

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

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



IMPORTANT: The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email by mistake, please notify the sender immediately and do not disclose the contents to anyone or make copies thereof.

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
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****

Testimony of
Pacific Resource Partnership

RECEIVED

2021 NOV 18 AM 10:26

Council of the County of Maui
Councilmember Alice L. Lee, Chair
Councilmember Keani Rawlins-Fernandez, Vice Chair

OFFICE OF THE
COUNTY CLERK

Updated West Maui Community Plan
Thursday, November 18, 2021
6:00 P.M.

Aloha Chair Lee, Vice Chair Rawlins-Fernandez, and Members of the Council.

Pacific Resource Partnership (PRP) is a non-profit market recovery trust fund which represents approximately 7,000 men and women union carpenters and 240 large and small contractors. With our expertise in research, compliance, marketing, and project advocacy, we are committed to building a stronger, more sustainable Hawaii in a way that promotes a vibrant economy, creates jobs, and enhances the quality of life for all residents of Hawaii.

PRP provides the following comments regarding the bill to adopt the updated West Maui Community Plan:

- **Policy 2.2.8. Require new development, redevelopment, and Chapter 201H, Hawaii 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)**
We are concerned that this policy may add costs to the development of affordable housing units, which are passed down to the buyer. The County should be responsible for building infrastructure that would support connectivity, biking, walking, and public transit in order for developers to keep the cost of housing at affordable levels.
- **Policy 2.4.2 No additional visitor units, except Bed and Breakfast Homes, will be permitted in 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)** This policy will prevent the development of additional visitor units, and will not equate to the construction of additional workforce housing units. We supported and continue to support language approved by the Maui Planning Commission regarding affordable housing requirements for additional transient accommodation units, which states: "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."
- **Action Item No. 5.12, Identify and propose amendments to remove existing barriers in laws, rules, and processes that prohibit the construction of safe, sanitary, and affordable on-farm employee housing for**



(Continued From Page 1)

farmworkers, with special consideration given to non-permanent, modular housing solutions. (Page 150)

PRP supports the construction of more affordable housing and believes that government can make it more feasible for all homebuilders to accomplish this by removing existing barriers in laws, rules and processes that frustrate the County of Maui's efforts to build more housing for its workforce. However, we do not support policies that give special preference to modular housing over other types of homes. As a matter of principle, it is inequitable for the County of Maui to create a special pathway for modular housing, allowing modular housing to bypass regulatory requirements, while other types of homebuilders must comply with these requirements when they construct any building or structure. Laws, rules, and processes should not be changed to provide special policies for companies seeking to gain an advantage over their competitors. All homebuilders should be treated equally under the law.

- **PRP requests that the sites of the two concrete batching plants in West Maui being leased by HC&D and Hawaiian Cement from Kaanapali Land Management Corp. be designated as "Industrial".** These two concrete batching plants have been in operation for decades, for about 50 years. Having these batching plants at the current locations assures timely delivery of concrete for residential, commercial and government construction projects in West Maui. 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.

Thank you for this opportunity to submit written comments.

November 18, 2021



Council Chair Alice Lee and the Members of the Maui County Council

Re: West Maui Community Plan - Testimony Regarding Designation of Plantation Estates as Rural Residential

I submit this testimony personally and on behalf of Hua Momona Farms, LLC and GFM Partners LLC to provide a farmer's perspective on this topic.

I own and operate Hua Momona Farms LLC on the GFM Partners LLC Lot 23 in the Plantation Estates HR II neighborhood, with an area of about 25 acres, and being TMK (2) 4-2-009:023, providing vegetables to Maui restaurants and consumers for several years. We are a small family farm in a low density large lot residential estate neighborhood. I understand there are over 100 lots in plantation Estates and our 25 acre lot is one of very few that are of this size, positioned at the far east end and highest elevation of the neighborhood. 100% of our product is consumed in Maui.

Rural Residential Land Use Designation makes sense, Agriculture Designation Does Not.

