

MICHAEL P. VICTORINO
Mayor

MICHELE CHOUTEAU MCLEAN, AICP
Director

JORDAN E. HART
Deputy Director



DEPARTMENT OF PLANNING
COUNTY OF MAUI
ONE MAIN PLAZA
2200 MAIN STREET, SUITE 315
WAILUKU, MAUI, HAWAII 96793

October 29, 2019

Honorable Michael P. Victorino
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Michael P. Vit
Mayor
10/31/19
Date

For Transmittal to:

Honorable Kelly King, Chair
and Members of the Maui County Council
200 South High Street
Wailuku, Hawaii 96793

Dear Chair King and Members;

**SUBJECT: LETTER FROM THE WEST MAUI COMMUNITY PLAN
ADVISORY COMMITTEE (CPAC)**

On October 1, 2019, the West Maui CPAC voted to send the attached letter to the recipients noted on this memorandum.

For your information, the CPAC should complete its work by the end of January. The proposed West Maui Community Plan update would then be transmitted to the Maui Planning Commission for its six-month review period, and then to the Maui County Council for its one-year review period. This means that it is likely the plan will not be updated until the end of 2021.

If you have any questions or need additional information, please feel free to contact Jennifer Maydan at extension 8290 or e-mail at Jennifer.maydan@mauicounty.gov.

Sincerely,

MICHELE CHOUTEAU MCLEAN, AICP
Planning Director

Attachment

xc: LRD Correspondence File

MCM:JLM:rhl

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COUNTY COMMUNICATION NO. 19-454

October 1, 2019

To: Mayor Michael Victorino
Maui County Council, Kelly King, Chair
Maui County Planning Department, Michele McLean, Director
Maui Planning Commission (Maui Island)
State of Hawai'i Land Use Commission

From: West Maui Community Plan Advisory Committee

RE: **Approval of Developments prior to Adoption of an Updated West Maui Community Plan**

Despite the enormous number of changes that have taken place in West Maui, the **West Maui Community Plan** has not been updated since it was adopted in 1996. We finally have in place a Community Plan Advisory Committee (CPAC) that is expected to recommend a long-range plan for West Maui in the next few months.

Our Committee will have an opportunity to examine past trends and the cumulative impacts of the many changes that have taken place. We will evaluate the adequacy of our water quantity and quality, housing needs, highways and traffic, schools, parks, medical facilities, etc. Thereafter, the Committee will advise you on the future directions and approach that the residents of West Maui would like to pursue.

Currently, many developers are assertively trying to gain approval for their large projects **before** the CPAC has completed the West Maui Community Plan process including an in-depth evaluation of West Maui's needs, infrastructure, carrying capacity, etc. On a regular basis, we read about proposed major projects from Kapalua to the Pali.

We empathize with your dilemma in being approached by developers who ask you to approve their specific project. We know that you are interested in trying to meet the needs of our residents. You may even feel that you must make decisions granting approvals and entitlements long before adequate infrastructure is funded and built.

Therefore, we sincerely request that no new visitor accommodations or expansion projects be approved until AFTER our CPAC has completed its review period. While we strongly encourage affordable housing projects, our committee's request intends to give you the confidence that if you wait until after the West Maui Community Plan has been approved, you will be able to make far better decisions as to which projects/development would be most beneficial and appropriate for our community.

We do not believe this will be a moratorium on housing because there are many thousands of units on Maui Island including West Maui that have received some level of entitlement; and that does not even include small sub-divisions, ohanas, and many potential agriculture subdivisions.

Mayor Michael Victorino
October 1, 2019
Page 2

We will support you in your effort to implement the new West Maui Community Plan as it was intended to be, — a comprehensive guide to thoughtful and balanced community planning. Please take any necessary action, for example, to inform the public that you will not be approving West Maui developments prior to the West Maui Community Plan adoption. Let the public know that Maui will be developed in an orderly manner in the best interest of residents today and in the future.