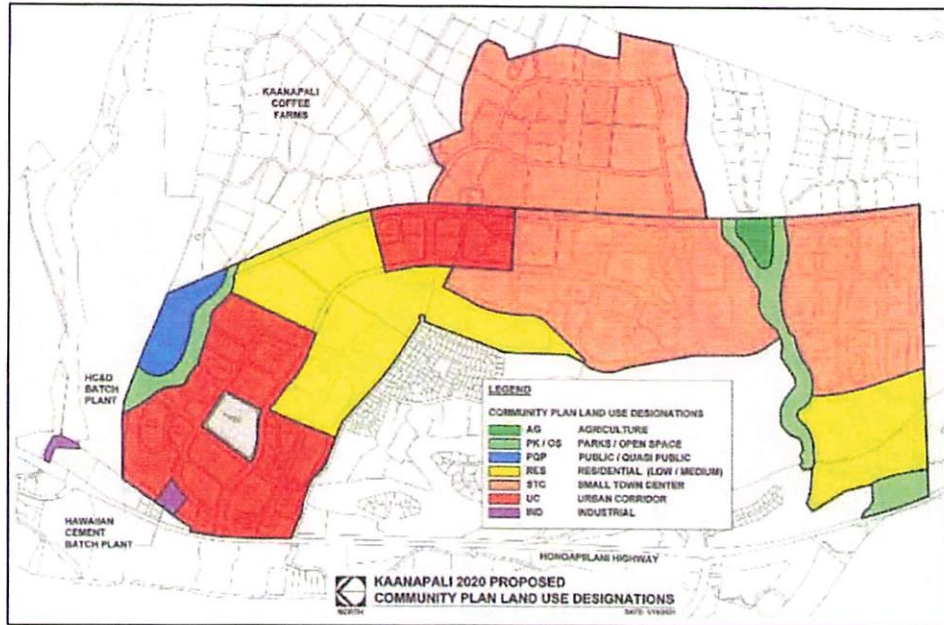


Name	Signature	Address	Phone No.	Date
Brian H Hoyle	<i>Brian H Hoyle</i>	1010 FRONT ST # A206 LAHAINA, HI 96761	949-375-4131	5/16/20

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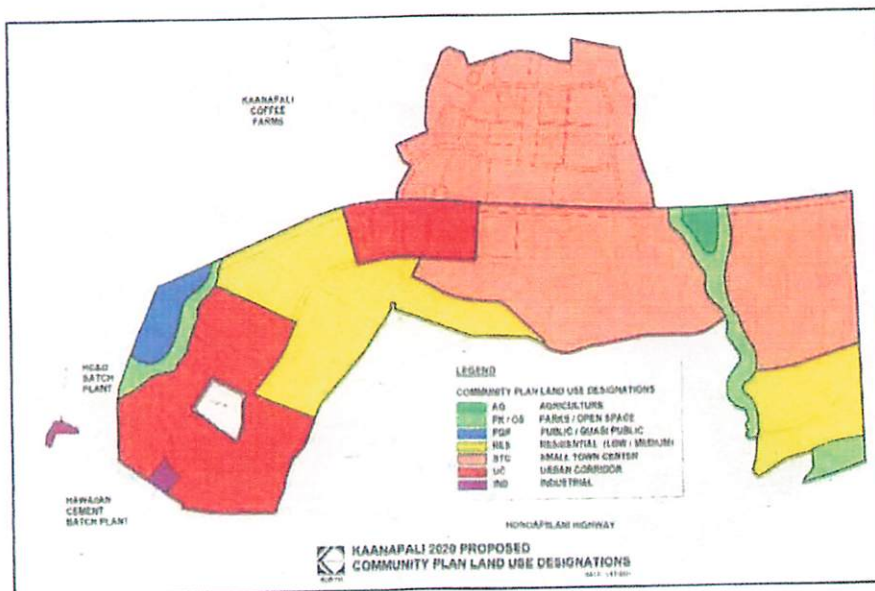
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Name	Signature	Address	Phone No.	Date
Eric Matsuda	<i>[Signature]</i>	162 West Lanai St Kahului, HI 96732	808 385 7805	5/11/21
Richard Y. Santo	<i>[Signature]</i>	1013 Prospect St, Apt 1216 Honolulu, HI 96822	808.358.6245	5/11/21
Dayna Pacheco	<i>[Signature]</i>	761 Malaihi Road Wailuku, HI 96793	808 280 6615	5/11/21
Brooks Aoki	<i>[Signature]</i>	1273 Moohele Street Wailuku, HI 96793	808 357 4787	5/12/21
Jason Kuraoka	<i>[Signature]</i>	545 Kualau Street Wailuku, HI 96793	808 280 0334	5/13/21
Jason Springer	<i>[Signature]</i>	1032 S Kihei Rd B203 Kihei, HI 96753	808-868-9918	5/14/21

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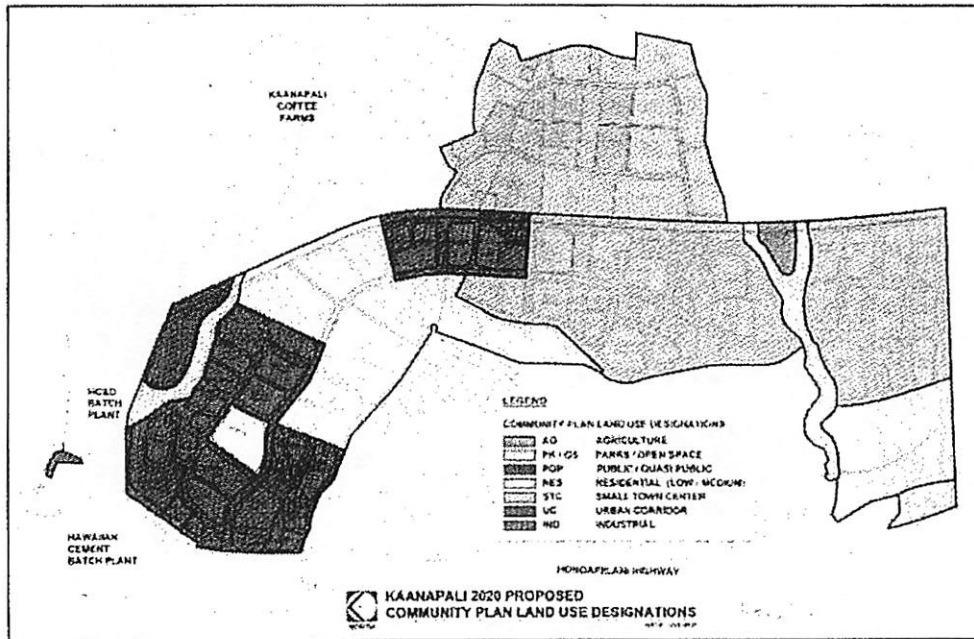


Name	Signature	Address	Phone No.	Date
DONALD R. GERBIC	<i>[Signature]</i>	6 TULIP PL LAHAINA, HI 96761	808-6696463	5/14/21

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**KAANAPALI 2020 PROPOSED COMMUNITY PLAN LAND USE DESIGNATIONS**

**LEGEND**

**COMMUNITY PLAN LAND USE DESIGNATIONS**

AG	AGRICULTURE
PK / OS	PARKS / OPEN SPACE
PQP	PUBLIC / GOV. PUBLIC
RES	RESIDENTIAL (LOW / MEDIUM)
STC	SMALL TOWN CENTER
UC	URBAN CORRIDOR
IND	INDUSTRIAL

KAANAPALI COFFEE FARMS

HCBQ BATCH PLANT

HAWAIIAN CEMENT BATCH PLANT

HONOAPIʻILANI HIGHWAY

0 1000 FEET

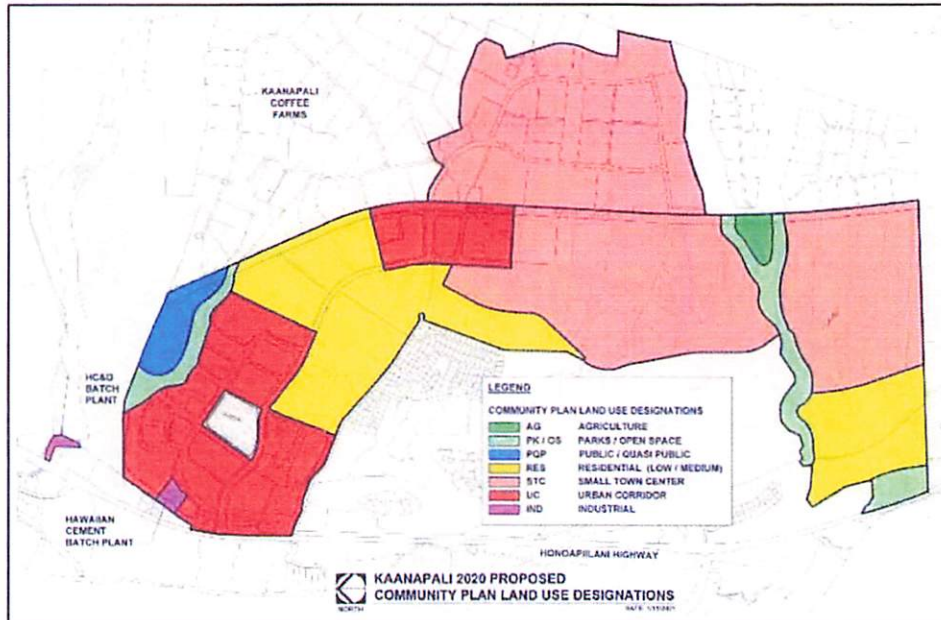
NORTH

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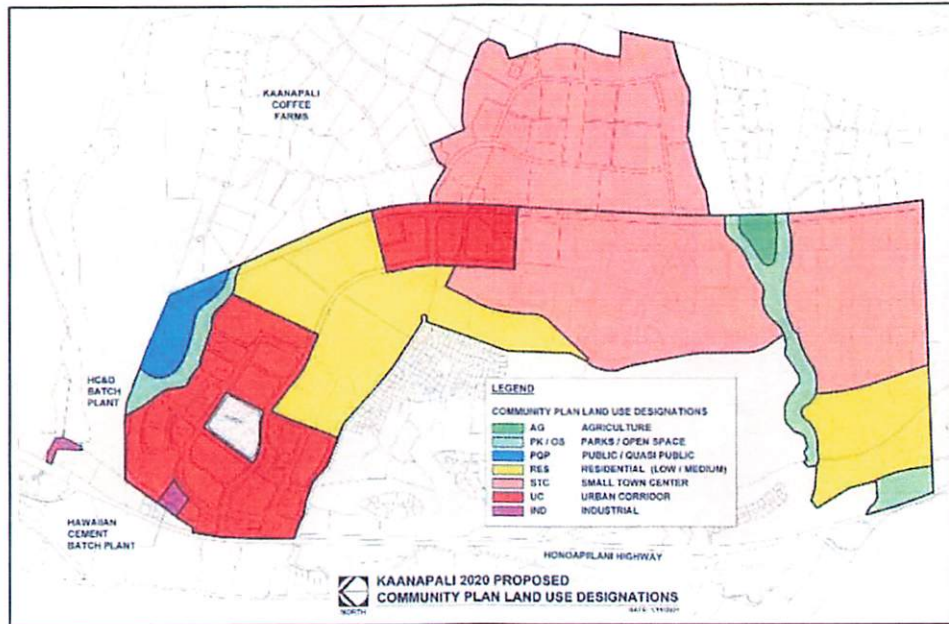


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Name	Signature	Address	Phone No.	Date
Darren K. Kanani	[Signature]	41 Hoku Pihai St. Kā'anapali, HI 96735	870 203	5/12/21
Kamealoha Kanani	[Signature]	1735 Hanohano St. Lah, 96761	808.250.8298	5/12/21
Pamela Kanani	[Signature]	" "	808.727.9741	5/12/21
Ryah Kanani	[Signature]	" "	808.495.3040	5/12/21
Keaton Hara	[Signature]	1736 aa place	808 283-0000	5/12/21
Adri Hara	[Signature]	1736 aa	808 264-1066	5/12/21
Liahona Kanani	[Signature]	1735 Hanohano St.		5/12/21
Darren Kanani	[Signature]	382 Alii St	808 419 0003	5/17/21

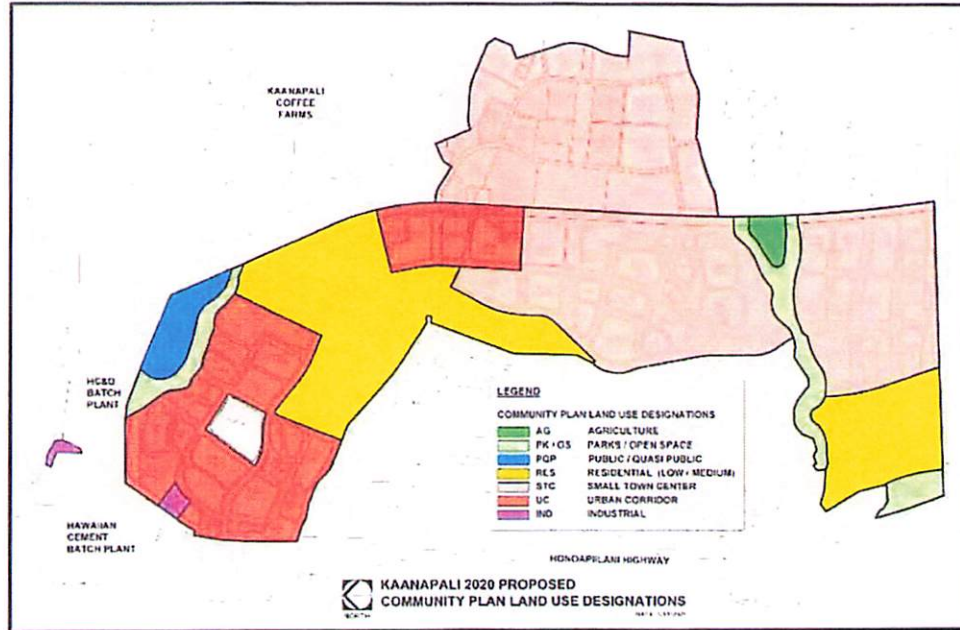
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Name	Signature	Address	Phone No.	Date
Michael Arakawa	<i>[Signature]</i>	481 Kauhī Pl. Lah.	667-5395	5/12/21
Kela Kūhū'aha'a	<i>[Signature]</i>	695 Hoene St. Makawili, HI 96768	(808) 868-6507	05/12/2021
Lawrence N. Kaula	<i>[Signature]</i>	595 Hoene St. Makawili, HI 96768	264-6885	05/12/21
Robert Watson	<i>[Signature]</i>	980 Lahaina Ln. 96761 Rd	662-4000	05/12/21