I was attracted to purchase the 25 acre lot to build a house much like the current estate homes of the neighborhood in the Kapalua resort that surrounds the Plantation Golf Course. Since our 25 acre lot was one of the very few that are greater than 5 to 7 acres, I secondarily had an interest to develop a family farm to go with a house. Ultimately, I decided to postpone building the house to favor developing the family farming operation. My hope was that once profitable, the farming operations would justify funding the addition of the house. It's been 5 years and we still have not been able to justify building a house. In my opinion, as an experienced business person and farmer among other things, small-scale commercial agriculture in the Plantation Estates neighborhood is not economically possible due mainly to poor soil conditions, limited water supply, and high winds.

I feel that the current legacy agriculture land designation just won't make the economics work and won't attract even the smallest of commercial farming operations to the neighborhood going forward. I understand that the rural residential designation was not available when the neighborhood was originally created. The designation of rural residential best fits the makeup of the Plantation Estates neighborhood.

The cost of farming in the Plantation Estates neighborhood is higher than other areas on Maui due to several factors including: wind, terrain, soil washed out of nutrients, and limited water supply. A viable Plantation Estates specific farming business case is challenging to abate the wind, terrain (e.g., gulches, pitch), and provide soil amendments to overcome low natural nutrient levels and the plastic debris left behind from so many years of pineapple farming.

I know of several neighbors that wanted to farm next to their homes but stopped once the totality

of the hurdles became clear (e.g., layers of plastic debris from pineapple farming). My farm is just one of a few lots above the heaviest plastic debris areas (e.g., at the highest elevation), so we have a slight edge.

Between natural rain and neighborhood water supply, our small family farm barely has enough water to maintain operations. I can't imagine even one more farming entity relying on our neighborhood water source and natural rains. Our small farm spends as much as \$1,500 each month on irrigation water and hope it's available. Natural rains are just not enough.

The whole of Plantation Estates is simply a Rural Residential neighborhood

It's common sense that others will not build new farms to improve Maui food security because of the land use designation, especially amongst estate houses in a resort neighborhood. Correcting the land designation to rural residential won't prohibit anyone from farming but it will recognize what the true nature of the neighborhood is with a designation that is now available.

I fully support the request from the Plantation Estates Lot Owners Association (PELOA) to designate all of Plantation Estates as "Rural Residential". I feel it is aligned with the reality of the neighborhood make up.

I have been working constructively with PELOA leadership to ensure that a change in designation will not result in any negative consequences for my agricultural activities. I'm comfortable that their actions and intentions are supportive of the continuation of my farming operation within Plantation Estates. I'm supportive of the PELOA management team and I support the change in designation to Rural Residential for the totality of Plantation Estates.

Sincerely,

Gary W. Grube
Individually and as Owner & Manager of Hua Momona Farms, LLC

RECEIVED
2021 NOV 18 AM 11: 22
OFFICE OF THE
COUNTY CLERK

November 18, 2021

RECEIVED

2021 NOV 18 AM 11: 22

Aloha kākou:

OFFICE OF THE
COUNTY CLERK

My name is Hinano Rodrigues and I am a resident of Kapāiki, Olowalu. My family have been in both Olowalu and Ukumehame since time immemorial. Both my residence and familial origin is the basis of my standing.

I was also a member of the General Planning Advisory Committee (GPAC) that, in my mind, served as the umbrella structure of the Community Plan Advisory Committee (CPAC). It is with that logical and rational perception that I make my comments below.

Aside from the fact that the Lahaina CPAC was conducted in a somewhat autocratic way, I find it challenging to understand how the CPAC process would result in a product significantly contrary to the results of the GPAC. More specifically, GPAC identified the rural and urban growth areas, and the subsequent CPAC redefined those.

Enough about process and procedural protocol.

Mainly for political reasons, affordable and workforce housing development has been kept extremely low by both past county and council administrations. The result cannot be made any clearer now. The purchase of homes and its inventory has made home ownership beyond the reach of our local people, whether they be native Hawaiians who have been here since time immemorial, to local families who are descendants of immigrants but have nevertheless called Maui their home for generations.

Our current policy allows for low density development only. While at face value it may seem like a good policy, it has resulted in areas like mine (Olowalu) to be a neighborhood of outsiders and millionaires who view land as a financial investment, not an investment into a community. (There are a handful of newcomers whose testament is that they wish to live in Olowalu for the rest of their lives). There has got to be thousands of longtime Maui families that want to live in Olowalu. Just look at who is at the beach on weekends.

