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COUNTY COUNCIL
COUNTY OF MAUI
200 S. HIGH STREET
WAILUKU, MAUI, HAWAII 96793
www.MauiCounty.us

July 18, 2022

Mr. Everett Dowling

Via E-mail: everett@dowlingco.com

Dear Mr. Dowling:

SUBJECT: **SOUTH MAUI COMMUNITY PLAN UPDATE** (PSLU-53)

At its meeting of July 14, 2022, the Council's Planning and Sustainable Land Use ("PSLU") Committee selected you as one of the 18 applicants for further consideration to the South Maui Community Plan Advisory Committee ("CPAC").

The PSLU Committee anticipates finalizing the selection of CPAC members in late August or early September 2022, with dates and times to be determined. Once all 13 members are chosen (nine selected by the Council, four selected by the Mayor), members will be expected to serve for a period of at least six months, which can be extended by the Council. The CPAC will remain in existence until enactment of an ordinance adopting the revisions to the South Maui Community Plan.

We anticipate CPAC meetings to be held in person; however, if COVID-19 restrictions are imposed, the Department of Planning may switch to meeting virtually.

In accordance with Section 2.80B.080(D), Maui County Code, any committee member who has three unexcused absences from scheduled meetings may be removed by recommendation of the committee.

May I please request your written response to the following:

1. Will you be able to attend all CPAC meetings in person?
2. Do you have the capability to meet virtually, if needed?

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3. In the event you are not selected, would you be interested in being an unofficial alternate member by following the meetings and joining the CPAC in the event of unforeseen circumstances that results in a vacancy on the CPAC?
4. Can you please provide insight on what influences your decision-making processes?
5. Please cite an example of how you managed to work with others on controversial items with opposing viewpoints. Please explain how you pushed through those difficult situations for the overall good.

May I please request you transmit your response to pslu.committee@mauicounty.us, no later than **July 25, 2022**, and include the relevant Committee item number in the subject line of your response.

May I further request that you attend the PSLU Committee meeting on Wednesday, August 3, 2022, at 1:30 p.m., via the online BlueJeans platform <https://bluejeans.com/149341846> or in person at the Council Chamber.

Should you have any questions, please contact me or the Committee staff (Wilton Leauanae at 808-270-7761, or Clarita Balala at 808-270-7668).

Sincerely,



TAMARA PALTIN, Chair
Planning and Sustainable Land Use
Committee

EVERETT R. DOWLING

July 19, 2022

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

Chair Paltin,

Thank you for your letter notifying me that I'm under consideration to serve on the South Maui CPAC. Please see below my responses to your questions.

1. Will you be able to attend all CPAC meetings in person? *Yes*
2. Do you have the capability to meet virtually, if needed? *Yes*
3. In the event you are not selected, would you be interested in being an unofficial alternate member by following the meetings and joining the CPAC in the event of unforeseen circumstances that results in a vacancy on the CPAC?
No
4. Can you please provide insight on what influences your decision-making processes? *My primary concern is the high price of housing that is forcing Maui's middle-class local families to move to the mainland or other islands to be able to afford purchasing or renting housing. It isn't right that younger members of our community, our healthcare workers, police officers, well paid union workers and other professionals who are middle-income taxpayers do not have the opportunity to purchase a home for their families. A wide range of housing is vital to a strong and thriving community. We need to increase the supply of housing on Maui and the public infrastructure required to support housing.*
5. Please cite an example of how you managed to work with others on controversial items with opposing viewpoints. Please explain how you pushed through those difficult situations for the overall good. *Our Kulamalu project faced significant community opposition as it moved through a four-year entitlement process. I believe in total that the project was subject to over three dozen official meetings including the Upcountry CPAC, Planning Commission review of the Upcountry community plan, Council Planning Committee review of the community plan, the full*

County Council review of the community plan and subsequent rezoning hearings before the Planning Commission, Council Land Use Committee, and full County Council. Aside from these official meetings, we held countless informal meetings with neighbors and community groups. As the project progressed through the land use planning process, many changes to the plan were made because of the community's input and at other times, to maintain the financial feasibility of the project we had to say "no, we cannot do that". It is necessary to be both flexible when possible and inflexible when required to balance the diverse wishes of our community with the financial prerequisites of development.

This summer marks 29 years since Kulamalu started the approval process, and it now consists of retail stores, restaurants, commercial offices, government offices, affordable rental housing, senior housing, market rate single-family houses, a vibrant weekly farmers' market, Kamehameha Schools' Maui campus, a large county park, and a Maui Police Department Resource Center. The project is enjoyed by thousands of Maui residents each week.

Please let me know if you have any other questions and thank you for your efforts on behalf of our community.

Best regards,



Everett R. Dowling

PSLU Committee

From: Marilyn Stupplebeen <Marilyn@dowlingco.com>
Sent: Tuesday, July 19, 2022 6:07 PM
To: PSLU Committee
Cc: Everett Dowling
Subject: South Maui CPAC - PSLU-53
Attachments: 22-07-19 Letter to Chair Paltin.pdf

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

Aloha Chair Paltin,

Transmitted herewith a copy of Everett Dowling's response to your letter dated July 18, 2022 regarding his South Maui CPAC Committee application. An original is being mailed.

We are also confirming that Everett will attend the August 3rd meeting. Please let us know if you need anything further.

Mahalo,

Marilyn Stupplebeen



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