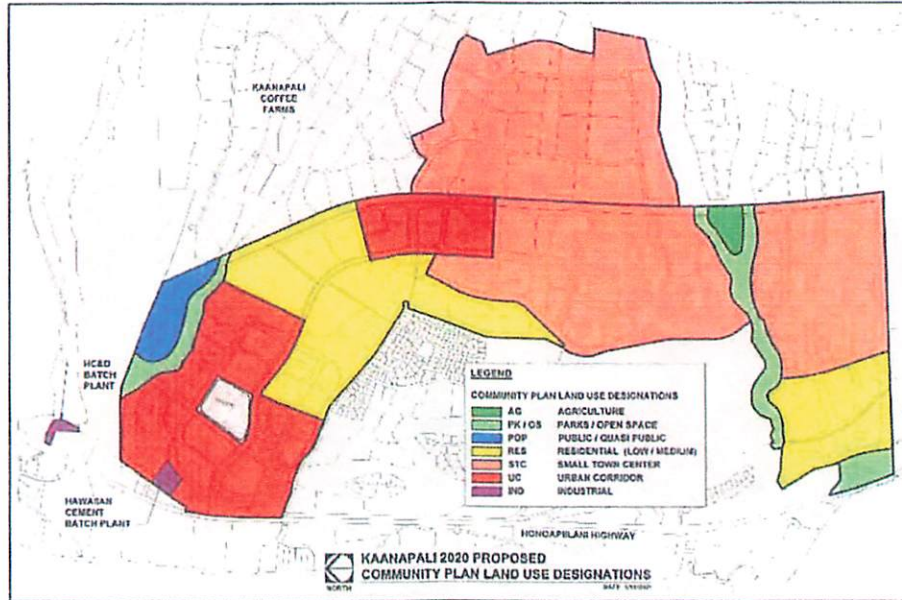
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Name	Signature	Address	Phone No.	Date
Alvin T. Pelayo	<i>[Signature]</i>	1731 Aiea Place	633-0289	4/13/22
Clay Sutcliffe	<i>[Signature]</i>	173 Koshana St.	249-2122	5/17/21
Jim Mueggs	<i>[Signature]</i>	2591 AINA MAHI'A PL	662-0001	5/17/21

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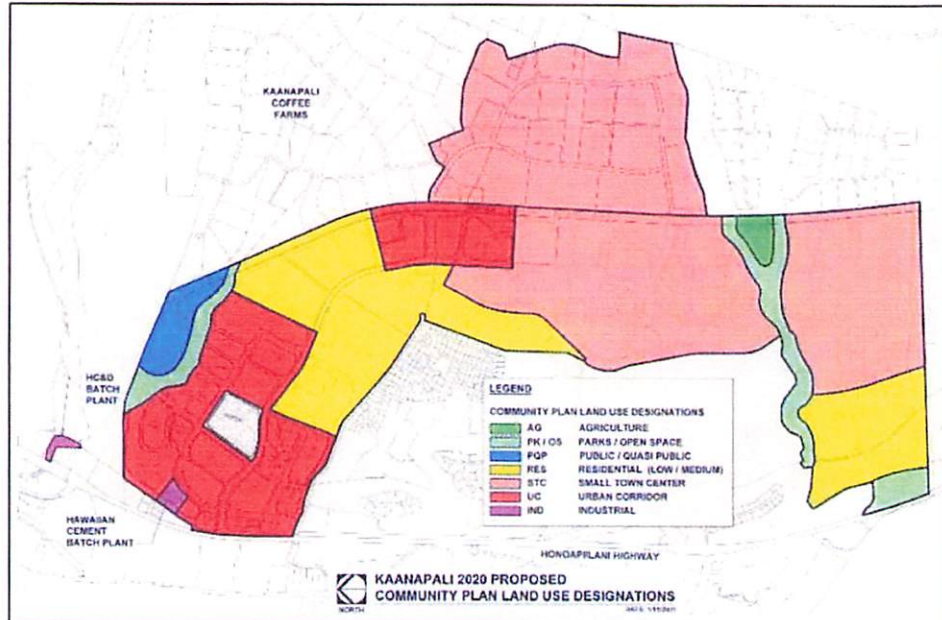
Name	Signature	Address	Phone No.	Date
Randall Abren	<i>R. Abren</i>	319 Kulawana Cir	357-6211	6/2/21
Vicente Palalay	<i>V. Palalay</i>	364 Kapaemai Waiuku	357-1621	6-2-21
Clayton Yogi	<i>C. Yogi</i>	P.O. Box 110	751-1101	6-2-21
Joseph H. Fernandez Jr	<i>J. H. Fernandez Jr</i>	571 HAHEMALU PI	357-6222	6/2/21
Eric R. Peters	<i>E. R. Peters</i>	25 Alca PI.	572-9330	6/2/21
Ka Kekomu	<i>K. Kekomu</i>	632 Lalani Circle <sup>Kohala</sup>	250-4459	6/2/21
Dave Karon	<i>D. Karon</i>	251 Holo Lani	357-4796	6/2/21
Robert Holder	<i>R. Holder</i>	140 Maui Kai Loa	268-6538	06/02/21
LINCOLN LINKEE	<i>L. Linkee</i>	P.O. Box 1155	205-4245	6/2/21
James & Wickham	<i>J. &amp; W.</i>	285 Maui R.d	572-7899	6-2-21

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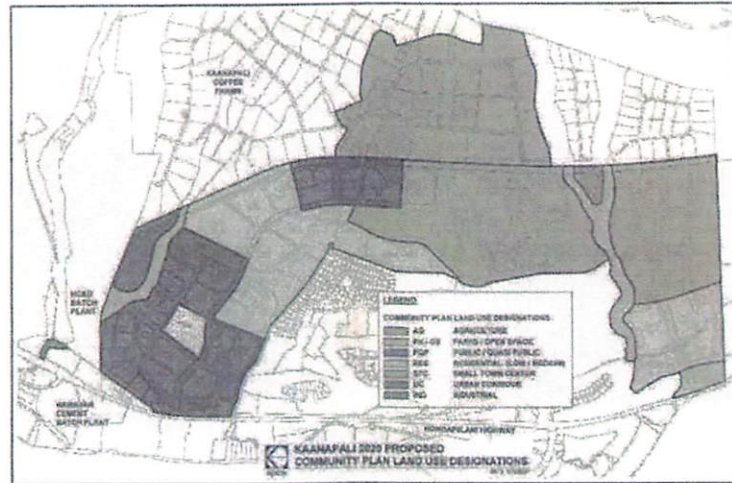


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Name	Signature	Address	Phone No.	Date
CLAUDE MARSHALL	<i>Claude Marshall</i>	1636 AA STREET	808-667-7061	5-12-21
WILSON PINGKIAN	<i>Wilson Pingkian</i>	809 KALENA ST	808-667-2871	5-12-21
Romulo Ballesteros	<i>Romulo Ballesteros</i>	486 AKI ST	205-8247	5-12-21
ANTONIO FANTASIA	<i>Antonio Fantasia</i>	PO BOX 11598	357-8602	5-12-21
JUNE STEELE	<i>June Steele</i>	410 A. ALIO ST.	808-419-5183	5-12-21
Rogelio Cranny	<i>Rogelio Cranny</i>	34 Pyramis way	808-757-0044	5-12-21
ALVIN CASTRO	<i>Alvin Castro</i>	18 KEKAI RD	808-283-9418	5/12/2021
Vance Honda	<i>Vance Honda</i>	216 Malanai St	808-870-8870	5/12/2021
Mandy Honda	<i>Mandy Honda</i>	216 Malanai St	808-870-7012	5/12/2021
Bailey Honda	<i>Bailey Honda</i>	216 Malanai St	808-344-6471	5/12/21
Arleen Cockcroft	<i>Arleen Cockcroft</i>	1305 Hoapili St	808-268-3542	5/12/21

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Name	Signature	Address	Phone No.	Date
Edwin Lookey	[Signature]	3936 Front St Lahaina	276 5593	5/18/21
Puanani Lindsey	[Signature]	1087A Postels Rd, Makawala	281-1873	5/19/2021
Thomas A. Khoury	[Signature]	393 Front St, Lahaina	250 4243	5/24/2021 (u)
Marie McCabe	[Signature]	5458 L. Hanaupia Rd, Lahaina HI 96761	276 0828	5/24/21
King M. Weaver	[Signature]	393 Front	280 6455	5-24-21
LA AGUTTA	[Signature]	3938 Front St	281 7728	5/21/21
LATTEA CONSTANTINO	[Signature]	540 Makawala Rd, Lahaina	357 6242	5/22/21
Mark Dils	[Signature]	1300 Limahana Cir. #301	808-757-8834	5/29/21
Susan Dils	[Signature]	1300 Limahana Cir. #301	808 757-8422	5/29/21
Pam Tse	[Signature]	4471 L. Hanaupia Rd, Lahaina	415 6064723	5/29/21
DAVID JENKINS	[Signature]	369 Kamaole Circle, Lahaina	808 727 2963	5/29/21

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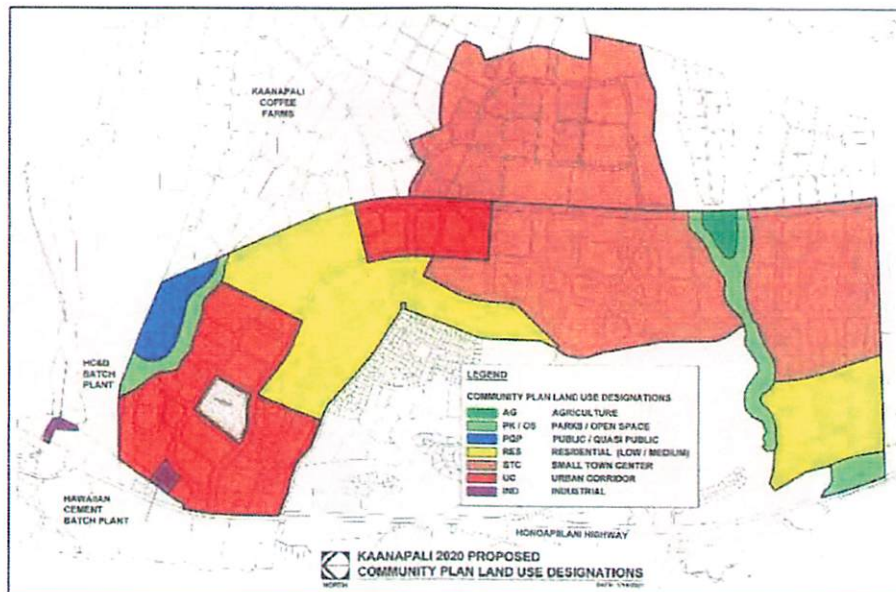
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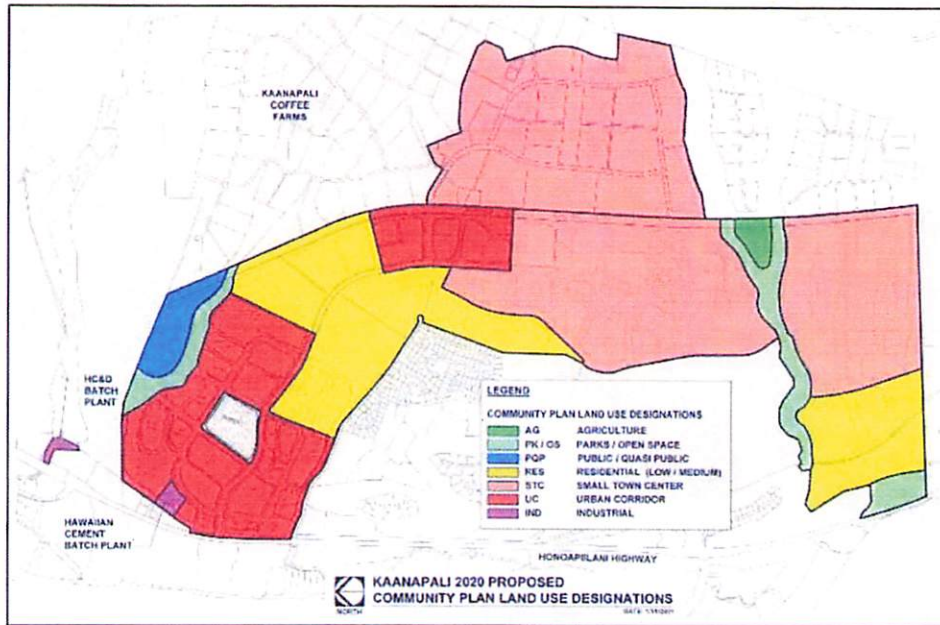
Name	Signature	Address	Phone No.	Date
DAVE SULLIVAN	[Signature]	200 Kama Koi Loop Kihei, HI 96753	808 757 2030	6/1/21
Kelly O'Kief	[Signature]	1406 Naalehu Rd. Kihei, HI 96753	808 281-8446	6/1/21
Cameron Livingston	[Signature]	415 Darry Rd. Suite E519 Kahului, HI 96732	808 359 0455	6/2/21
HOLDEN WORTEN	[Signature]		808 793 7551	6/2/21
LLOYD HOGAN	[Signature]	107 AUHUNA RD Kihei, HI 96753	808 870-2246	6-2-21
Pete Sullivan	[Signature]	132 Hoolapa St Kihei, HI 96753	808-875-2833	6-2-21
Jennifer Sullivan	[Signature]	132 Hoolapa St Kihei, HI 96753	808 269 2698	6-2-21
Jacqueline Ode	[Signature]	18 Ohana Pl. Wailuku, HI 96793	808 757 4297	6-2-21
Alicia Ralph	[Signature]	284 Ohina Place Kihei, HI 96753	808-283-9443	6/2/21
Jon I. Hayes	[Signature]	16862 Hahala Hwy Kahului, HI 96731	808 269 1158	6/2/21
Mark Taubman	[Signature]	720 Wai St Kahului, HI 96731	808-280-5092	6/2/21