Without rural and urban boundaries as determined by the GPAC process, our Maui children will have to move away or live in already tight neighborhoods that has its social ills.

Remember the words: And then there were none.

Hinano Rodrigues

County Clerk

RECEIVED

From: Lucie Legault Ormsby <mauilucie@msn.com>
Sent: Thursday, November 18, 2021 11:15 AM
To: County Clerk
Subject: Housing for community

2021 NOV 18 AM 11: 22

OFFICE OF THE
COUNTY CLERK

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

Aloha,

I just wanted to take a moment to express that

YES , we need affordable housing for the work force

On West Side.

I have been on Maui for 36 years and miss opportunity to purchase back in the 1980.

Since than, the Real

Estate market has been

Out if reach for my financial situation as a single mother.

I applause everyone making an effort to assist the community.

Thank you so much

Happy Holidays

Sincerely

Lucie Ormsby

Sent from my Verizon, Samsung Galaxy smartphone

Get [Outlook for Android](#)

County Clerk

RECEIVED

From: Tiffany Teruya <tiffany.teruya@yahoo.com>
Sent: Thursday, November 18, 2021 12:01 PM
To: County Clerk
Subject: Public hearing 11/18/2021 WMCP CR 21-109

2021 NOV 18 PM 1:04

OFFICE OF THE
COUNTY CLERK

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

Aloha kākou,


My name is Tiffany Teruya and I do NOT SUPPORT this project of any development regarding Olowalu or Launiupoko. The damage this will cause to our natural resources not to mention the SACRED areas this project will will affect. Please do not let this happen!!!!

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.

Sent from my iPhone

County Clerk

From: Paul Causey <paulcausey@gmail.com>
Sent: Thursday, November 18, 2021 1:32 PM
To: County Clerk
Subject: West Maui Community Plan -- Growth Framework maps are too pixelated

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

Would it be possible to get higher resolution images for your West Maui Community Plan -- Growth Framework maps? I am unable to read the legends and the images are too pixelated.

Here is a link to the download I am referring: <http://mauicounty.us/wp-content/uploads/2021/11/West-Maui-Community-Plan-3.pdf>

Thanks, Paul Causey
Resident

RECEIVED
2021 NOV 18 PM 2:27
OFFICE OF THE
COUNTY CLERK

Attention: Maui Councilmembers
Subject: Written Testimony

Re: West Maui Community Plan

RECEIVED
2021 NOV 18 PM 2: 27
OFFICE OF THE
COUNTY CLERK

Aloha Councilmembers,

My name is Mel Hipolito Jr and I am representing myself on this testimony...

I am writing in support of affordable and attainable single family housing for our workforce and general community members. I respectfully request that you reconsider the areas of Launiupoko and Olowalu as future lands to accommodate these desperately needed affordable single family housing projects.

Yearly, we are losing local families, talented individual (s) and potential leaders to other US states due to not being able to economically afford to purchase a property/home on Maui. When opportunities present itself it should be thoroughly reviewed and processed base on situational needs...

Please consider opportunistic lands on Maui as a future potential for affordable and attainable housing projects for Maui and its community.

Respectfully submitted,

Mel Hipolito Jr.

County Clerk

RECEIVED

2021 NOV 18 PM 2:27

From: Lori Powers <lori@loripowers.com>
Sent: Thursday, November 18, 2021 1:45 PM
To: County Clerk
Cc: Peter Martin
Subject: Public Hearing Nov. 18, 2021 WMCP CR 21-109

OFFICE OF THE
COUNTY CLERK

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

To whom it may concern:

I am in favor of implementing the Maui Island Plan. It has been my experience as a REALTOR in West Maui, there is a serious lack of housing available for working residents. 20-30 families have to make their best offer for 1 barely affordable house that comes on the market and only 1 will win the bidding war. The offerings are few and far between, meanwhile families are leaving the state and their ohana for better opportunities on the mainland. It's a disgrace that the county council cannot or will not approve improvements to the land that will improve the lifestyle of our working residents, keep more cars off the Pali (commuters) and keep generations of families here on Maui to preserve the way of life that they have grown up knowing and loving.

Please make the right choice for our future generations. This land needs to be loved and cultivated, not ignored.

Mahalo for your consideration!

