

## PSLU Committee

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**To:** PSLU Committee  
**Subject:** PSLU - 56

### KCA testimony on item (PSLU-56) June 17, 2020

Aloha Chair Paltin and PSLU committee.

Mike Moran submitting testimony on behalf of the Kihei Community Association (KCA) [www.gokihei.org](http://www.gokihei.org)

We will try to stick to the agenda item, but while we were unable to participate in the prior meeting (6/3/20) we did view the video and read all the written communications and our all volunteer non profit was mentioned numerous times, so we want to insure our actions and position are clear and factual.

KCA has participated in Council & Committee meetings on this proposed project going back to the original one, a Land Use Committee on 10/23/18, when the change was proposed by the THEN member from Molokai- not the current member. As we had no knowledge of this we asked our district member & she also had no knowledge, so we objected to it.

During that meeting I asked Howard Kahune if he would be willing to meet with KCA reps. It was our impression he was not familiar with KCA so we offered our contact info and asked him. He said he would contact us to set up meeting which he did. He asked to meet with us on 12/3/18 a week before the matter was to go before the full Council.

Howard and his brother Jeff participated along with his partner Sandra Duvauchelle. KCA was very familiar with her as we has testified frequently at the Planning Commission when she served as a volunteer Commissioner as well as Commission Chair.

Unfortunately after over a month of preparation, the only materials they brought to us were a pamphlet for a project they were doing on the west side and a conceptual plot map of this proposed project. So we have little to evaluate out this So Kihei project. So we just listened to the oral proposal and asked some questions

Howard offered that the goal of the company is to provide housing for workers near the resorts, offering them a short commute to work and taking some traffic off the roads . KCA has always agreed with this concept. One large example we advocated to the Wailea 670 project be required to build their affordable homes next to the market

ones and not allow them to be moved miles away to a business park in No Kihei, which County allowed.

But for this project. we were unclear if those working in Wailea and Makena could afford to purchase home for \$400 to \$600.K.

The next step in the process occurred on Tuesday (12/11/18) and Thurs 12/13 at the County Council meeting, where that council voted to approve 7-2. KCA testified to question that matter if these homes were in fact for those working at the resorts as voiced by the developer- now we hear apparently that is not the intent after all. Also we questioned why the change of zoning was requested when the proposed developer did not own the land.

It might also be noted the the Po'o for the local Moku also testified and opposed the action for this same reasons: land ownership & proposed pricing. He just joined by several *Kanaka* with this position We hope the committee gets their input currently before deciding on the matter.

Next the Maui Planning Commission 11/26/19. which we did not attend. Once the Department eliminated the "beginning of meeting" testimony on all items, we found it much more challenging to participate , so many times we did not. We understood claims that was legally necessary were found to be wrong, ye that rule still is in place, We did determine what occurred- unanimous approval, leading to your prior meeting earlier this month.

So what do we hear from our community? More doubts with each hearing. KCA stands by our record in support of truly affordable housing in our district. We were the only entity to continuously support affordable housing in what is now Kaiwahine Village, testifying strongly in support of *Ikaika Ohana* when come Couclimembers refused support. With that project complete and nearly full, and Mr Bigley doing more now on the west side seems we made a good choice.

When we called for affordable housing on the megamall site- our **Build Housing, Not Malls** campaign, the Planning Dept testified in support of the Mall. Result the land is still undeveloped and may be site of future affordable housing.

We have supported *Hale Kaiola* project since day one when we met with Ray Phillips He expects to sell homes at site in No Kihei starting at under \$300K.

So where are we now on June 17,2020 and what do we hear from our community?

\*After all this time developer still does not own the land for which they are requesting the change of zoning. Why?

\*We were told in our only meeting with developer that this location was selected due to proximity to resort area of Wailea. But now hear it is not aimed at those workers.

\*Further we see in input from Council member Molina on 6/2/20 on proposed “conditions of zoning” number 5 ” 5. To the extent legally permissible, the residential workforce housing units shall be restricted to residents of Maui County, with preference given to residents currently employed or residing in the greater Lahaina area. “ We are baffled.

\*Why build in this location? As we continue to learn about the ever changing effects of Climate Change, is it wise to now build homes here? We are aware that the latest report shows this is not quite in the SLRXA zone, but this data remains in a flux. Further are we considering storm surges? How many mistakes have been made historically on Maui allowing development near the shore line that have now proven wrong. Conversely are there any locations where it was prohibited that have now proven to be in error.? Is it time to be more cautious?

\*Should we cease with selected land use changes as we finally begin our long overdue community plan is commencing?

- We keep hearing about a regional study of this entire area, Should that be done before agreeing to this zoning change?
- What does the Po'o say? Has he changed his mind? Has there been communication?

KCA truly appreciates this committee devoting so much time examining all the facets of this matter before deciding on the requested change. We are saddened that some entities are using this discussion to foster “us vs them” dialogue. Is there some NIMBY involved here. We conclude yes there is, but we believe there is almost always some, & in this matter there is so much more beyond that. If we heard council vice chair Rawlins-Fernandez correctly at last meeting, should there be a county- wide examination of all development near the coastline? We believe this is a must. Climate Change negative effects are coming more and more quickly and we believe it is necessary to lean toward a precautionary principal attitude about near shore development and cease piecemeal changes. You are charged with where when and how. We have confidence in this Council to make sound decisions on this single matter as well as the overall one.

Mahalo,

## **Mike Moran President Kihei Community Association (KCA)**