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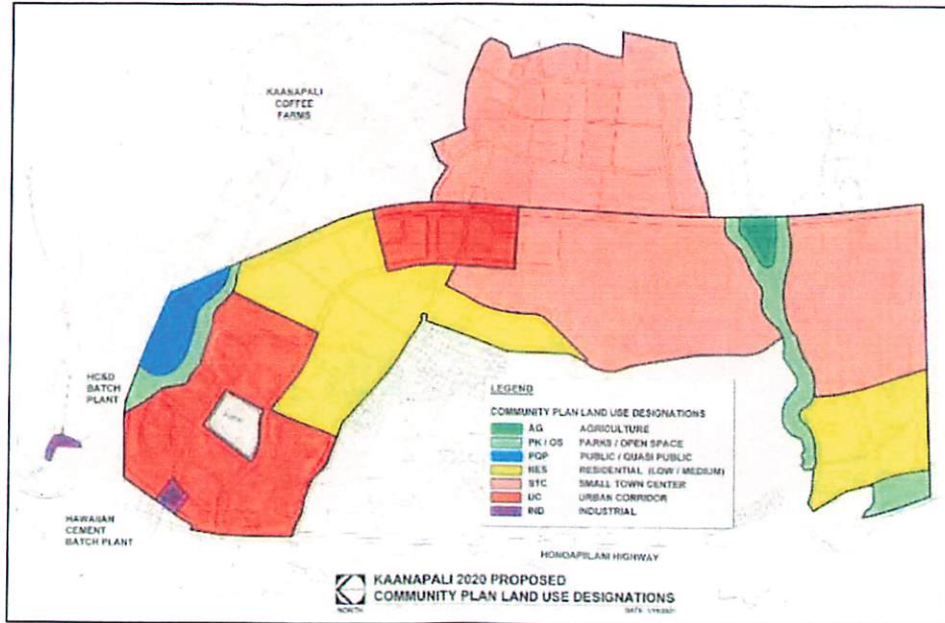
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Name	Signature	Address	Phone No.	Date
Amado Macapug	[Signature]	848 Kalena St.	808-276-8600	5/12/21
Benito Lopes	[Signature]	P.O. Box 12031	808-298-5878	5/12/21
MARIONA DE LUZARON	[Signature]	701 Kama Pl. Kah.	(808) 870-8728	5/12/21
ADOLFO FONTANES	[Signature]	404 Puhuanui Pl.	808-274-0603	5/12/21
JULIO BONIAGA	[Signature]	4440 LAHAINA 96761	808-274-7103	5/12/21
NICANOR TOMAS	[Signature]	975 LEHUA ST.	808-205-4375	5/12/21
Manro Villanueva	[Signature]	3676 L. Honoapiʻilani	(808) 750-2776	5/12/21
BENION DRES	[Signature]	487 HOPOE ST	808-385-7478	5-12-21
REMIGIO SALVADOR	[Signature]	34 Puhuanui Place	808-740-8601	
DONALD CARR	[Signature]	93 MAIHA ST	808-463-0609	5/12/21
Ernie Pines	[Signature]	93 Maiha St.	808-223-4952	5-12-21
Nelson Agbayani	[Signature]	762 Hoo Kahua Pl.	359-8063	5-12-21



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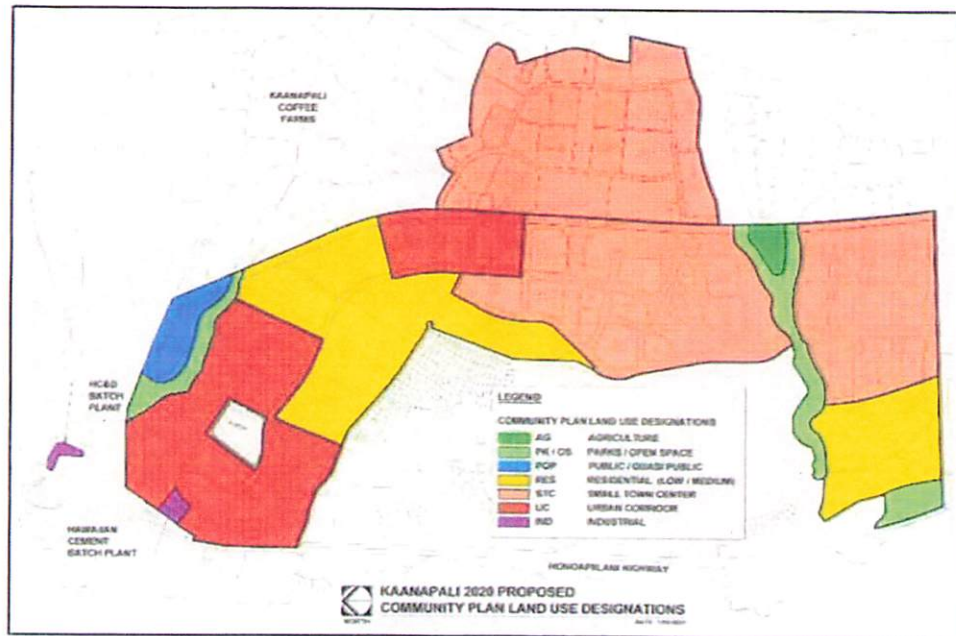


Name	Signature	Address	Phone No.	Date
Mike Bunyard	[Signature]	P.O. Box 12945	661-0716	3/25/21
John Leonard	[Signature]	P.O. Box 11713	250-1357	3/25/21
Michael Clarkson	[Signature]	P.O. Box 10005	661-4372	3/31/21
Nenita Riley	[Signature]	109 E. Makahakaha Way	298-8490	3/31/21
Torren Scritchfield	[Signature]	610 Alu Rd	757-3836	3/31/21
Joshua Sorensen	[Signature]	Ward Rd HI 96793	888-781-7222	3/31/21
Hudi Michel Bunghet	[Signature]	830 Kapaeha Ct	276 8850	3.31.21
Byron Jacob	[Signature]	1724 Hooli St.	503-276-6714	3/31/21
Lanie Barry	[Signature]	61 Loa Place	503-803-3919	3/31/21
Cassie-Ann Jacob	[Signature]	597 Kahena St	205-8850	3/31/21
Ceone Norma	[Signature]	61 Loa Place	503-715-6816	3/31/21

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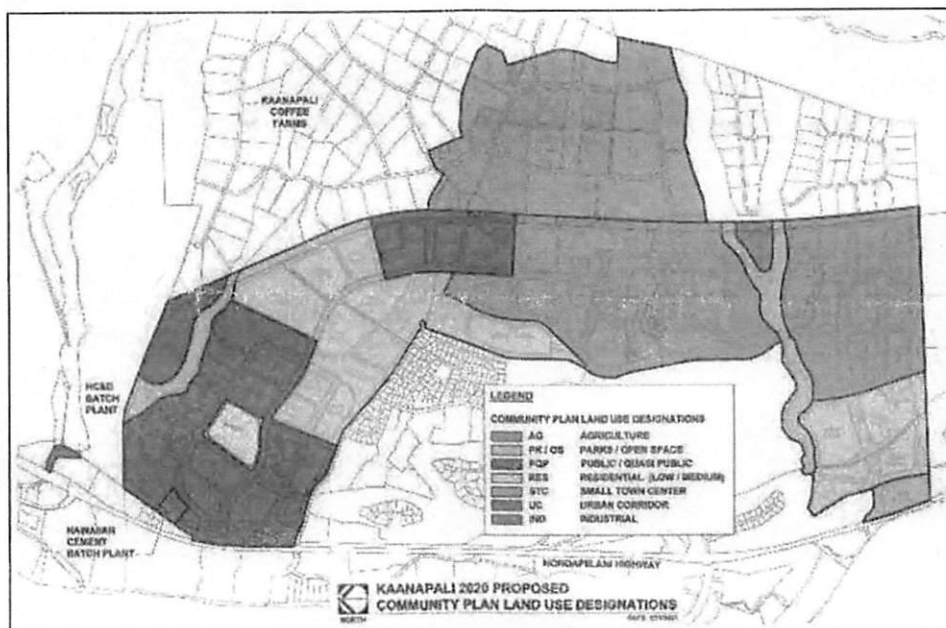
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Name	Signature	Address	Phone No.	Date
Jenny Buchter	Jenny Buchter	2560 Kekaa Dr B201	510-468-6474	5/26/21
J.P. Buchter	J.P. Buchter	2560 Kekaa Dr B201	510-468-6465	5/26/21

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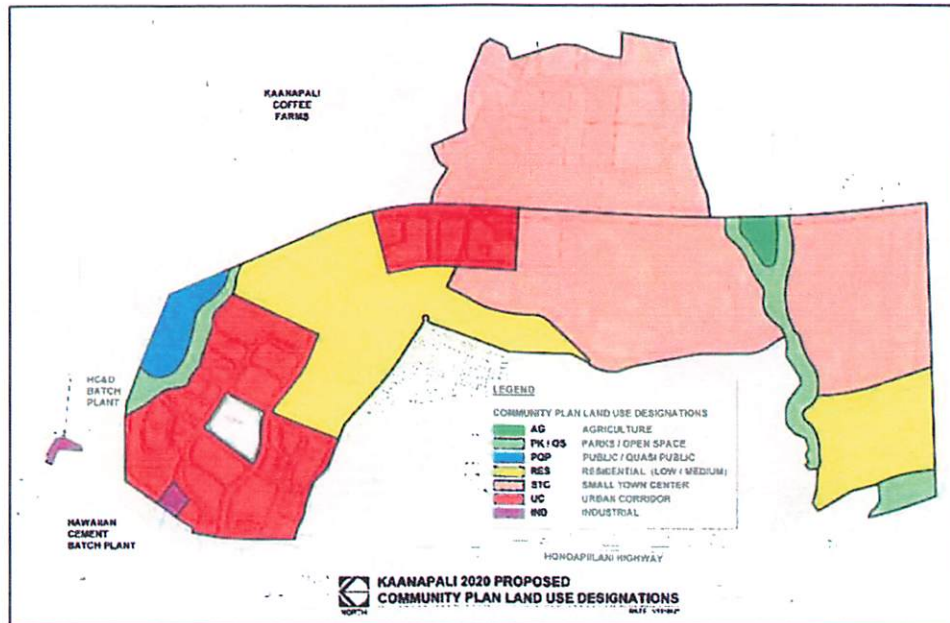
Name	Signature	Address	Phone No.	Date
Sandra Rogers	Sandra Rogers	1400 Linahana D-101	662-8748 808-	5/30/21
Sally Ann Bryant	Sally Ann Bryant	475 Front St	808-280-3884	5/30/21

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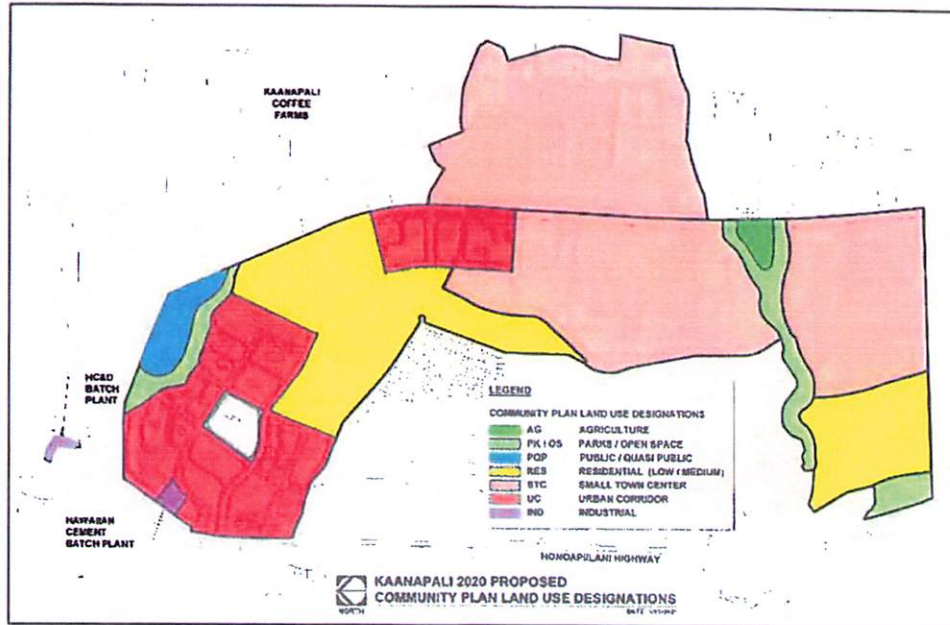
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Name	Signature	Address	Phone No.	Date
Cyris Rodon	[Signature]	900 N. Hono Pk. Lah. HI 96761	(808) 667-7194	6/2
Elizabeth Takamanga	[Signature]	45 Kuaialua St. Wailuku HI 96793	808 244-9191	6/2/21
Althia Viera	[Signature]	824 Kuaialua St. Lahaina, HI 96761	808-661-8016	6/2/21
Fili Viera	[Signature]	824 Kuaialua St. Lahaina, HI 96761	808-661-8016	6/2/21
Bisshop Faria	[Signature]	PO BOX 3062 Wailuku, HI 96793	(808) 264-6074	6/2/21
Patricia Englund	[Signature]	4450 Wahi PL Hailu, HI 96708	808 672-7168	6/3/21
Eliza MURDER	[Signature]	334 Kuaialua St. Wailuku, HI	808 264-1885	6/3/21
FELIPE YADA	[Signature]	426 WAINO ST LAH. HI 96761	667-9198	6/3/21
BALTASAR RABEL	[Signature]	300 S. LEHUA ST. KAH. HI 96741	276-5803	6/3/21
Lienne S'Gouy	[Signature]	Wailuku, HI 96793	856 5371	6/3/21
MARVENE RIVERA	[Signature]	245 MOHAKA ST. WAILUKU, HI 96793	871-6674	6/3/21