Aloha,

Lori

Lori Powers, CRS, R(B)#23242
Island Sotheby's Int'l Realty
5095 Napilihau St Suite 113a Lahaina, HI 96761
Lori@LoriPowers.com
808.344.4427 direct
www.islandsothebysrealty.com

From: Anita White <anita@islandsothebysrealty.com>
Sent: Thursday, November 18, 2021 4:28 PM
To: County Clerk
Cc: Peter Martin
Subject: In favor of West Maui Affordable Housing

RECEIVED

2021 NOV 18 PM 4: 27

OFFICE OF THE
COUNTY CLERK

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

To whom it may concern:

I am in favor of implementing the Maui Island Plan. I have been a full time Realtor here on West Maui for more than 20 years and over the past several years have found the **lack of** affordable housing become critical. I have watched young families move off Island, the rental market sky rocket, and the quality of life deteriorate all because of our lack of housing.

I encourage the County Council to accept the Maui Island Plan which I see having a positive impact on our community and increase the quality of life for families and generations to come.

Mahalo for your consideration!

Anita

Anita L. White, R(B) #21022
808.345.7654

Island Sotheby's International Realty

County Clerk

RECEIVED

From: Myrna Ah Hee <myrna.ahhee@gmail.com>
Sent: Thursday, November 18, 2021 3:34 PM
To: County Clerk
Subject: Public Hearing Nov. 18, 2021 WMCP CR 21-109".

2021 NOV 18 PM 3: 59

OFFICE OF THE
COUNTY CLERK

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

To whom it may concern,

I have lived in Lahaina my entire life since 1962. I am sad that future generations will not be able to get affordable and work force housing that is being offered by developers like Peter Martin. I have seen multiple families live in homes with 20 people because of lack of affordable housing. Now they plan on even not allowing development for 20 years on these lands, are you serious. It is crazy that we don't work with finding a solution to having the majority of working people have a affordable home. With excellent mortgage rates today and affordable prices, would you rather see home ownership for our community or see families move away. All this developable, open land, why not put it to its highest and best use for our people and community. I urge you to consider allowing development of affordable housing in Olowalu and Launiupoko. Think not only of now but the future of my generations. The highest and best use to have working families live on the land. Families that work deserve an opportunity to own a home. Please allow affordable housing be a number one consideration.

Sincerely

Myrna Ah Hee

Sent from my iPhone

From: TERESA ADAMS <radams4t4@aol.com>
Sent: Thursday, November 18, 2021 4:58 PM
To: County Clerk
Subject: Public Hearing Nov. 18, 2021 WMCP CR 21-109".

[You don't often get email from radams4t4@aol.com. Learn why this is important at <http://aka.ms/LearnAboutSenderIdentification>.]

I OPPOSE housing in these areas fo the same reasons as we have fighting these subdivisions for the past several years-THERE IS NOT ENOUGH WATER!!! The reefs are at risk as well

Peter Martin owns thousands of acres on West Maui he can build affordable homes closer to won where more infrastructure is available.

We definitely need affordable housing on West Maui but this is not the place.

Teresa Adams

RECEIVED
2021 NOV 18 PM 5:00
OFFICE OF THE
COUNTY CLERK

RECEIVED

2021 NOV 18 PM 4: 57

OFFICE OF THE
COUNTY CLERK

From: Dylan Payne <dylangpayne@gmail.com>
Sent: Thursday, November 18, 2021 4:50 PM
To: County Clerk
Subject: Testimony regarding the West Maui Community Plan update

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

Dear Chair Lee and Councilmembers,

I am writing to you today to share some thoughts on the proposed West Maui Community Plan. This plan is intended to direct growth over the next 20 years, meaning it will affect me, my children and my future grandchildren and their ability to live in West Maui.

I hope you are all keenly aware of the dire housing situation on the West side. Attached is a list showing the 10 lowest priced homes currently for sale in West Maui as of 11/18/2021.

