

PSLU Committee

From: Gary Passon <gpasson@vectoraero.com>
Sent: Tuesday, May 19, 2020 1:57 PM
To: PSLU Committee
Cc: Gary Passon
Subject: Item PSLU-25 TMK 3-9-010:07 - please wait for the UPDATED Kihei-Makena Community Plan before considering this property.

Aloha PSLU Committee Members,

It comes before you Item PSLU-25 Community Plan Amendment for (2) 3-9-010:07 43,390 square feet along South Kihei Road in the ahupua'a of Keolea, Moku of Kula Kai ("Kihei") Maui.

As a long time Kihei resident and neighbor to this property I recommend no action on this property until the Kihei-Makena Community Plan has been reviewed and updated.

There are many reasons why this is not the time to address the spot-zoning of this property. Any of the below items should give pause to moving forward until the following items and others are addressed at the community level.

- a) The reality of Climate Change is recognized and with that is an expected material rise in the sea level of up to 3 plus feet. The State of Hawaii has produced plans and maps demonstrating that this property and the street in front of it would be below water in certain cases.
- b) The County of Maui is reviewing significant changes in the SMA process pursuant to addressing those (and other) issues. The Planning Department is proposing new rules under which properties near the Ocean are going to be allowed to be developed. This property will be affected by those proposed changes and further action should wait for those rules to be adopted.
- c) The Federal Government has this wetland property listed in the National Wetlands Inventory. This demonstrates this property needs a higher level of consideration when considering development and any change in zoning.
- d) Kihei has lost 90% of the wetlands since 1970 to development. Is this the best use of this property from the Community perspective? The Community Plan process will give a voice to this question.
- e) The Kihei Community considers this a precious piece of the remaining wetlands.
- f) Flooding is a material issue in Central Kihei. This property and surrounding properties are notoriously associated with flooding events and are often covered in these events.
- g) South Kihei Road adjacent to this property as recently as 04/07/20 was completely covered by flood waters. Emergency actions taken by the County to release those waters causing a significant "brown water" event in the ocean.
- h) The Community has consistently expressed their belief this property should not be developed. These feelings go all the way back to 1991 and in all manner of subsequent proposed developments.
- i) Many people see the cultural, social and environmental importance of this property and want further consideration to its use.
- j) Last, given the Covid restrictions against people gathering makes many community members feel they cannot express their voice. A live gathering and proper community process should be required before any actions are taken concerning this property.

Please reject this outright or take no action that tables this item until the updated Kihei-Makena Community Plan can address the issues noted above and the Community's voice (and vote) can be heard.

Respectfully, Gary Passon