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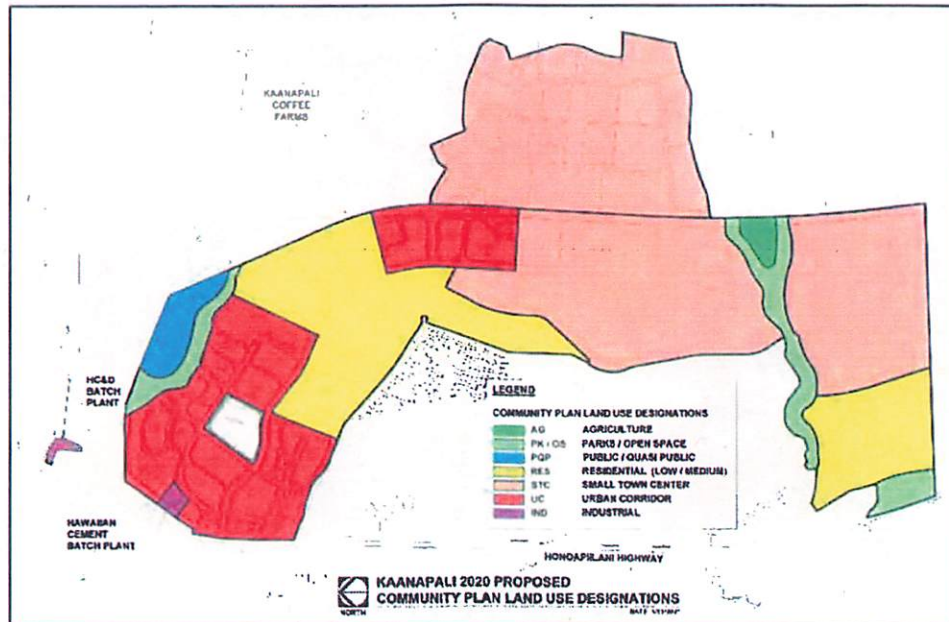


Name	Signature	Address	Phone No.	Date
VALDYN SAKAI		37 E PAPA AVE	214 2567	6-3-21
Brya Baybue		1363 Kahoma st	231-4819	6-3-21

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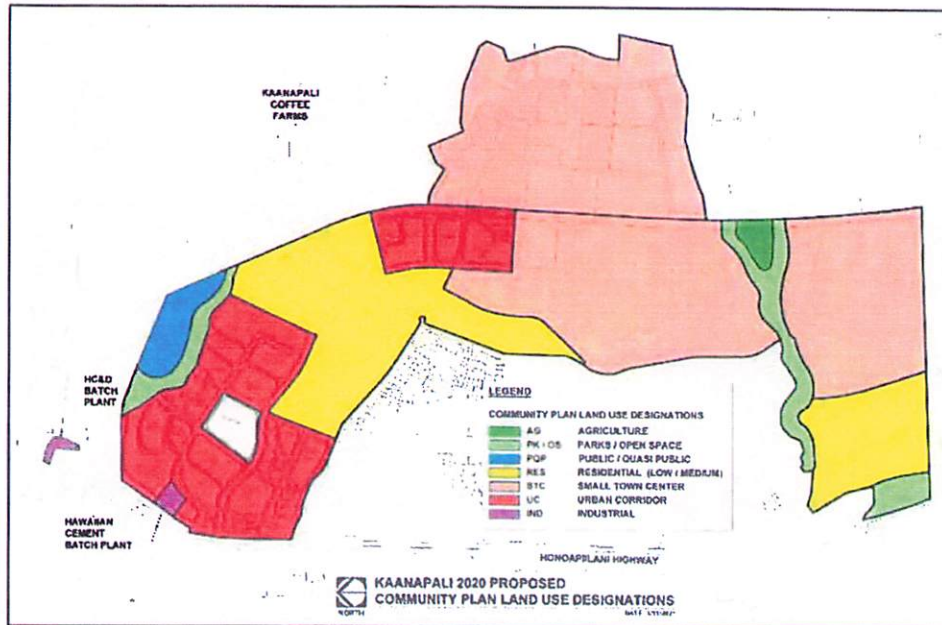


Name	Signature	Address	Phone No.	Date
HENRY Candasan	<i>Henry Candasan</i>	1015 Makalei Street Kahului HI 96732	808-871-5796	6/3/21
LIELI Candasan	<i>Liel Candasan</i>	1015 Makalei Street Kahului HI 96732	808-871-5796	6/3/21
SALVACION LAOLAO	<i>Salvacion Laolao</i>	1015 MAKALEI ST. KAHULUI HI 96732	808-419-0908	6/3/21
ALLAN LAOLAO	<i>Allan Laolao</i>	1015 MAKALEI ST KAHULUI HI 96732	808-280-1487	6/3/21
Felicitas Pelino	<i>Felicitas Pelino</i>	1015 Makalei St. Kahului HI 96732	808-214-6004	6/3/21
Remy Valdez	<i>RValdez</i>	3350 am rd, Kahului, Maui HI	808-250-3119	6/3/21
Jul Kaldy	<i>Jul Kaldy</i>	11	808-250-5711	6/3/21
LIGAYA PARILLA	<i>LParilla</i>	61 AKALO place Koh. HI. 96792	385-6782	6/3/21
Rick Parilla	<i>RParilla</i>	61 Akalo Place Koh. HI. 96792	344-452	6/3/21
Eulyn Valdez	<i>EValdez</i>	596 Moloiki Highway	8730578	6/3/21
Benedicto Valdez	<i>BValdez</i>	596 Moloiki Highway	4422055	6/3/21

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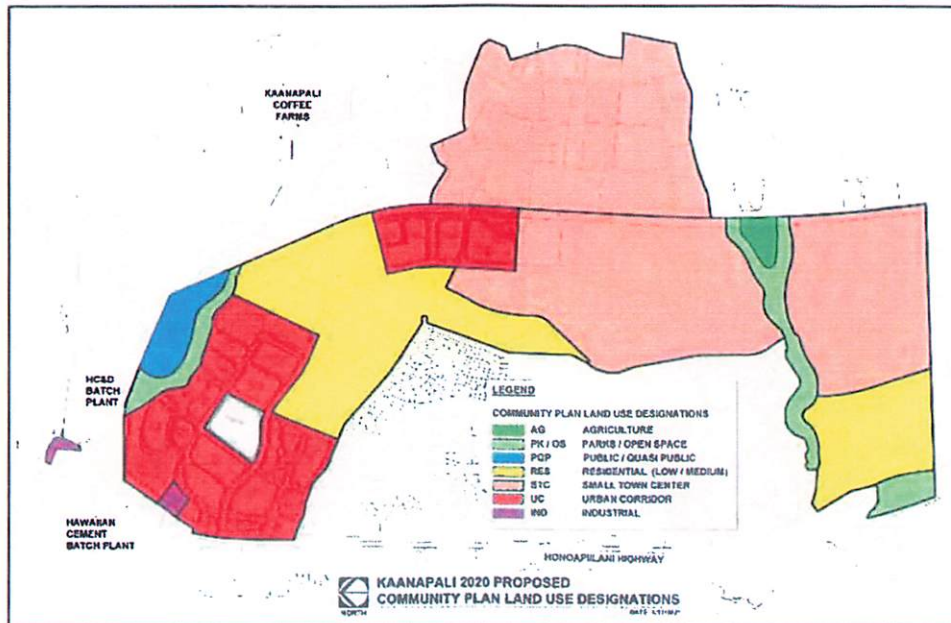


Name	Signature	Address	Phone No.	Date
VIOLETA NATIVIDAD	Whitirid ed	233 Molokai Akau Kahului, HI	276/115	6/3/21
Eliseo Natividad	Eliseo Natividad	233 Molokai Akau Kahului, HI.	276/115	6/3/21
Conchita de Cambra	Coloma	406 'one St Kahului HI 96732	877-5650	6-3-21
Alcira Coloma	A. Coloma	406 'one St Kahu.	877-5650	6-3-21
Aida Primero	Aida Primero	44 Kono Plue Kahului	264-2487	6-3-21
Lauriane Auel	L. A	113 Lower Waialea Beach Road	250-451	6.3.21
Genaly n Domingo	Genel Domingo	113 Lower Waialea Beach Road	250-451	6.3.21
Jimmy Domingo	J. Domingo	Same		6.3.21
Cristina Robino l	C. R.	987 Lower Waialea Beach Road	280-5809	6.3.21
Felicitad Salas	Fely Salas	198 Lower Waialea Beach Road	727-2434	6.3.21
Eunice Sabar	Eunice Sabar	117 Lower Waialea Beach Rd.	276-9998	6.7.21

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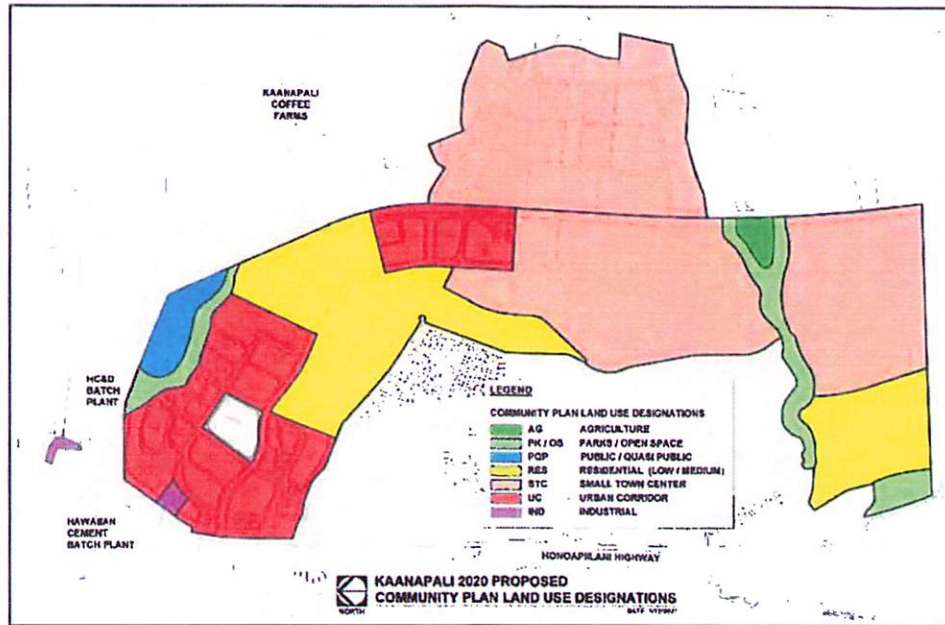


Name	Signature	Address	Phone No.	Date
Emmanuel A. Baltazar		1081 Mahalii Street Kahului, HI.	563-0796	06/03/21
Darren Lopez		1081 Mahalii Street Kahului, HI	844-3514	06/03/21
Pely Rarnis		1954 Nīrōh St Wailuku, HI. 96793	442-2908	6.3.21
Eliza Baltazar		1081 MAHALII ST. KAHULUI, HI. 96732	375-8251	6-3-21
Gemma Villon		302 Waihe'e Beach Rd. Wailuku, HI 96793	268-2394	6-3-21
Imneil Feig		1081 MAHALII ST. KAHULUI, HI. 96732	244-8567	6-3-21
Kristine Villon		302 Waihe'e, Beach Rd Wailuku, HI. 96793	269-1081	6-3-21
KIMBERLY TABISULA		96 S. Papa Avenue Kahului	280-9818	6.3.21
Albert Tabisula		96 S Papa Avenue Kahului	280-9818	6.3.21
Zenaida Andaya		1114 Mahalii Place Kahului	383-7464	6-3-21
Jesse Andaya		1114 Mahalii Place Kahului	757-1315	6-3-21

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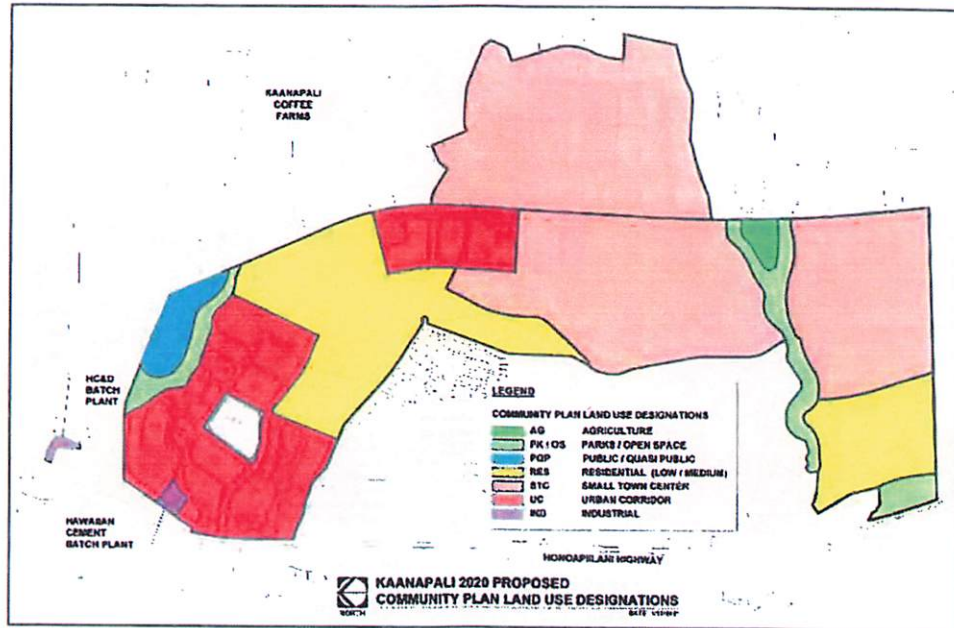