Residential - Active

Number of Properties: 3

Num	Address	MLS #	Status	District	Lnd-SF	Bds	Bths	Liv-SF	YrBltH	TTLsf	DOM	LP	LP/TTLsf
<input type="checkbox"/> 1	35 Haku Hale Pl	393671	ACTIVE	Napili/Kahana/Honokowai	3965	3	2.00	1,246	1997	1,246	3	\$995,000	\$798.56
<input type="checkbox"/> 2	55 Poinciana Rd	393263	ACTIVE	Napili/Kahana/Honokowai	7414	4	3.00	2,138	1999	2,138	42	\$1,414,000	\$661.37
<input type="checkbox"/> 3	214 Kahana Ridge Dr	393714	ACTIVE	Napili/Kahana/Honokowai	16453	4	3.00	1,975	2001	1,975	1	\$1,450,000	\$734.18
<input type="checkbox"/> 4	1406 Front St	393701	ACTIVE	Lahaina	6307	4	4.00	2,288	2004	2,288	2	\$1,590,000	\$694.93
<input type="checkbox"/> 5	3843 Lower Honoapiilani Rd	390908	ACTIVE	Napili/Kahana/Honokowai	25343	4	2.00	1,748	1955	1,748	234	\$1,699,000	\$971.97
<input type="checkbox"/> 6	62 HALELO St	392997	ACTIVE	Kaanapali	11539	4	3.50	2,752	1977	2,752	65	\$1,995,000	\$724.93
<input type="checkbox"/> 7	1133 Front St	391836	ACTIVE	Lahaina	7505	3	3.00	2,006	1997	2,006	162	\$1,995,000	\$994.52
<input type="checkbox"/> 8	1426 Front St	392077	ACTIVE	Lahaina	11234	2	3.00	1,944	1998	3,672	149	\$2,000,000	\$544.66
<input type="checkbox"/> 9	1334 Front St	393096	ACTIVE	Lahaina	5392	3	1.00	928	1969	928	55	\$2,200,000	\$2,370.69
<input type="checkbox"/> 10	116 Halelo St	393564	ACTIVE	Kaanapali	10472	4	4.00	3,571	1974	4,321	14	\$2,699,000	\$624.62

If the community plan is adopted in its current form this problem will continue to worsen over the next 20 years. To be sure, there are a lot of positive components that have been captured in the West Maui Community Plan draft. However, if we do not address the shortage of housing I believe all of the positive intentions of the community plan will be overshadowed by our loss of community due to unaffordability and outmigration.

Specifically I am urging the Council to **remove Policy 3.4.2** from the plan as this will severely limit the ability to create housing for Maui families.

Thank you for your consideration

Dylan Payne

County Clerk

RECEIVED

From: Aine Kaahui <akaahui@gmail.com>
Sent: Thursday, November 18, 2021 5:13 PM
To: County Clerk
Subject: Public Hearing Nov. 18, 2021 WMCP CR 21-109

2021 NOV 18 PM 5:15

OFFICE OF THE
COUNTY CLERK

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

Dear County Council Chairperson and Councilmembers,

My brother, John, and I wish to again thank each Councilmember for the kind and informative responses to our previous letter(s).

Since submitting to you our letters earlier this year--which expressed our interest in seeing a community once more established in Olowalu--we have continued researching the topics which were brought to our attention through your responses. It appeared to us that the objections of the council fell into two main categories: one was environmental--in which you addressed concerns including sanitation and waste removal and the impact of construction on the reefs of Olowalu; and the second was a concern regarding the direction of stability given by CPAC, despite the GPAC designation for urban and rural zones.

We have written letters and emails to follow up and research these areas of your concern. We have found that the developer of the Olowalu lands, West Maui Land, is aware of the sensitive and fragile nature of the environment--particularly with Olowalu's unique reefs and marine life--and has sent us information regarding environmentally friendly septic system options and responsible building practices which they would implement in Olowalu.

We also received information detailing that 7 of the 13 members of the CPAC support residential areas--urban and rural zones--for Olowalu lands. This reinforces the designations which were established by the GPAC.

We ask you, as our representatives who are guiding the foreseeable future of these lands, to consider the unanimous direction set forth by GPAC and CPAC members and that the environmental stewardship can be continued even while permitting a community to again be formed in Olowalu.

While my brother and I are currently busy in school and sports activities, we hope to continue to be involved with the future of Maui, and most especially with Olowalu. Thank you for all of your assistance and guidance.

