

AH Committee

From: Mark Nigh <menigh@gmail.com>
Sent: Friday, June 14, 2019 4:17 PM
To: AH Committee
Subject: Polanui Gardens and Makila Rural East Rezone request

I am submitting this email to request you reject this request.

This request is 2 parts of 3 separate requests that you will get about rezoning those 3 properties separately. Combined these represent an attempt to rezone the entire collection a few years ago that was rejected and my understanding is that it is illegal to break up a larger request into smaller requests to skirt an issue. The developers will say it is 3 different groups but there is overlap in the individuals involved.

My biggest concern, other than the obvious HUGE ones of water, septic/sewer, traffic, etc that everyone will discuss is that the developers are trying to use a loophole for workforce housing to push through a bigger agenda, ie market rate lots or housing. They are cramming close to 50 workforce units in just under 15 acres so they get below the magic 15 acre mark so that can then get 50 market rate lots which also require rezoning to make happen and are not included in the current rezone request. The actual area needed changed is much larger than the 15 acres. If the developer was really concerned about workforce housing as they say then they would do it the right way and give them more space per unit.

Please don't let these developments and the next one that is coming behind it use loopholes to bypass the right way of doing it. If the project makes sense then they should use the regular channel.

Also, wearemaui.org is I the process of planning and these options were in their list of 4 and that process should be allowed to happen since community input was taken that could impact these recommendations. Early indications from that process are that the overwhelming consensus is no change to the zoning in Makila and Launiupoko.

Mahalo for your time,

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