Name	Signature	Address	Phone No.	Date
James Kalua	[Signature]	211 LANA DR WAI	808 264-1444	6/3/21
YOUNG Villalobos	[Signature]	61 EAST KANALI KANALI, HI 96761	661-1234	6/3/21
Patty Joy Kariko	[Signature]	1724 Hanalei St. Lahaina 96761	760-6043	6/3/21
JOE KALAHANE	[Signature]	P.O. BOX 11265	280-6937	6/3/21
Kellen Quinlan	[Signature]	115 MOLOKAI RD. ST Kahului 96793	808-4945	6/3/21
DAN K. Thompson	[Signature]	P.O. BOX 352 Lahaina	298-4847	6/3/21
Michael Mulvihill	[Signature]	616 AKAKU ST WAILUKU		6/3/21
Matthew Curran	[Signature]	71 Waiake Lane Wailuku	562-7223	6/3/21
Marloun Onate	[Signature]	27 HOOIA PLAC Lahaina	442 2112	6/3/21
JOHN KALAHANE	[Signature]	P.O. BOX 11265 LAH HI 96761	808 280 6436	6/3/21
Joseph [Name]	[Signature]	P.O. BOX 11265 Lahaina HI 96761	808 280 7046	6/3/21

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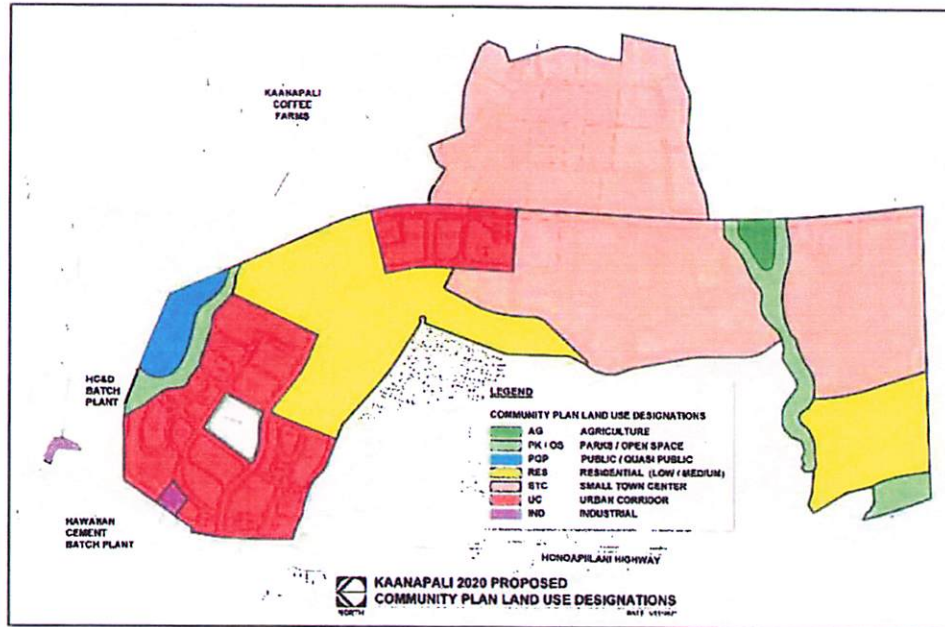


Name	Signature	Address	Phone No.	Date
Veronica Nova	<i>Veronica Nova</i>	124 Cedar St. Lahaina	808 418 8484	5/13/21
Melody Thomas	<i>Melody Thomas</i>	1708 Hooli St. Lahaina	(808) 268-8857	5/13/21
Louder R. Rivera	<i>Louder R. Rivera</i>	1107 Makeala Dr. Waihi	(808) 281-3719	6/3/21
Jimmy Pung	<i>Jimmy Pung</i>	401 Maalo St.	808 226 9254	
Helen Parilla	<i>Helen Parilla</i>	172 Hoomoku St. Kahului	(808) 264-0279	6/3/21
Abel Conbo	<i>Abel Conbo</i>	210 Malonai St.	808/298-4074	6/3/21
Kenneth Comlaug	<i>Kenneth Comlaug</i>	352 Aulike St	808-205-9780	6/3/21
MAHARD FABINO	<i>MAHARD FABINO</i>	97 Kaniolu Rd	(808) 264-4327	6/3/21
ELORIK, JAY & J	<i>ELORIK, JAY &amp; J</i>	1321 KEOA PI.	808 383 7691	11
Aristotele Abut	<i>Aristotele Abut</i>	579 Kahako St.	808-633-1014	6/03/21
GEORGE AGRAYNI	<i>GEORGE AGRAYNI</i>	762 HOOKAHUA PL.	808-264-7849	6/3/21

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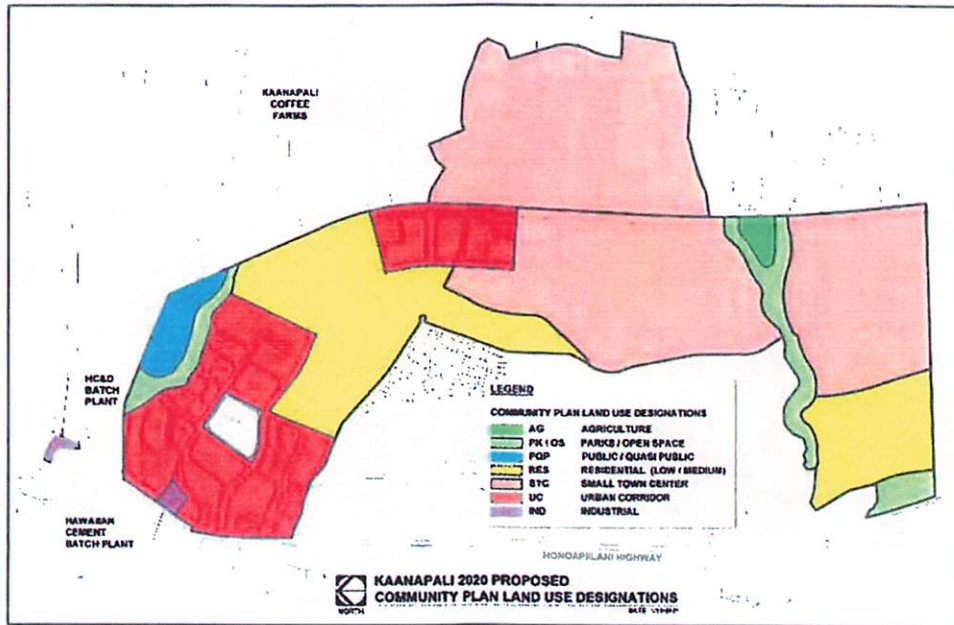
Name	Signature	Address	Phone No.	Date
Derrick Ribuean	<i>[Signature]</i>	5170 Hanalei St	669-6540	6/3/21
Ricardo Flores	<i>[Signature]</i>	1321 KEO ST	2805167	6/3/21
Wally Macken	<i>[Signature]</i>	50 Lee Pl.	669-0196	6/3/21
Marie Paoa	<i>[Signature]</i>	66 Lerie St.	808-269-123	6/3/21
Warlita Neri	<i>[Signature]</i>	328 Aulike St	808-385-7441	6/3/21
Kat Wright	<i>[Signature]</i>	316 Maui St	409-285-9149	6/3/21
JOE A.	<i>[Signature]</i>	1060 Laeae St. W.	264-8653	6/3/21
Jaye Naniuse	<i>[Signature]</i>	100 Maiki St. Wailuku HI 96791	269-2285	6/3/21

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*John*

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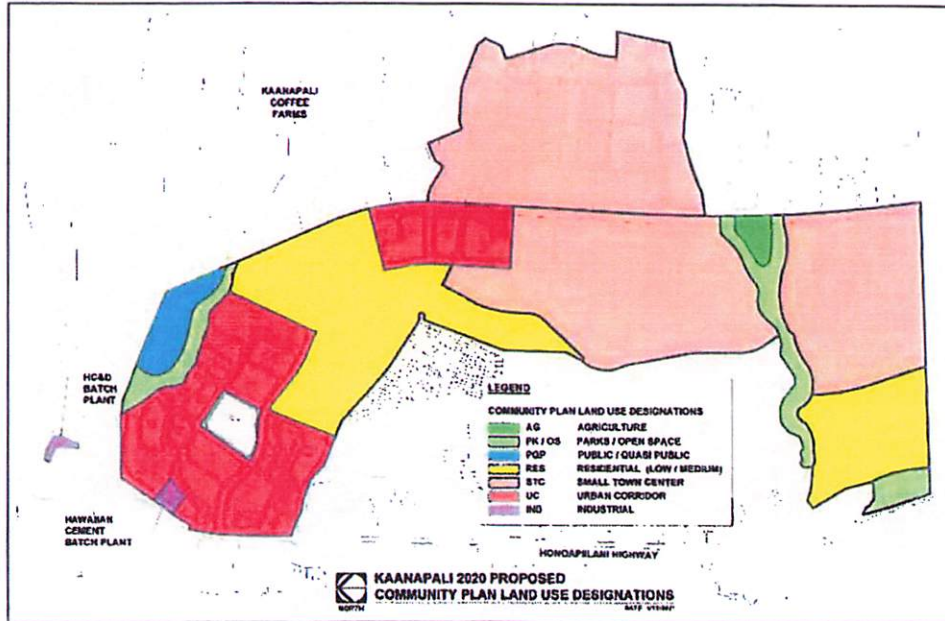


Name	Signature	Address	Phone No.	Date
Shanta Guzman	<i>[Signature]</i>	130 Hamaui Place	808-319-2608	6/3/21
Renato Celario	<i>[Signature]</i>	221 MOLEHULEHU ST.	(808) 871-2866	06-03-21
MARK DE LOS PERES	<i>[Signature]</i>	583 KAAKOLU ST. LAHAINA	808-276-4327	6/3/2021
FRANCESCA DE LOS PERES	<i>[Signature]</i>	583 KAAKOLU ST. LAHAINA	808-387-0243	6/3/2021
Joane Rosal	<i>[Signature]</i>	178 Anamuli St. KAHULUI	808-205-2248	6/4/21
Joyce Rosal	<i>[Signature]</i>	178 Anamuli St. KAHULUI	808-281-4122	6/4/21
Alika Brown	<i>[Signature]</i>	178 Anamuli St. KAHULUI	808-895-1418	6/4/21
Grace B. Dumavan	<i>[Signature]</i>	520 AKOLEA PLACE, WAILUKU	808-463-5665	6/4/21
Apolinar Rosal	<i>[Signature]</i>	178 Anamuli St. KAHULUI	808-205-2241	6/4/21
Johnia H. Rosal	<i>[Signature]</i>	178 ANAMULI ST. KAHULUI	808-205-2245	06/04/21

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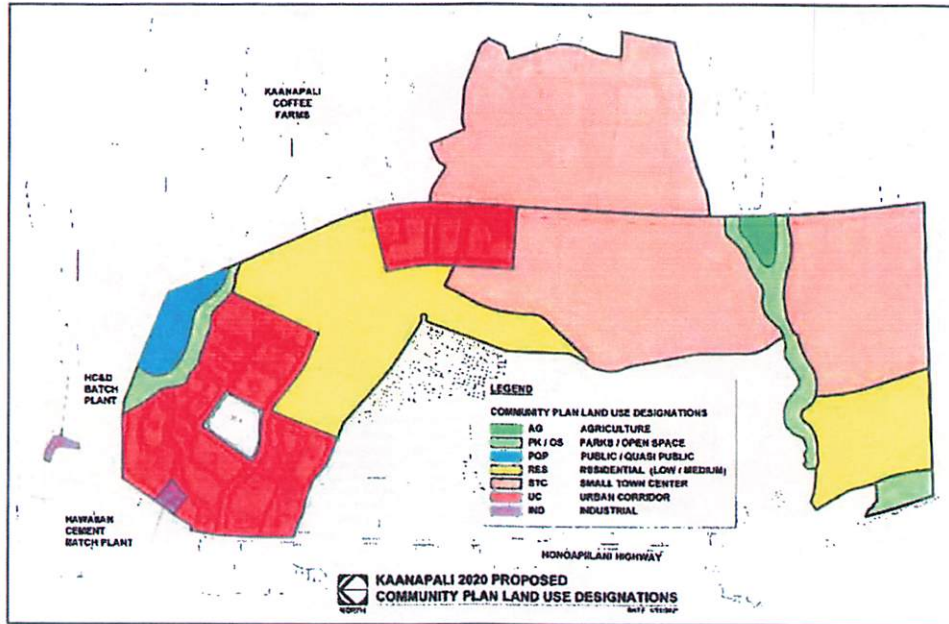


Name	Signature	Address	Phone No.	Date
JR Carrate	<i>[Signature]</i>	90 E Kawai St	876-6655	6-4-21
Nena Soriano	<i>[Signature]</i>	377 West Papa	808-877777	6-4-21
Nenita Tabilin	<i>[Signature]</i>	442 Kaulana St. Kah. Hi.	270-1151	6.4.21
Chahalehili	<i>[Signature]</i>	91 Poina Circle Kah. Hi.	249-8148	6-4-21
Vilute Pineda	<i>[Signature]</i>	233 Molo Kai Ave Kah. Hi.	276-1155	6.4.21
Melicia Paa	<i>[Signature]</i>	199 Molo Kai St Kah. Hi.	85-1140	6.4.21
Pedro Costa	<i>[Signature]</i>	158 Hahaione Dr. Kah. Hi.	85-1230	6-4-21
Elia C. Matindad	<i>[Signature]</i>	233 Molo Kai Ave Kah. Hi.	208-5578	6-4-21
Zeny Gomes	<i>[Signature]</i>	233 Molo Kai Ave Kah. Hi.	858-1881	6/4/21
Alina P. Poot	<i>[Signature]</i>	3 Papa Ave Kah. Hi.	85-3346	6.4.21
Elia Matindad	<i>[Signature]</i>	233 Molo Kai Ave Kah. Hi.	871-7466	6.4.21

Please return this form to Chad Fukunaga via email at [chad@kaanapaliland.com](mailto:chad@kaanapaliland.com) or via USPS to Chad Fukunaga, Kaanapali Land Management Corp., 275 Lahainaluna Road, Lahaina, HI 96761, You can also call (808) 661-9652 if you need further assistance.