Sincerely,

Kai and John Kaahui
Seabury Hall Academy, Students

County Clerk

From: Elle Cochran <cochranelle00@gmail.com>
Sent: Thursday, November 18, 2021 5:27 PM
To: County Clerk
Subject: West Maui Community Plan Hearing

RECEIVED

2021 NOV 18 PM 5:35

OFFICE OF THE
COUNTY CLERK

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

Aloha PSLU Committee,

This is testimony From Elle Cochran, testifying on behalf of myself.

I'm sending hard copies of ALL my input, changes , ideas and thoughts on the West Maui Community Plan Update.

I have email Issues .

In a nutshell, I am in total support to keep Kaanapali 2020 Plan in it's Entirety please!!!

I got Real Time Feedback , today's comments in reference to the K2020 Plan.

Basically , From the youngest Millenials

who have never seen or heard of K2020 First Impressions after seeing the Plan and it's hearing Its details popular comments are that they like the sense of Community in Its connectivity through roads ,Parks,Community centers, bus transit , the opportunity of owning an affordable home since they are priced out of the Market today, they are impressed with the Well thought out Design lay out is a place where they will be able live & Build a family, be near work and places to play. Our Kupuna who have been supporting and watching this plan for decades are excited and Now more than ever hopeful for the Hospital , wellness Center and the overall potential to age in place with comfort and Joy ! It's a Perfect site to create a Medical professional Community which is an asset this day and age with the Pandemic wē are in.

The gist is more Relevant than ever ! wē need to keep the K 2020 in tact for our current kama'āina to stay home, future generations and to enhance the Quality of Life of our Kupuna!

Mahalo for your time and consideration,

Elle Cochran

Still The Voice of the People!

County Clerk

RECEIVED

From: Lorrie Betsill Nielson <lorrie@unveiledhawaii.com>
Sent: Thursday, November 18, 2021 5:45 PM
To: County Clerk
Subject: "Public Hearing Nov. 18, 2021 WMCP CR 21-109".

2021 NOV 18 PM 5:49

OFFICE OF THE
COUNTY CLERK

 You don't often get email from lorrie@unveiledhawaii.com. [Learn why this is important](#)
Aloha!

Please let this serve as a message of support for the West Maui Community Project! As a West Maui resident for over a decade, I truly believe this project will benefit our community immensely, and most importantly, provide AFFORDABLE HOUSING for our West Maui Residents! I really hope to see this project and all it's permissions passed!

With Warm Aloha,




LORRIE NIELSON

Lorraine J. Nielson, Director

 181 Lahainaluna Rd. Suite B, Lahaina, Hawaii 96761

 lorrie@unveiledhawaii.com

 +1 (808) 372.2936 | O: +1 (808) 446.8811

 www.unveiledhawaii.com



CONFIDENTIALITY NOTICE:

The contents of this email message and any attachments are intended solely for the addressee(s) and may contain confidential and/or privileged information and may be legally protected from disclosure. If you are not the intended recipient of this message or their agent, or if this message has been addressed to you in error, please immediately alert the sender by reply email and then delete this message and any attachments. If you are not the intended recipient, you are hereby notified that any use, dissemination, copying, or storage of this message or its attachments is strictly prohibited.

County Clerk

RECEIVED

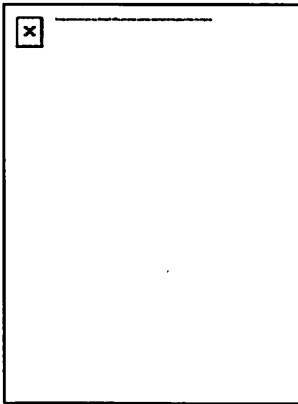
From: Barrett Procell <barrett@tylercoonsmaui.com>
Sent: Thursday, November 18, 2021 5:47 PM
To: County Clerk
Subject: West Maui Community Plan Testimony Supporting Housing

2021 NOV 18 PM 5:49

OFFICE OF THE
COUNTY CLERK

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

I am writing as a Maui resident to voice my support for single-family housing in the areas of Olowalu and Launiupoko. Maui's families need quality, affordable housing, and these areas offer the opportunity for more Maui locals to become homeowners; please don't take that opportunity away from the community. Mahalo



BARRETT PROCELL

Keller Williams Maui Realtor (S) RS-80527

Tyler Coons Maui

=====

Phone: [\(808\) 359-0149](tel:(808)359-0149)

Email: Barrett@ExoticEstates.com

Website: www.ExoticEstates.com

**Nov. 18, 2021
45 Kai Ala Dr., Apt. 122
Lahaina, Maui, HI 96761**

RECEIVED
2021 NOV 18 PM 5: 50
OFFICE OF THE
COUNTY CLERK

To Whom It May Concern,

I am writing to support lands in the West Maui Community Plan (WMCP) to be designated as “affordable/workforce housing” in the areas of Olowalu and Launiuopoko.

