

AH Committee

From: Richard Noponen <rdnopen@pacbell.net>
Sent: Monday, June 17, 2019 12:53 PM
To: AH Committee
Subject: Citizen Input to June 19, 2019 Committee Meeting

To: Affordable Housing Committee members:

My name is Richard Noponen, and I submit these comments as a resident of Lahaina.

I understand and support the effort to provide more affordable housing for people to live and work in West Maui. I do NOT support the specific proposals for development in the Makila area, however.

The timing of these 201H applications unfortunately does not align with the schedule of the West Maui Community Plan revision. I have contributed to and reviewed the current findings of the West Maui Community Plan efforts. The West Maui Community Plan is supposed feed into the Maui Island Plan, and while it is now under consideration for revision, the West Maui version currently shows Makila as “agricultural”. The Maui Island Plan has depicted the Makila area as “rural” since around 2006, though many long-time residents don’t recall how it got changed from agricultural. While the revision work is not complete, community input submitted so far also supports leaving the area zoned as agricultural.

The public comment gathering for the revised Plan presented four scenarios for the community to consider, labelled “Dispersed Growth”, “Centers”, “Expansion”, and “Infill”. This input received should be carefully reviewed by this committee. Highlights from this data are as follows:

- “Infill” alternatives have the most support.
- “Expansion” plans have the least support.
- Growth in Olowalu and Makila are the two LEAST supported locations for development.

The Makila developments being considered now are therefore LEAST aligned with growth options favored by the community. In fact, rezoning the Makila area to “Urban” goes beyond the most aggressive scenario presented in the “Expansion” option on which the community has commented and seemingly rejected.

Better alternatives exist. Expanding areas of existing development is the scenario most supported. All growth alternatives in West Maui are complicated by constrained infrastructure, which is the general concern most often found expressed in the community’s recent input. This includes issues of water (drinking, agricultural, and proper disposal of waste water), and the traffic capacity of the Honoapiialani highway. If growth is not managed concurrently with improvements to vital infrastructure, all residents and visitors to West Maui will suffer.

I applaud the ongoing efforts of the West Maui Community Plan team. I implore the Affordable Housing Committee to use the input from the Community Plan in reaching any conclusions regarding new housing development.

Thank you for your consideration.

Respectfully,

Richard Noponen
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