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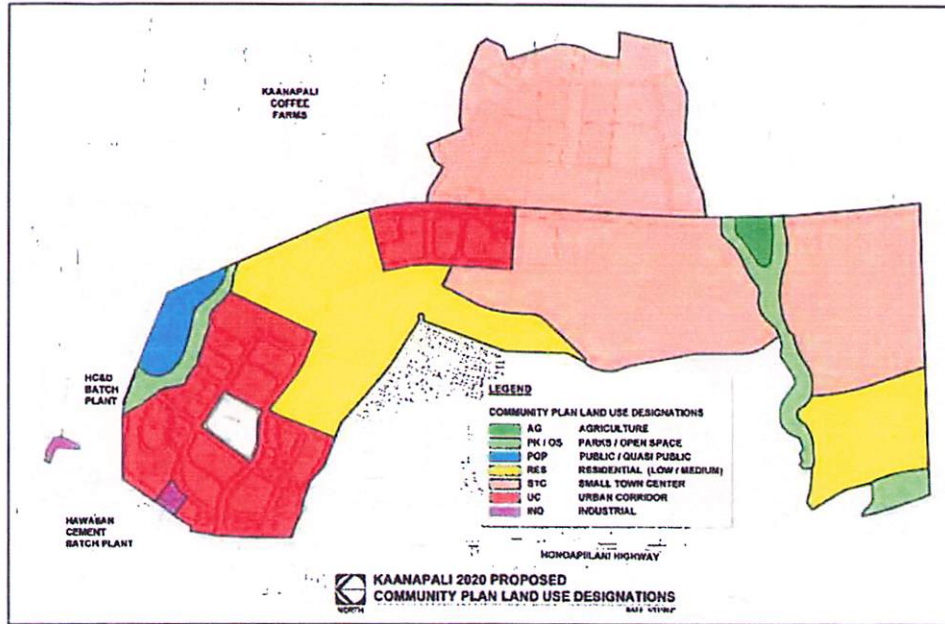


Name	Signature	Address	Phone No.	Date
Tomasa Kinnal	T. Kinnal	515 Kinnal St. Kahala	808-8287	6/2/21
Perly Delgado	P. Delgado	233 Molokai Hwy St. Kah.	442-2694	6-3-21
Castro Rivera	Castro Rivera	Molokai Hwy St. Kah.	280-1168	6/3/21
Imelda Constantino	I. Constantino	404 KAHIKI ST. Kah.	808-2765308	6-4-21
Germana Fernandez	G. Fernandez	226 Molokai Hwy St. Kahala HI 96732	707-4290	6/4/21
Antonio Fernandez	A. Fernandez	226 Molokai St. Kahala HI	808-707-4290	6/4/21
Perly Delgado	P. Delgado	233 Molokai Hwy St. Kah.	808-205-1000	6/4/21
Carla D. Lopez	C. Lopez	1078 Ohia St. Kahala HI 96732	808-244-095	6/4/21
Germana Delgado	G. Delgado	708 Pona Way Kah.	808-871-0721	6/4/21
Cesar Ventura	C. Ventura	" " "	" " "	"
John Imelda	J. Imelda	Kahala	873-8462	6/4/21

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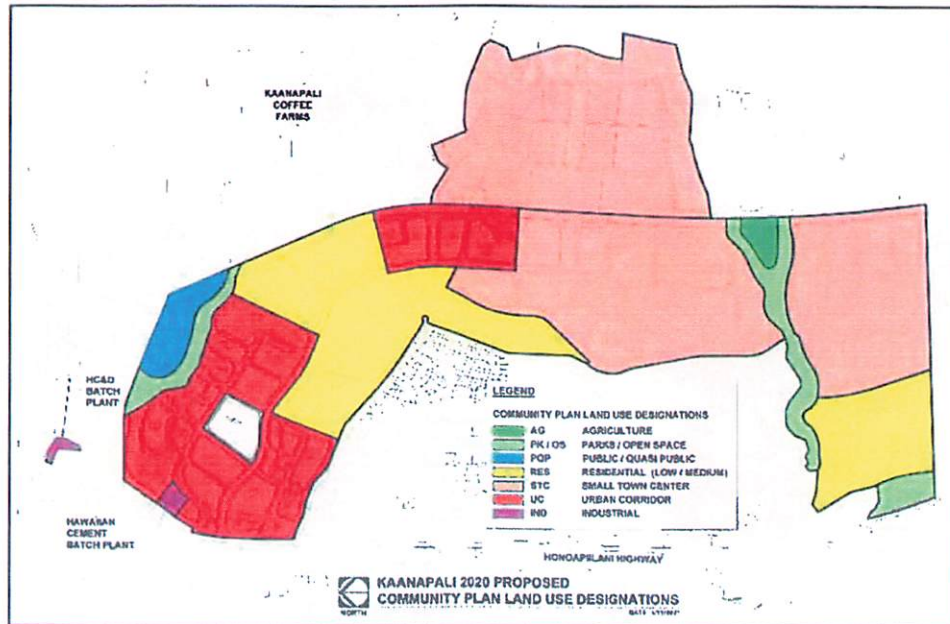


Name	Signature	Address	Phone No.	Date
Marlena Capuz	MC Capuz	1073 Makalii St Kahului HI-96732	250-8961	6-3-21
Florestina Capuz	FS Capuz	581 Pohai St Kahului HI-96732	250-4315	6-3-21
Rogelio Capuz	RT Capuz	581 Pohai St Kahului HI-96732	463-2837	6-3-21
Coralina Bonifacio	CB Bonifacio	4108 Kipapa Place Kahului Maui	813-8136	6-4-21
Ben Bonifacio	BB Bonifacio	708 Kipapa Pl. Kahului HI	813-8136	6-4-21
FELIPA CADAVIS	FC Cadavis	440 Lono Ave. Kahului HI-96732	808-871-2443	6-4-21
Saturnino Calavie	SC Calavie	440 Lono Ave. Kahului HI-96732	808-871-2443	6-4-21
Janette Esperanza	JE Esperanza	296 Kaulani Drive Pukalani HI-96762	(808) 344-7341	6-4-21
TERESA FAIAND	TF Faiand	764 Pelume St. Wailuku HI-96793	808-276-0767	6-4-21
VILMA HANAU	VH Hanau	815 S. Lono Place Kahului HI-96732	280-9453	6-4-21
MICHAEL KAHALU	MK Kahalu	5155 Kaimanani Rd. Kahului HI-96732	808-254-3201	6/4/21

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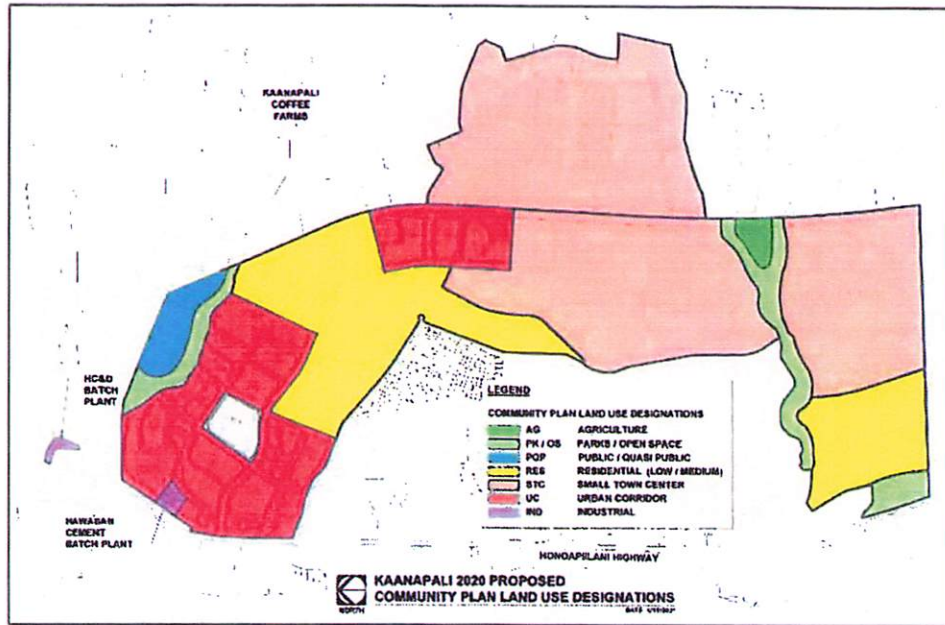
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Name	Signature	Address	Phone No.	Date
VIRGINIA DOMINGO	<i>Virginia Domingo</i>	762 Pomakai St.	808 344-7023	6/3/21
Dolores Baelayon	<i>DBaelayon</i>	762 Pomakai St.	748-8241	6/3/21
Betty Tapat	<i>Betty Tapat</i>	818 Apapuni Pl.	857-5578	6.3.21
Kona Catchapio	<i>K Catchapio</i>	1061 Makalii St.	276-1593	6-3-21
Letty Michalea	<i>Michalea</i>	55 South Papa Ave.	268-9609	6/3/21
DOHRIE GASPAR	<i>D Gaspar</i>	192 Molokai Akau St. Lahului - 94732	808-276-5049	06/03/21
Krystal Dominguez	<i>K Dominguez</i>	296 W Hawaii	808-344-7025	6/03/21
Brigida Feig	<i>B Feig</i>	149 Kunia St.	808-281-2343	6/3/21
JIMENA SABA	<i>J Saba</i>	1073 Makali	633-0882	6/3/21
Ligaya S. Abad	<i>L Abad</i>	1073 Makali St.	808 75-9247	6/3/21
Maria Baidos	<i>M Baidos</i>	296 W Hawaii	796-4540	6/3/21

Please return this form to Chad Fukunaga via email at [chad@kaanapaliland.com](mailto:chad@kaanapaliland.com) or via USPS to Chad Fukunaga, Kaanapali Land Management Corp., 275 Lahainaluna Road, Lahaina, HI 96761, You can also call (808) 661-9652 if you need further assistance.

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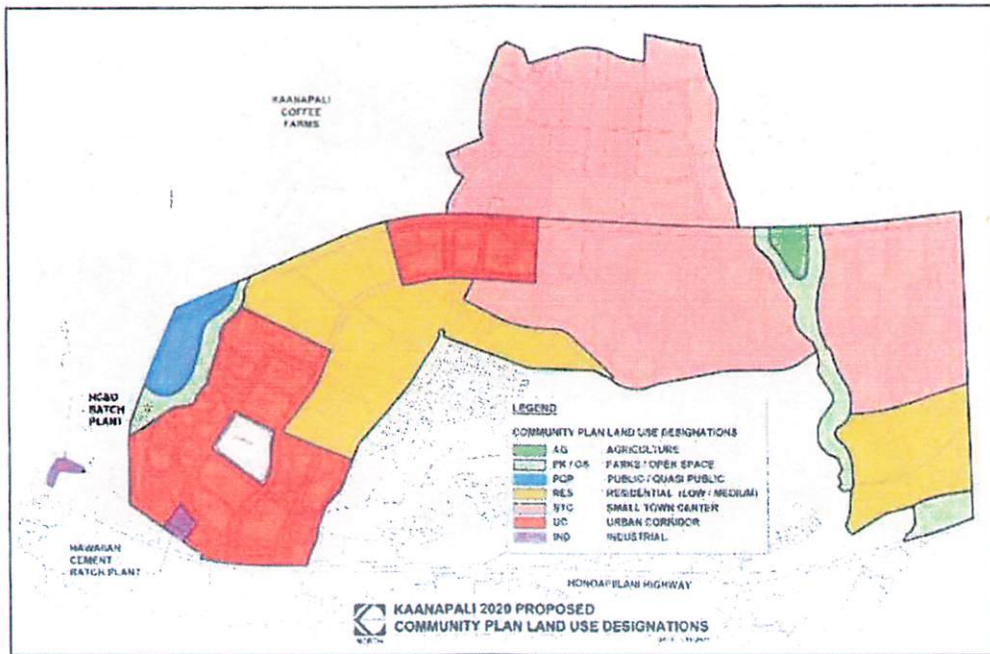


Name	Signature	Address	Phone No.	Date
FLO CRADDICK	<i>[Signature]</i>	932 Hooman St.	633-4408 283	6/4/21
VIRGIE GALAGA	<i>[Signature]</i>	737 S ALU Rd, WKA	420 5	6/4/21
Coleta Diego	<i>[Signature]</i>	605 South O'ahu ST.	408-250-7380	6.4.21
Jomahua Gano	<i>[Signature]</i>	85 west papa ave.	808-727-0588	6/4/21
Tarula Pigao	<i>[Signature]</i>	404 Kahiki St Kahului	808-835-4492	6/4/21
Petronila Galinato	<i>[Signature]</i>	8880 Koeha Place Makawala Hc	808 205-4488	6/4/21

Please return this form to Chad Fukunaga via email at [chad@kaanapaliland.com](mailto:chad@kaanapaliland.com) or via USPS to Chad Fukunaga, Kaanapali Land Management Corp., 275 Lahainaluna Road, Lahaina, HI 96761, You can also call (808) 661-9652 if you need further assistance.