Lahaina is my homeland. I am a product of the Plantation Era. Graduated from Lahainaluna High School, Maunaolu Community College (now extinct), The University of Wisconsin River Falls, and University of Portland. I have taught Sophomore English and served as a Curriculum Specialist for the DOE. After 47 years in education, I retired from the HI DOE (2015).

I have seen my homeland evolve from a plantation community, to a tourist destination community. Also flourishing are local businesses and service minded establishments. It goes without saying that affordable housing for West Maui has always been an issue. Workers need housing to remain in West Maui, affordable housing. Covid 19 has only exacerbated our housing problems.

I implore you to designate the areas of Olowalu and Launiuopoko as “affordable/workforce housing.” To do otherwise would be to see an influx of locals and workforce employees leave Maui.

Malama pono,

Lori Gomez-Karinen

County Clerk

From: Brian McCafferty <brian.teensoncall@gmail.com>
Sent: Thursday, November 18, 2021 6:17 PM
To: County Clerk
Subject: Testimony WMCP CR21-109

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

Aloha

I would like to support workforce housing in the Olowalu and Launiupoko Ahupua'a areas.

As I recall from years ago...this type affordable housing was called for with the 2012 Maui Island Plan, in these areas too. Has this changed?

This new WMCP is for the next 20 years, correct? Please allow this workforce housing to be included if it is not already. Too many workers on Westside are currently forced to live in Central or South Maui.

Mahalo and God Bless

Brian McCafferty

281 2154

RECEIVED
2021 NOV 18 PM 6:50
OFFICE OF THE
COUNTY CLERK

County Clerk

From: Soncy Kaahui <skaahui97@gmail.com>
Sent: Thursday, November 18, 2021 6:37 PM
To: County Clerk
Subject: Public Hearing Nov. 18, 2021 WMCP CR 21-109

 You don't often get email from skaahui97@gmail.com. [Learn why this is important](#)

Good evening,

My name is Soncy Kaahui and I am writing in support of the proposed housing project in the Olowalu and greater West Maui areas. As a 24 year old who was raised in Olowalu, it pains me to think that I may never again have the opportunity to live near my childhood home because of the current trends in housing costs. While growing up here, I was inspired to study marine biology and conservation to help protect such amazing natural areas like the Olowalu beaches and coral reefs. However, I have come to realize that regardless of the importance and relevance of this type of work in Olowalu, I would never make enough money to ever dream about living in Olowalu again. Despite this sad realization, it's worse to think that other children and families of similar socioeconomic backgrounds as me will never get the chance to experience the beauty and serenity of living in Olowalu as I was so lucky to experience. I truly hope that this affordable housing project will be passed so that the amazing experience I was lucky enough to have growing up in Olowalu may be shared by those of all socioeconomic backgrounds.

Mahalo,
Soncy Kaahui

RECEIVED
2021 NOV 18 PM 6:50
OFFICE OF THE
COUNTY CLERK

County Clerk

RECEIVED

From: Clifford Libed <betterwaymaui@gmail.com>
Sent: Thursday, November 18, 2021 6:52 PM
To: County Clerk
Subject: Pubic Hearing Nov. 18, 2021 WMCPCR 21-109

2021 NOV 18 PM 6:55

OFFICE OF THE
COUNTY CLERK

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

Dear Maui County Council

This letter is in support of the aforementioned project WMCPRR21-109 designating land for affordable housing. We had earlier testified that land could be designated as employee housing for west Maui employees.

Why is this being not acted upon after the presentation was accepted and approved by the Maui Land Commission.

Please consider the need for housing for Maui Residents working on the Westside of Maui.'

Sincerely

Clifford R. Libed