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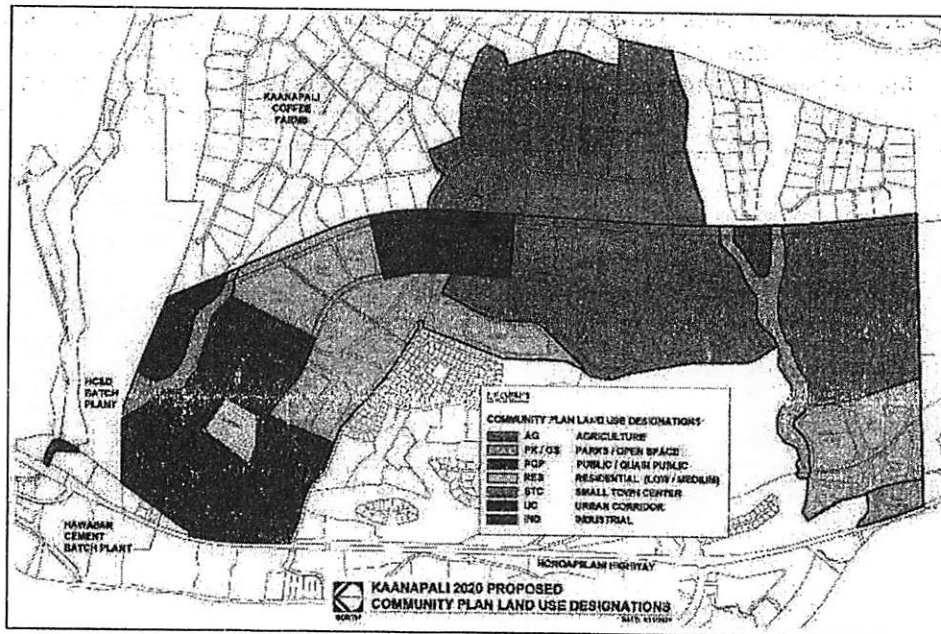


Name	Signature	Address	Phone No.	Date
P. David Quandt	<i>P. David Quandt</i>	109 KUALAPA LAHA'INA HI 96761	808-457-0604	6/6/21
Wyndy Quandt	<i>Wyndy Quandt</i>	109 KUALAPA LAHA'INA HI 96761	808-478-9911	6/6/21
Adam Quandt	<i>Adam Quandt</i>	109 KUALAPA LAHA'INA HI 96761	808-419-0226	6/8/21

Please return this form to Chad Fukunaga via email at [chad@kaanapaliland.com](mailto:chad@kaanapaliland.com) or via USPS to Chad Fukunaga, Kaanapali Land Management Corp., 275 Lahainaluna Road, Lahaina, HI 96761, You can also call (808) 661-9652 if you need further assistance.



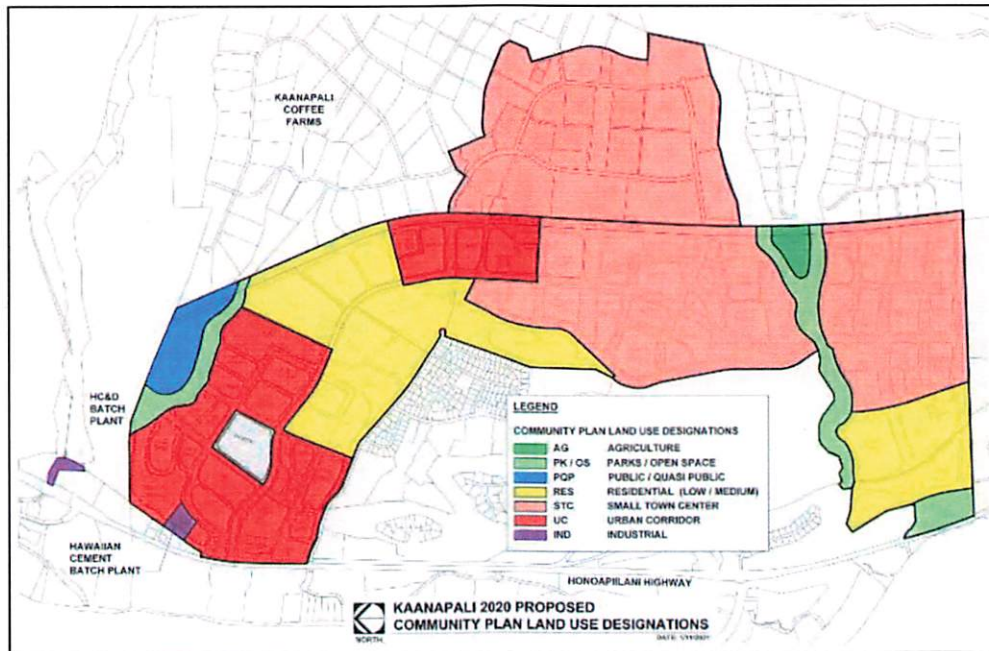
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Name	Signature	Address	Phone No.	Date
Linda Snyder	Linda Snyder	25 Heather Ln	808-283-4506	5/29/2021
Kevin Anderson	K. Anderson	#123	808-280-4861	11

Please return this form to Chad Fukunaga via email at [chad@kaanapaliiland.com](mailto:chad@kaanapaliiland.com) or via USPS to Chad Fukunaga, Kaanapali Land Management Corp., 275 Lahainaluna Road, Lahaina, HI 96761, You can also call (808) 661-9652 if you need further assistance.

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Name	Signature	Address	Phone No.	Date
Steve Fuller	<i>STEVE FULLER</i>	219 Kahana Ridge Drive, LAHAINA HI 96761	283-2420	Jun-05-2021

Please return this form to Chad Fukunaga via email at [chad@kaanapaliland.com](mailto:chad@kaanapaliland.com) or via USPS to Chad Fukunaga, Kaanapali Land Management Corp., 275 Lahainaluna Road, Lahaina, HI 96761, You can also call (808) 661-9652 if you need further assistance.

DAVID Y. IGE  
GOVERNOR  
STATE OF HAWAII

JOSH GREEN  
LT GOVERNOR  
STATE OF HAWAII



WILLIAM J. AILA, JR.  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

TYLER L. GOMES  
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS

P O BOX 1879  
HONOLULU, HAWAII 96805

November 18, 2021

Ref.: PO-21-351

Memorandum

To: Members of the Maui County Council

From: William J. Aila Jr., Chairman  
Hawaiian Homes Commission

A handwritten signature in black ink, appearing to read "W. Aila Jr.", written over the printed name of the Chairman.

Re: **DHHL Comments on County of Maui West Maui Community Development Plan**

2021 NOV 18 AM 8:36  
OFFICE OF THE  
COUNTY CLERK

RECEIVED

The state Department of Hawaiian Homelands (DHHL) has approximately 777 acres in Honokōwai. Beginning in 2019 to present, DHHL has undertaken a master plan and HRS 343 environmental assessment process for a new homestead community on its lands in Honokōwai. The DHHL Honokōwai planning process is nearly complete and **DHHL is requesting that the County West Maui Community Development Plan (Subarea 2) be updated to reflect DHHL's Honokōwai Homestead Master Plan** development in order to better coordinate future collaboration with the County of Maui on critical County infrastructure and services that are needed to support the new Honokōwai Homestead Community.

As you know, per the Hawaiian Homes Commission Act, which has been incorporated into the State Constitution, the Hawaiian Homes Commission has exclusive land use authority over DHHL lands. As such, DHHL has created its own land use designation categories that reflect the Hawaiian Homes Commission's land use policies for DHHL lands. In order to help facilitate incorporation of DHHL's Honokōwai Homestead Community Master Plan into the County West Maui Community Development Plan, DHHL has identified the Maui County Community Plan Designations that are most applicable to DHHL's land use designations. These are reflected in Table 1. Exhibit A reflects the layout of these land uses on DHHL's Honokōwai lands in the DHHL Honokōwai Homestead Conceptual Master Plan.



DHHL would like “Subarea 2” of the West Maui Community Development Plan to be updated as follows:

**Table 1**  
**Translating DHHL’s Honokōwai Land Use Designations to Community Plan Designations**

DHHL Honokōwai Master Plan Land Use Designation	Applicable Community Plan Designation	Approximate Acres
Subsistence Agriculture Homestead	Rural Residential	337
Residential Homestead Single-Family	Residential	70
Residential Multi-Family	Residential	35
Supplemental Agriculture	Agriculture	14
Community Commercial	Rural Village	24
Community Agriculture	Agriculture	16
Community Recreation	Public / Quasi Public	28
Industrial	Employment Center	16
Conservation	Open Space	146
Road & County Facilities	Public / Quasi Public	91

#### **DHHL Villages of Leali’i**

We note that in Subarea 3 of the West Maui Community Development Plan, the plan accurately designates DHHL’s Leali’i as “Residential” as DHHL plans to develop single-family residential homesteads on these lands.

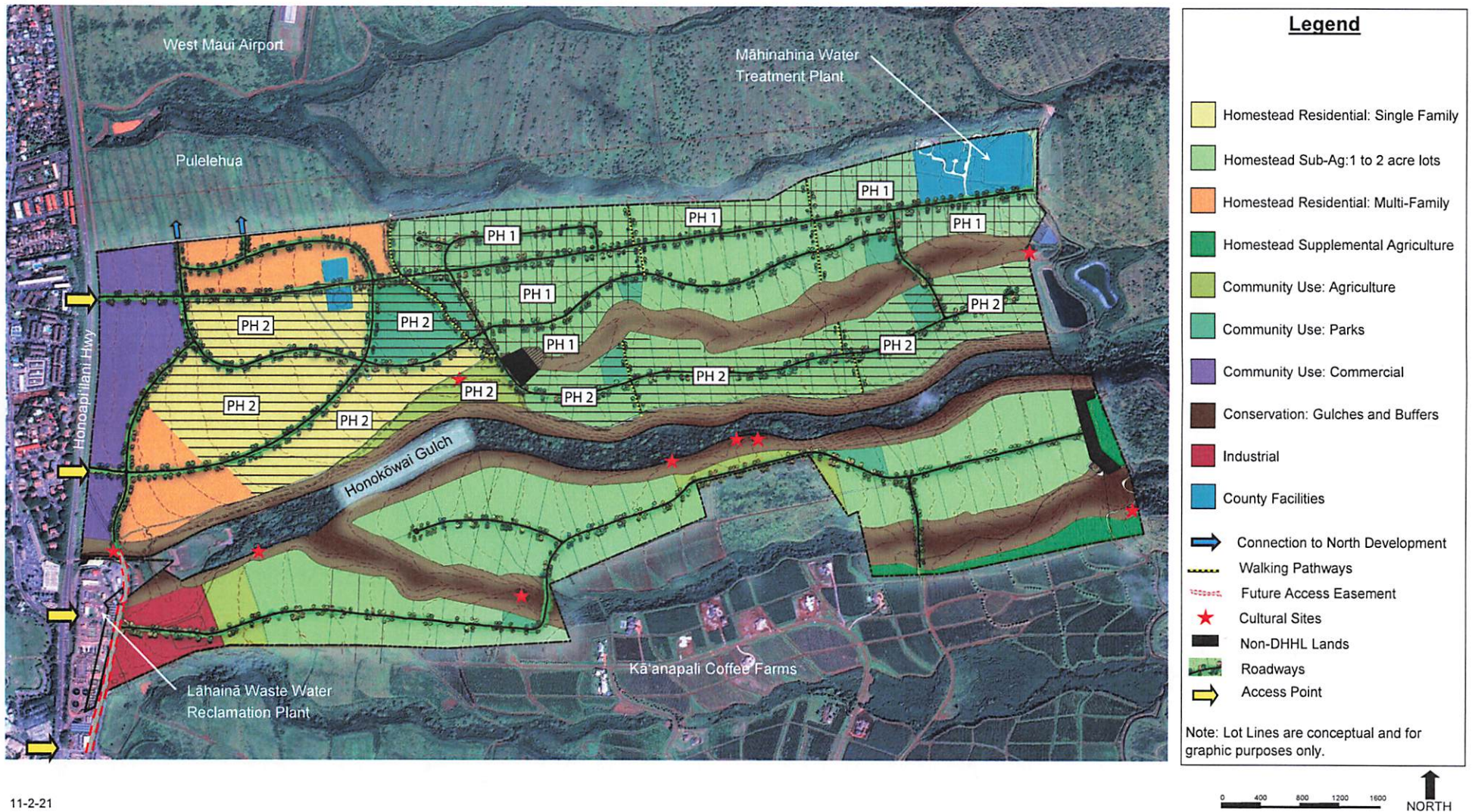
We appreciate the County’s consideration of DHHL’s request to update Subarea 2 of the West Maui Community Development plan to reflect DHHL’s plans for its lands in Honokōwai. Should you have any additional comments, please contact the DHHL Planning Office at [dhhl.planning@hawaii.gov](mailto:dhhl.planning@hawaii.gov).

Enclosure -- Exhibit A

C: Hawaiian Homes Commissioner Randy Awo



# Honokōwai Beneficiary Community Master Plan



DAVID Y. IGE  
GOVERNOR  
STATE OF HAWAII

JOSH GREEN  
LT GOVERNOR  
STATE OF HAWAII



WILLIAM J. AILA, JR.  
CHAIRMAN  
HAWAIIAN HOMES COMMISSION

TYLER L. GOMES  
DEPUTY TO THE CHAIRMAN

STATE OF HAWAII  
DEPARTMENT OF HAWAIIAN HOME LANDS  
P O BOX 1879  
HONOLULU, HAWAII 96805

November 18, 2021

Ref.: PO-21-351

Memorandum

To: Members of the Maui County Council

From: William J. Aila Jr., Chairman  
Hawaiian Homes Commission

A handwritten signature in black ink, appearing to read "W. Aila Jr.", is placed over the name of the Chairman.

Re: **DHHL Comments on County of Maui West Maui Community Development Plan**

RECEIVED  
2021 NOV 18 AM 8:45  
OFFICE OF THE  
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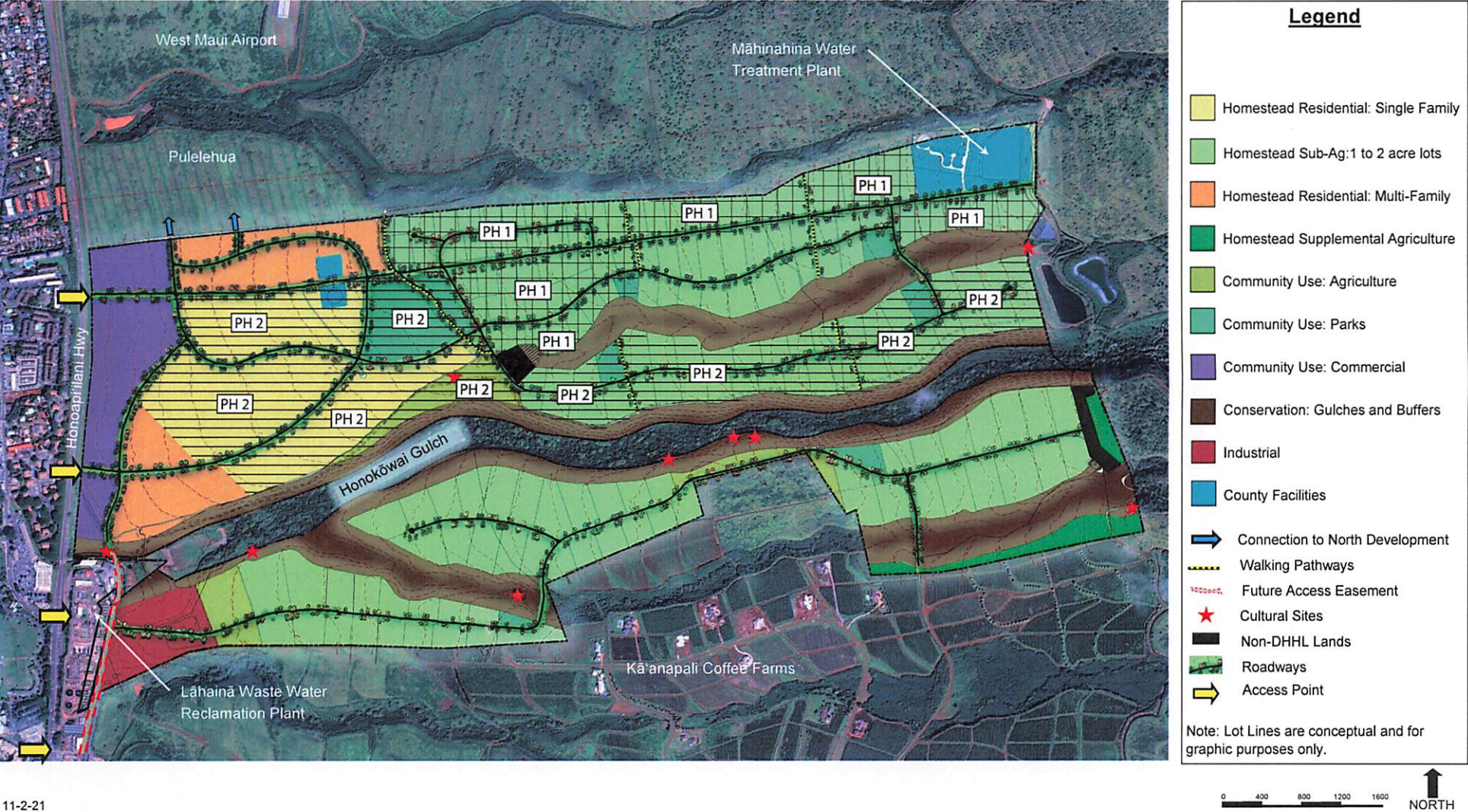
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Enclosure -- Exhibit A

C: Hawaiian Homes Commissioner Randy Awo



# Honokōwai Beneficiary Community Master Plan



## County Clerk

RECEIVED

**From:** Dave Ward <dave@fwmaui.com>  
**Sent:** Thursday, November 18, 2021 9:03 AM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

2021 NOV 18 AM 9:05

OFFICE OF THE  
COUNTY CLERK

 You don't often get email from dave@fwmaui.com. [Learn why this is important](#)

Council Members,

Please accept this email as testimony on Public Hearing Nov. 18, 2021 on WMCP CR 21-109. From 2006-2012, I attended most of the meetings for the establishment of the FIRST Island Plan for the County of Maui. This process included meetings with GPAC, Planning Commission, and County Council over a 6 year period. Many community members gave countless hours and County employees spent years of time to create this Island Plan. As part of the General Plan, the framework for the Island Plan was for the County to work together to establish Urban and Rural Growth Boundaries for the Island of Maui. These Urban and Rural Growth Boundaries would provide the overall framework for future growth on Maui as a roadmap for growth. The Planning concept is to have look at the entire island with input from all regions to all agree on future growth areas. Everyone agreed during that process that future Community Plan updates would follow consistently under the Island Plan by "filling in" the specific uses within the Urban and Rural Growth Boundaries.

We are now addressing the FIRST Community Plan update which is for West Maui. This very first plan, as currently recommended to the Council, discredits all of the hard work and recommendations of the Island Plan. The fact that the Urban and Rural Growth Boundaries in Olowalu and Launiupoko have not only been abandoned but completely denied any chance of future development to be consistent with the Island Plan is reprehensible to the Planning process and the future plan for Maui's growth. The Island Plan also identified areas for Parks and Open Space. The update of the West Maui Community Plan has disregarded these recommendations and determined alternative large parks in conflict with the Island Plan. If each Community Plan continues to disregard the Island Plan, there is no purpose in the Island Plan or General Plan.

If the West Maui Community Plan is adopted as currently drafted, please include a companion ordinance that abolishes the General Plan and Island Plan since they clearly are in conflict with the Community Plans. The goal of Planning is to provide a consistent vision not to create inconsistencies throughout the various land use entitlements. On this very first community plan update since the Island Plan adoptions, be consistent with the Island Plan or get rid of the Island Plan.

Thanks,

Dave Ward

F&W Land LLC  
2035 Main Street, Suite 1  
Wailuku, HI 96793  
(808) 249-2224 – Office  
(808) 357-1952 - Cell



## County Clerk

---

**From:** Robb <rafinberg@gmail.com>  
**Sent:** Thursday, November 18, 2021 9:11 AM  
**To:** County Clerk  
**Cc:** Peter@westmauland.com  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

RECEIVED  
2021 NOV 18 AM 9:30  
OFFICE OF THE  
COUNTY CLERK

[You don't often get email from rafinberg@gmail.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

Aloha Kakou,

Please do what you can to increase the housing inventory on Maui to ease the shortage. As we are all aware, local families are deserting Maui and the other islands at the rate of 5000 per year. No Hawaiians (Locals) - No Aloha.

Solutions to this attrition are really quite simple, although not easy, since it takes clear communication and proper political will. Over regulation, stifling zoning restrictions, and the unreasonable limitation on developable land statewide are the problems. A single session of voting in the State Legislature and the County Council could remedy these.

Please, help keep Hawaii - Hawaii. Unless we can preserve the local population and culture, the newly arriving transplants (who we love as well), will not be able to perpetuate it.

I am in support of the Oluwalu and Launiupoko areas to be developed for residential housing.

Sincerely,

Pastor Robb Finberg  
Grace Church, Pukalani

## County Clerk

RECEIVED

**From:** Amy Wisthoff-Martin <amy.martin@corcoranpacific.com>  
**Sent:** Thursday, November 18, 2021 10:00 AM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

2021 NOV 18 AM 10:37

OFFICE OF THE  
COUNTY CLERK

You don't often get email from amy.martin@corcoranpacific.com. [Learn why this is important](#)

Aloha Council Members,

While I'm a proponent of affordable housing on Maui, Launiupoko and Olowalu are not the ideal places for these developments. Both areas have been dealing with water restrictions for several years, adding hundreds of homes to these areas will only exacerbate the problem. (As a side note, the developer also being the private water company in the area is part of the problem.) The developer wants to build more homes - some being affordable, the others being market rate. This is about making money - not looking out for the greater good of our island. While the developer tells the current residents that there is a lack of water and restricts use, they also tell you that adding hundreds of homes will not be a problem. You can't have it both ways. Please consider not allowing these developments.

Mahalo,  
Amy

*Mahalo,*



**Amy Wisthoff-Martin**

Realtor RS-76077, Corcoran Pacific Properties

808.269.6833 | amy.martin@corcoranpacific.com

[www.mymauihawaii.com](http://www.mymauihawaii.com)



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*corcoran*

PACIFIC PROPERTIES


**County Clerk**

RECEIVED

**From:** matthew smith <smitty036@me.com>  
**Sent:** Thursday, November 18, 2021 10:05 AM  
**To:** County Clerk  
**Subject:** Public Hearing Nov. 18, 2021 WMCP CR 21-109

2021 NOV 18 AM 10:38

OFFICE OF THE  
COUNTY CLERK

 You don't often get email from smitty036@me.com. [Learn why this is important](#)  
Aloha,

To whom it may concern;

The fact that I have to write a letter in support of affordable housing astounds me. I have lived here my whole life and I have consistently seen hard working local families being squeezed out of the housing market. In the last two years the median home price has shot up \$200,000+ and is still climbing. It is driven by second home buyers and remote workers that do nothing to fill the workforce vacuum created by the pandemic . The people who work the jobs that fuel the economy are forced to live in cramped quarters, some have long commutes and many are afflicted by both overcrowded living and having to drive long distances.

Affordable, quality workforce housing is desperately needed. Please fast track these developments and allow those who have been waiting the longest to be the first ones to get them.

Tensions are running so high right now because of the overwhelming resentment towards all of the newcomers snatching up multiple properties and then renting them for top dollar. Also the hopelessness of the situation and the realization that they will probably never own a home. Take care of local families first!

Thank you for your time,

matthew smith  
[smitty036@mac.com](mailto:smitty036@mac.com)  
808.276.2509



## County Clerk

---

**From:** Joshua Guth <jguth@westmauland.com>  
**Sent:** Thursday, November 18, 2021 10:56 AM  
**To:** County Clerk  
**Subject:** West Maui Community Plan Testimony Supporting Affordable and Workforce Housing

 You don't often get email from jguth@westmauland.com. [Learn why this is important](#)

Aloha my name is Joshua Guth,  
I was born, raised and currently work here in Lahaina. I attended and graduated from the Kamehameha School Kapalama, then went to the University of the Pacific where I graduated with a degree in business with a concentration in Financing. After college I returned home to Maui and worked with West Maui Land for 8 years. In 2016 I was fortunate to be hired into the Maui Fire Department. I am currently assigned to Lahaina's Ladder Company on the 3rd watch. On my days off I still work in a part time capacity for West Maui Land doing land maintenance.

I am writing today in support of affordable and workforce housing in ALL areas of West Maui. I have concerns that the specific areas of Olowalu and Launiupoko are not being given more consideration specifically when the developer is proposing these very designations. To date on the Ladder Company 3rd watch we have cycled through 5 drivers in just under the last 4 years, why? None of our drivers live on the west side. To paint a larger demographic picture, of the 33 fire personnel assigned to Lahaina, only 11 of us actually live on the West side of Maui, 6 of these 11 live in some sort of affordable or workforce housing. I think you would be pleasantly surprised with how many fire fighters have bought and moved into West Maui Land affordable and workforce housing across the island.

I think this discuss should actually be based around 2 questions: 1- Do you support affordable and workforce housing in these areas of Launiupoko and Olowalu? 2- Do you support these "gentlemen" estates in Launiupoko and Olowalu? If you do NOT support affordable housing in these areas, you are perpetuating these gentlemen estates and solidifying these neighborhoods for luxury not the locals. How many of you know a local family that can afford to buy and build on 15-20 acres? It's clear that there are many that are opposed to lower income housing especially when it's in their backyard, sighting safety concerns or the diminishment of their personal property values. More and more high end homes on the West Maui and being bought up by out of state buyers, investment groups and corporations, these homes sit vacant for a large portion of the year and are enjoyed occasionally by the privileged. What is the council trying to accomplish and who or what are you trying to protect? Are you protecting outside investor interests? High end property values? Are you ok with not providing the local community with affordable housing options? Have any of you talked to the West Maui Community at large and asked if anyone would be interested in an affordable option in Launiupoko or Olowalu? I strongly support affordable housing options in these areas, I DO NOT own or have not ever owned an affordable/ workforce home through WML or any other entity, I do not and will not benefit financially from these projects but I believe that our local community deserves these opportunities. Please vote on the development and not the developer.

Mahalo for your consideration,  
Joshua Guth

*Mahalo,*

RECEIVED  
NOV 18 AM 11:04  
OFFICE OF THE  
COUNTY CLERK

Joshua Guth  
808-870-7634

*\*\*\*My email has changed. Please update your address book to  
jguth@westmauiland.com\*\*\**